

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Small Conference Room
March 9, 2015 – 10:00 AM

Case Summary Review:

1. [CU-6-4-15](#) (City of Seminole)
2. [Z-7-4-15](#) (Doreen Saccardo)
3. [Z-8-4-15](#) (Susan McCann)

CASE SUMMARY
CASE NO. CU-6-4-15
(Quasi-Judicial)

PRC MEETING: March 9, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

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

BCC HEARING: May 19, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: City of Seminole

REQUEST: A conditional use to allow a fire station with associated parking and retention areas.

CASE DESCRIPTION: Three parcels of land containing approximately 0.73 acre located on the southwest corner of 110th Avenue North in the unincorporated area of Seminole (15/30/15/92178/000/0010, 0030 & 0040). A legal description is available in file upon request.

APPLICANT/ADDRESS: City of Seminole
9199 113th St
Seminole, FL 33772

REP/ADDRESS: N/A

NOTICES SENT TO: City of Seminole, Mike Meidel-Economic Development Council, DOT, Clint Herbie-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Fire Station

PROPOSED USE: Fire Station

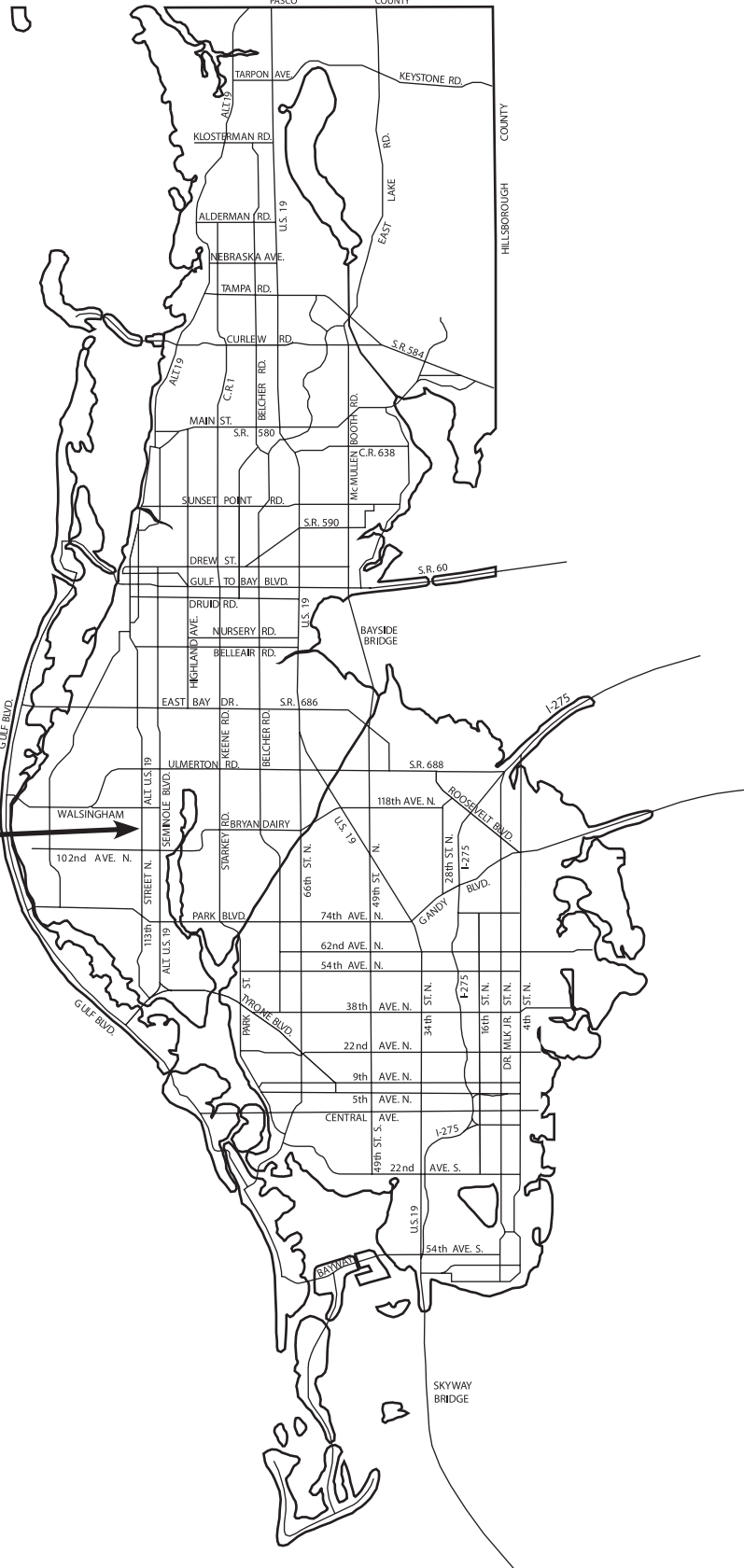
LAND USE: Residential Low

ZONING: R-3

Z15-000003

LOCATION MAP

CU-6-4-15



MAP-1

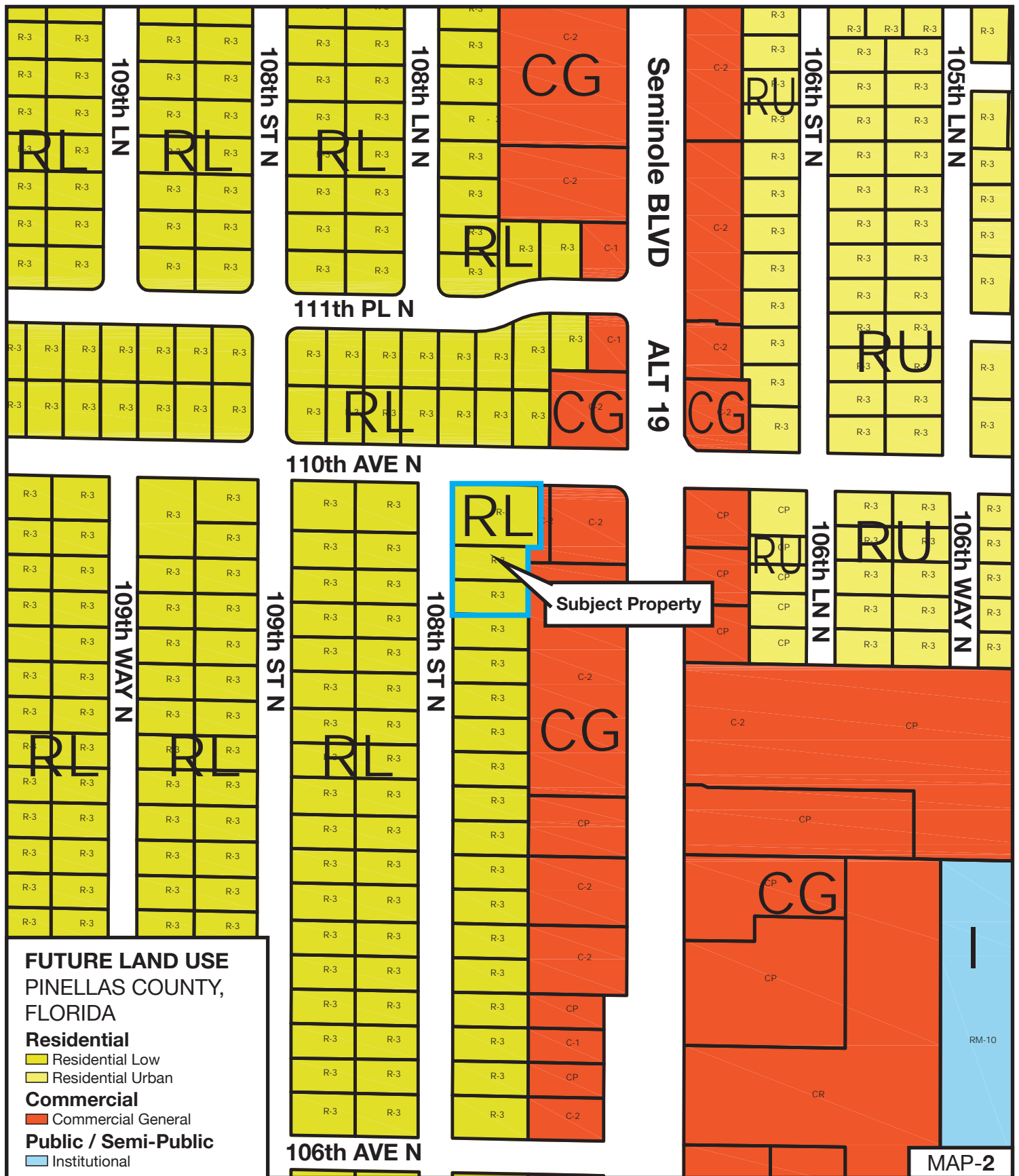
CU-6-4-15

Request:

A conditional use to allow a fire station with associated parking and retention areas.

Parcel I.D.s 15/30/15/92178/000/0010, 0030 & 0040
Prepared by: Pinellas County Planning Department February 2015





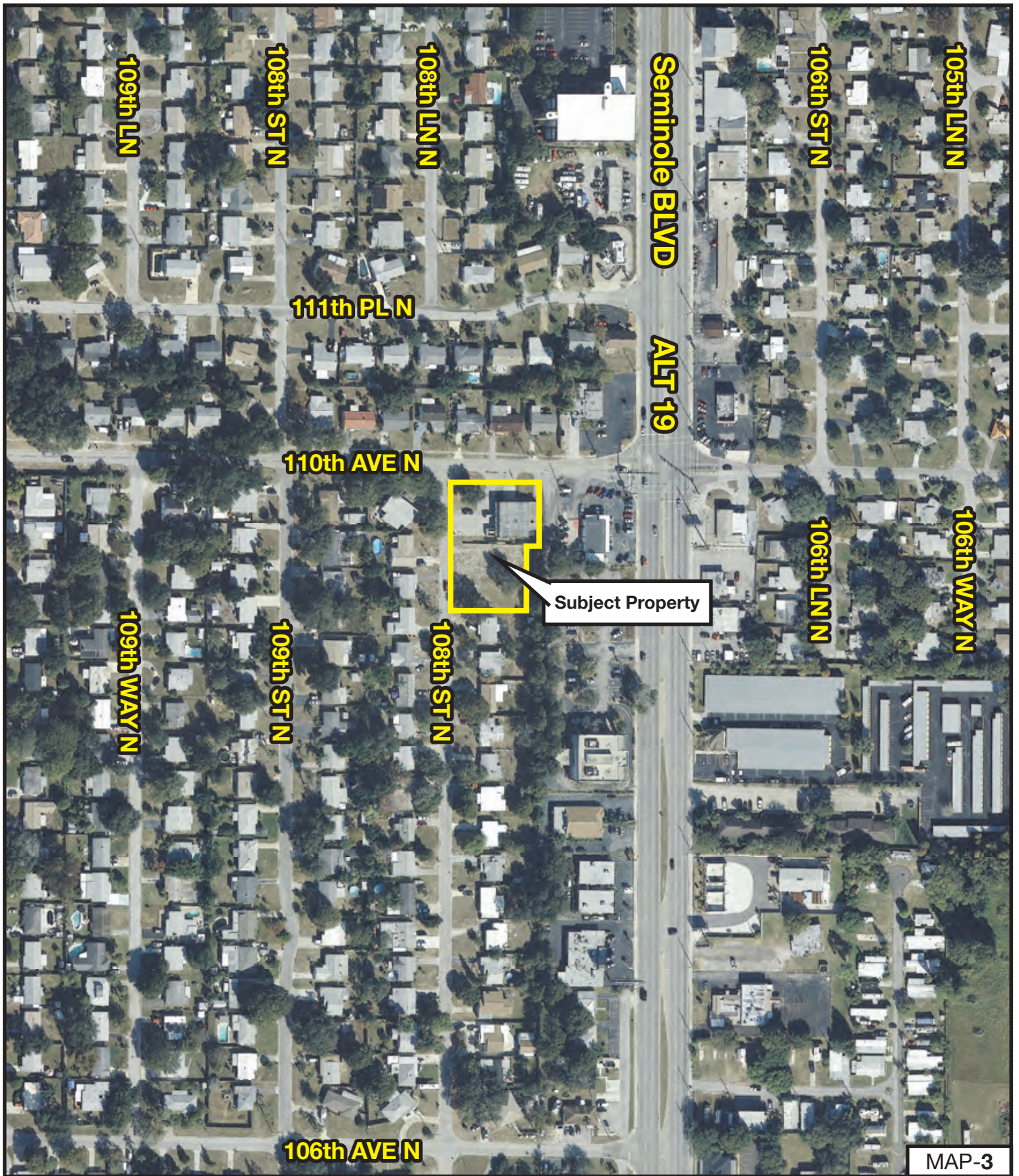
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Request:

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Prepared by: Pinellas County Planning Department February 2015





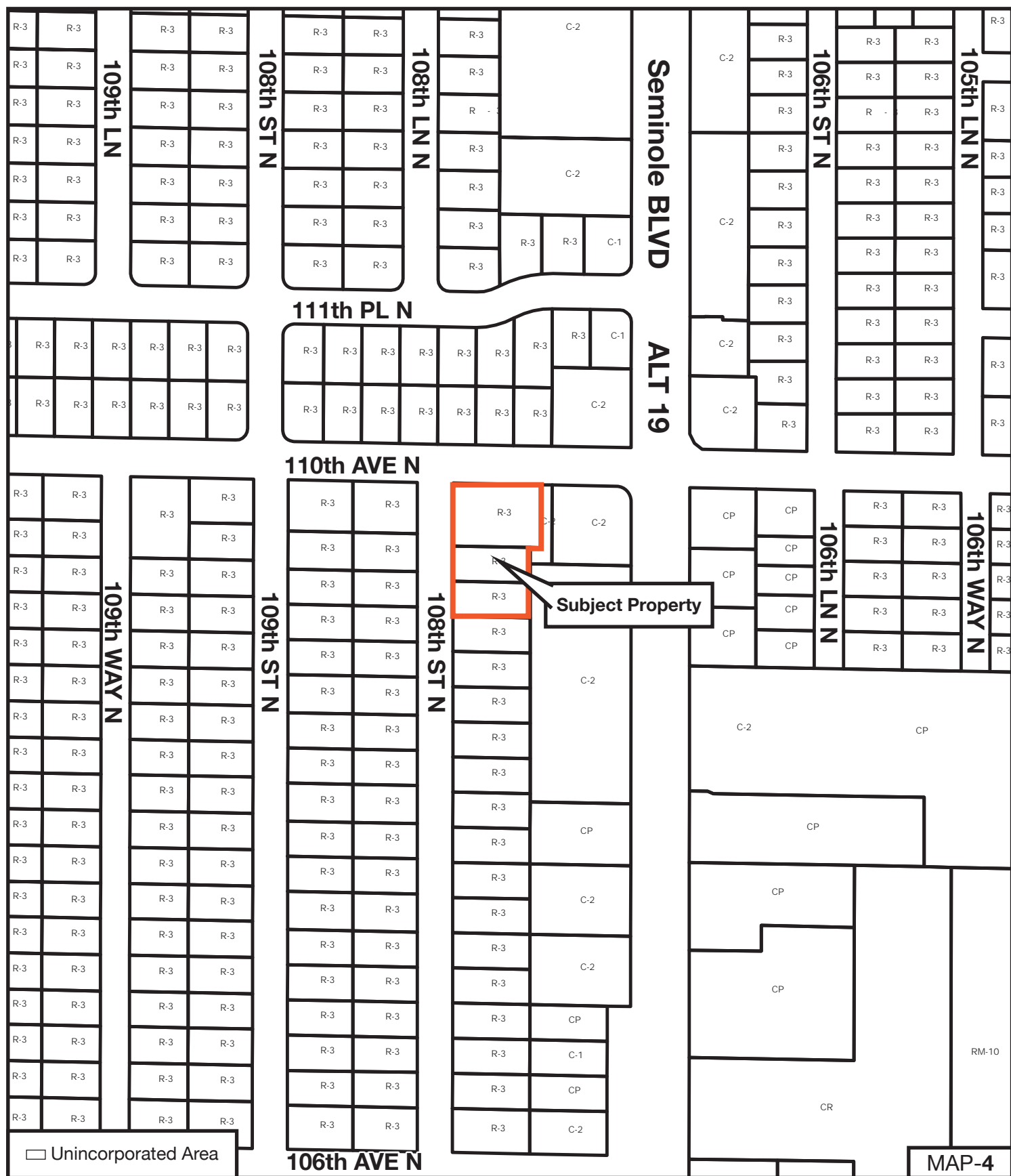
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CU-6-4-15

Request:

A conditional use to allow a fire station with associated parking and retention areas.

Parcel I.D.s 15/30/15/92178/000/0010, 0030 & 0040
Prepared by: Pinellas County Planning Department February 2015



1. Owner: City of Seminole
Mailing Address: 9199 - 113th Street N.
City: Seminole State: FL Zip Code: 33772 Daytime Phone: (727) 398-3108
Email: Hburford@myseminole.com or Mely@myseminole.com

2. Representative's Name: N/A - Reps will be City staff, Fire Chief and CD Director
Company Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____ Daytime Phone: (____) _____
Email: _____

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

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

Property is owned fee simple by the City of Seminole, a Florida Municipality

Specify interest held: Fee simple ownership

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

Is contract conditional or absolute? _____ Conditional _____ Absolute

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

4. This hearing is being requested to consider: Conditional Use for new fire station
5. Location of subject property (street address): 10780 110th Avenue N., Seminole, FL 33772
6. Legal Description of Property: (attach additional documents if necessary)
- Tropical Groves Unit 6, Lots 1 thru 4
- 15/30/15-92178-000-(0100-0400)
- 0010-70030/0090
7. Size of Property: 227 feet by appr 150 feet, 0.73 acres
8. Present zoning classification: R-3
9. Present Land Use Map designation: RL
10. Date subject property acquired: 1996 & 2006
11. Existing structures and improvements on subject property:
- Fire Station built in 1970, and two vacant lots (lots 3 &4) that used to be developed with homes
12. Proposed structures and improvements will be:
- New Fire Station
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).
- The current fire station is 45 years old and is in need of replacement.
14. Has any previous application relating to zoning or land use on this property been filed within the last year?
- Yes ☒ No ☐ When? In whose name?

Briefly state the nature and outcome of the hearing:

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

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

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

CERTIFICATION OF OWNERSHIP

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



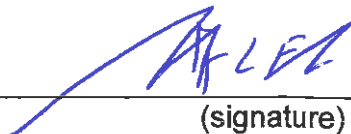
***Signature of Owner or Trustee

Date: January 20, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 20th day of January, 20 15

personally appeared Frank P. Edmunds, City Manager
who, being duly sworn, deposes and says that the above is a true and correct certification.

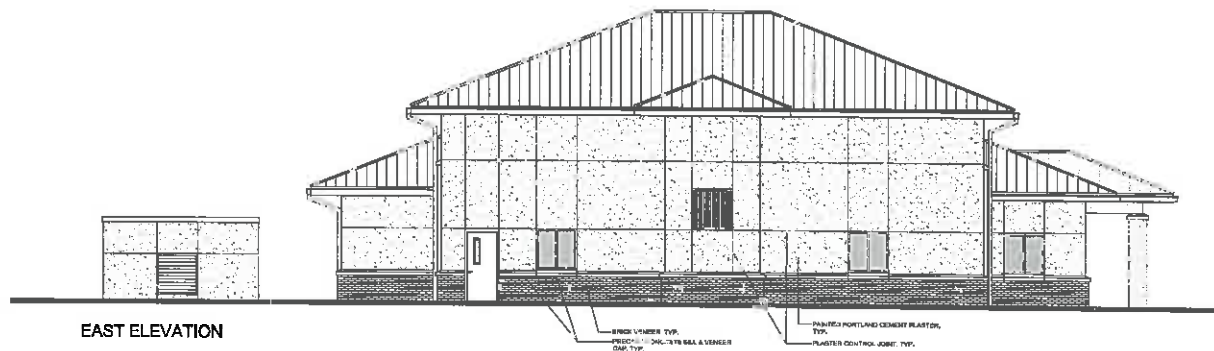
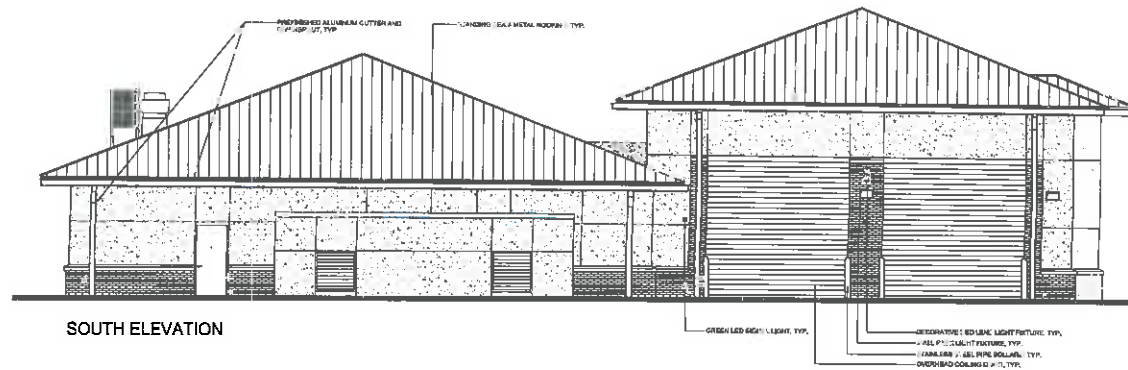


(signature) NOTARY PUBLIC

MARK L. ELY
Notary Public, State of Florida
My Comm. Expires July 25, 2015
No. EE 111161

(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).



Seminole Fire Rescue Station No. 32

Seminole, Florida

November 25, 2014



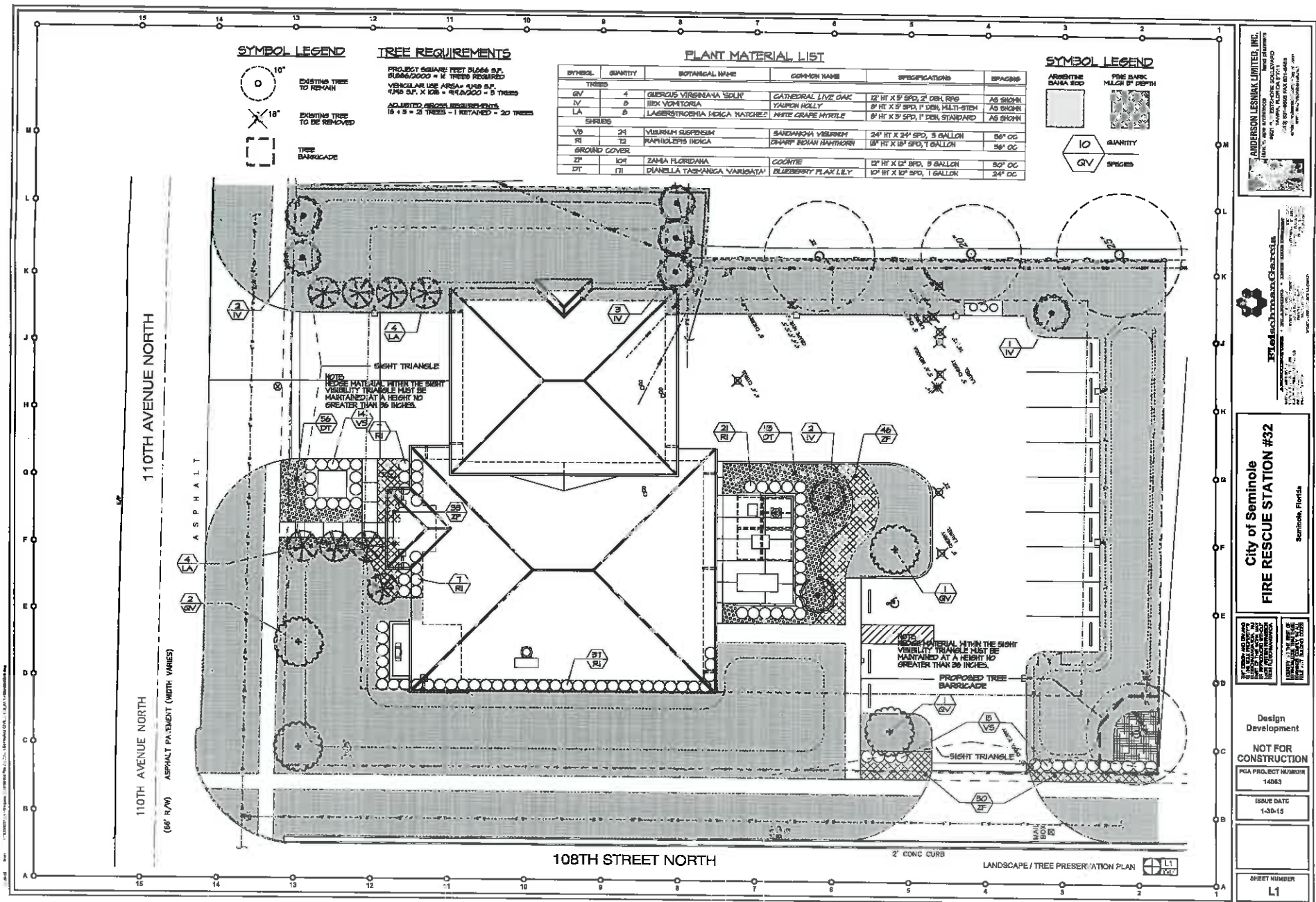
FLEISCHMAN

Schematic Elevations

8200 gsf
2 bays
4 shift personnel

3/16" = 1'-0"

CU-6-4-15





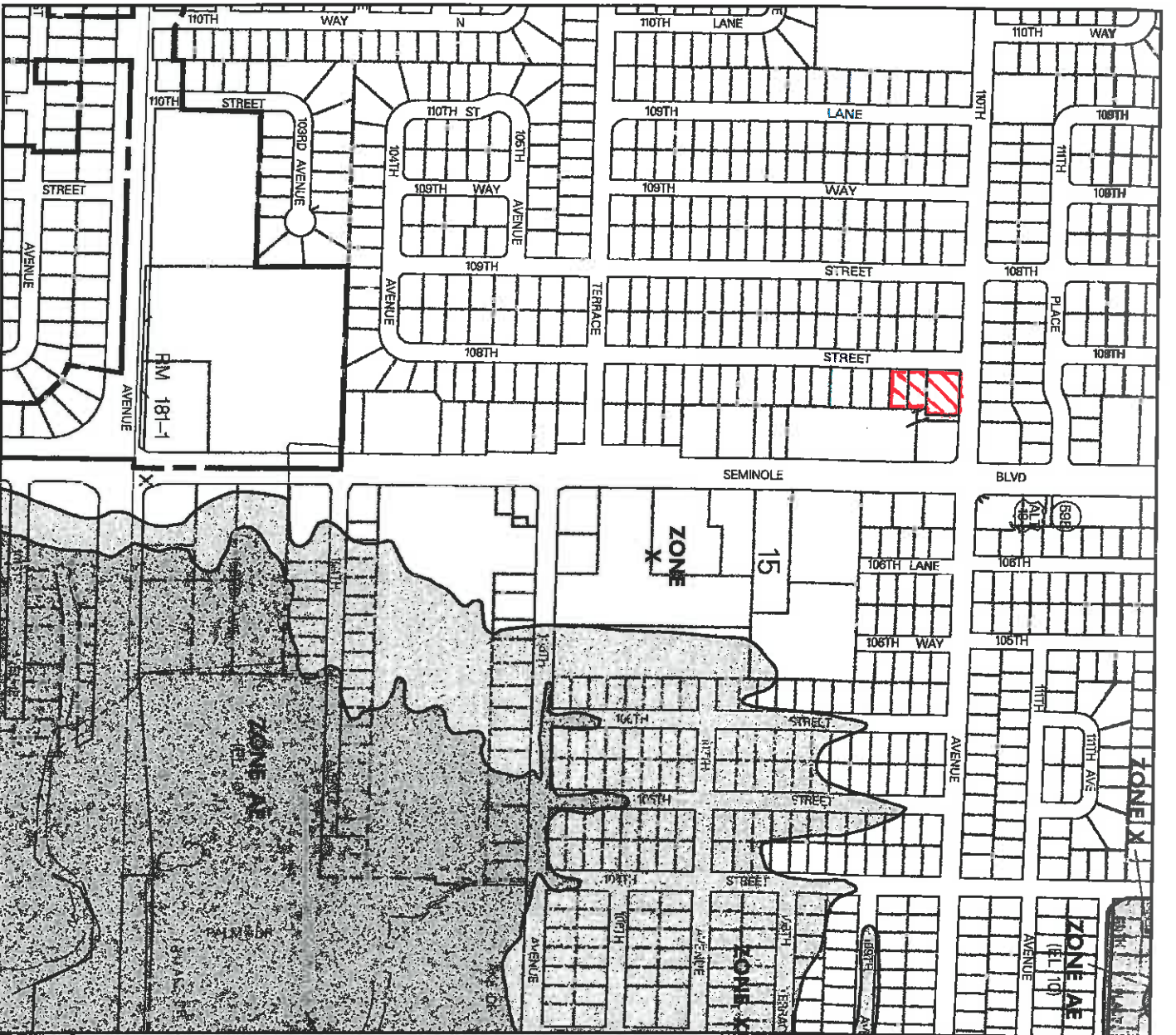
72

This is an aerial map of a portion of Seminole County, Florida, showing land parcels with zoning designations. The map includes the following streets and zoning information:

- Streets:** 108TH WAY N, 110TH AVE N, 108TH ST N, SEMINOLE BLVD.
- Zoning Designations:**
 - R-3 (Residential Single-Family):** Multiple parcels along 108th Way N, 110th Ave N, and 108th St N.
 - RL (Residential Light):** One parcel along 108th St N.
 - GT (General Truck):** One parcel along 108th Way N.
 - CC (Community Center):** One parcel along 108th St N.
 - C-2 (Community Center):** Multiple parcels along 110th Ave N and Seminole Blvd.
- Other Features:** A yellow highlight is present on a parcel at the top right, near the intersection of 108th Way N and 110th Ave N.

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NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP PINELLAS COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 181 OF 327

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SHEET
PINELLAS COUNTY	12030	081	9
SPANGLER CITY OF	12037	081	9

Notes to Users: The map numbers shown below should be used when referring to this map. The community numbers shown above should be used to determine the location of the subject community.

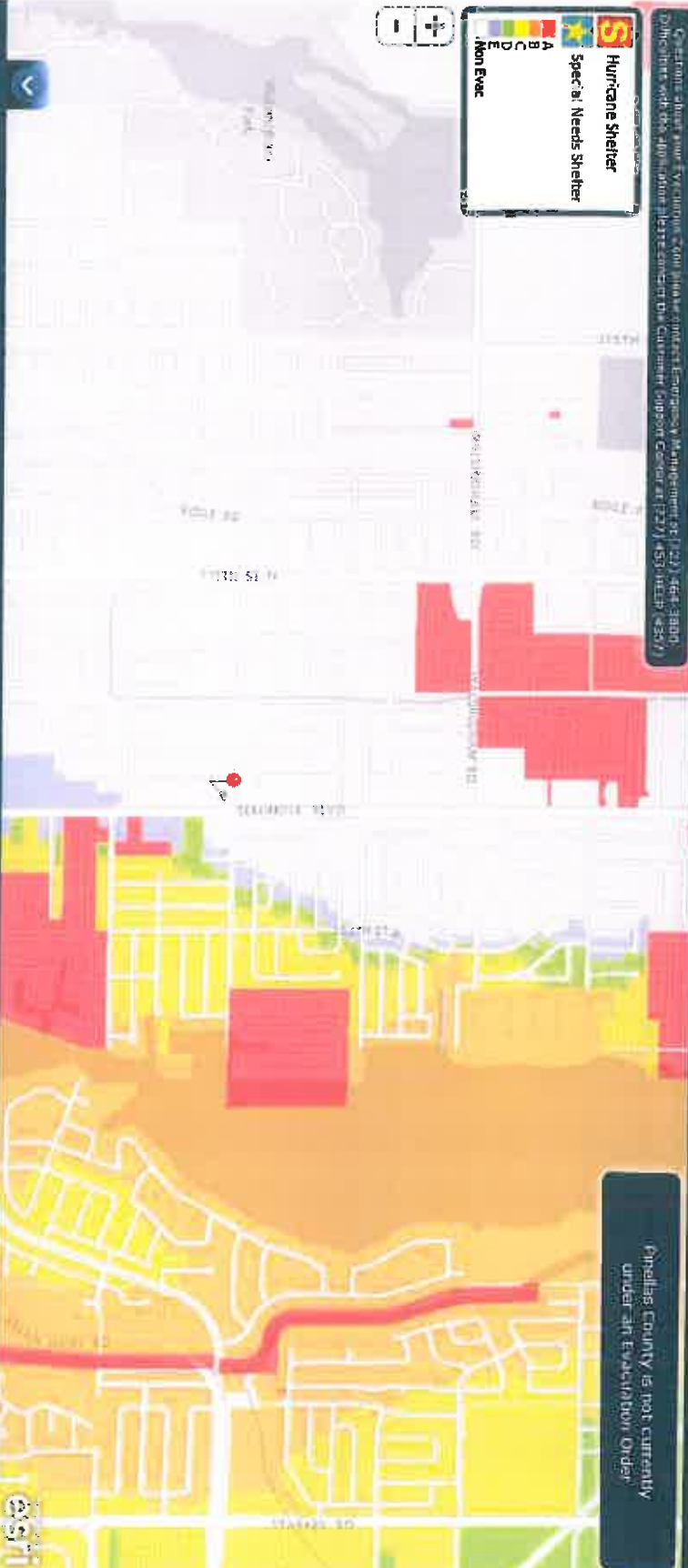
MAP NUMBER
12103C0816

EFFECTIVE DATE:
SEPTEMBER 3, 2003



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www/fema.gov



Pinellas County is not currently under an Evacuation Order.

**The Evacuation Zone is: Non Evac
For the Address: 10780 110TH AVE
Link to the Emergency Management Website**

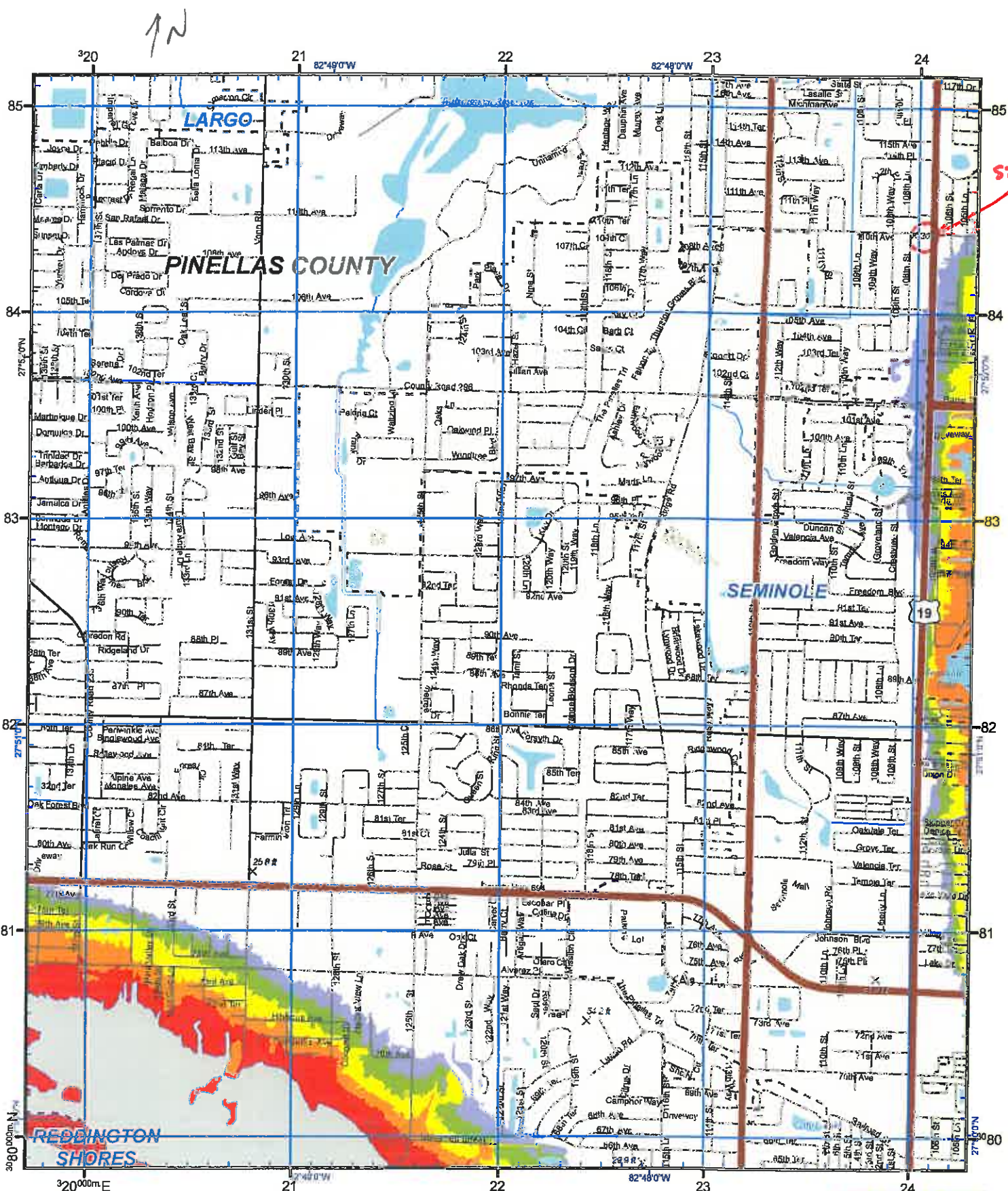
1.) Name: Bauder Elementary School (2.13 miles)
Address: 12755 86th Ave N, Seminole
Status: Closed

2.) Name: Parnellas Park High School (3.98 miles)
Address: 6305 118th Ave N, Parnellas Park
Status: Closed

★ Special Needs Studies

1.) Name: Oak Grove Middle School (5.59 miles)
Address: 1370 S. Belcher Rd, Clearwater
Status: Closed

2.) Name: Dunedin Highland Middle School (8/78)
Address: 70 Patricia Ave, Dunedin
Status: Closed



US National Grid
100,000-m Square ID
LL
Grid Zone Designation
17R
Datum = NAD 1983, 1,000-m USNG

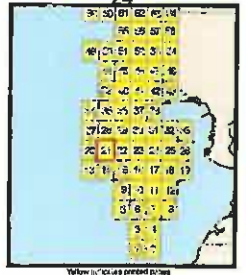


Notes:
1. Surge limits are based on still water elevations for high tide elevation above MLLW at high tide with no wave setup.
2. Total Storm Tide limits were derived from Hurricane of 1960 as a basis for the surge limits based on the 1960 surge.
3. The limits of the surge are not intended to be used for planning purposes.

Legend

HOSPITAL	Points of Reference	City Limits	Evacuation Route	NHD Lakes	NHD Major Water
CAT 1	CAT 2	CAT 3	CAT 4	CAT 5	

Storm Tide Zones
Pinellas County, 2010
Scale - 1:24,000
0 2,000 Feet
USNG Page 17R LL 20 80
Map Plate 21



BEING A SUBDIVISION OF LANDS LYING IN A PORTION OF SECTION 15 TOWNSHIP 30 SOUTH RANGE 15 EAST PINELLAS COUNTY FLORIDA

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLANTED AS "TROPICAL GROVES DAVID SIX" AND THAT IT DESIGNATES TO THE AGENCIES ALL STREETS, ALLEYS AND PUBLIC PLACES SHOWN ON THIS PLAN OF THE SUBDIVISION OF SAID LANDS.

MIDWAY LAND CORPORATION
-Living of Hughes
Mar 4 1964
RESIDENT:
-BENJAMIN

WITNESS
WITNESS

I HEREBY CERTIFY THAT ON THIS 6th DAY OF November A.D. 1958, BEFORE ME PERSONALLY APPEARED IRVING S. HARRIS,

I HEREBY CERTIFY THAT ON THIS 6th DAY OF March, A.D. 1950, BEFORE ME PERSONALLY APPEARED IRVING LUBERMAN AND MAX GLEIER, RESPECTIVELY PRESIDENT AND SECRETARY OF NEW YORK LAND CO-OPERATION, A CO-OPERATIVE UNDER THE LAWS OF THE STATE OF NEW YORK, TO ME KNOWN TO BE THE PERSONS DESIGNATED BY THE CHARTER AND BY THE BYLAWS OF SAID CO-OPERATIVE, AND I HAVE READ THE CHARTER AND BYLAWS OF SAID CO-OPERATION, AND I HAVE BEEN SATISFIED THAT THE ACT AND DEED OF SAID CO-OPERATION, IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND AFFIXED MY SEAL, IN THE CITY AND COUNTY OF SARATOGA, STATE OF NEW YORK, THIS DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES Feb 6 1960

SURVEYOR'S CERTIFICATE:

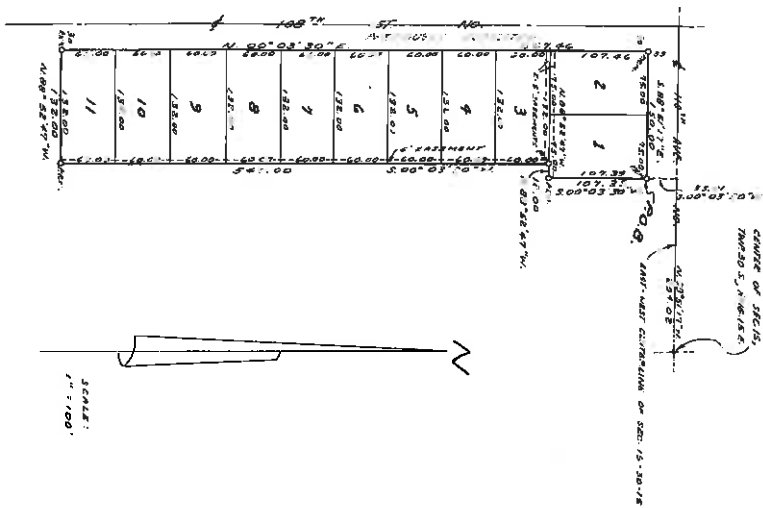
OFFICE AT 643 1/2 AVENUE, GEORGE F. YOUNG, INC. TRADING
STATION AND/OR THIS FIRM, DO NECESSARY CERTIFY THAT IT IS A TRUE
AND CORRECT REPRESENTATION OF THE LABOR PLANTED IN THE BEST OF ANY
KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MOVEMENTS
HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 9, CHAPTER 1937 S,
LAWS OF THE STATE OF FLORIDA, SIGNED ON THIS 2nd DAY OF
DECEMBER, A.D. 1958.

GEORGE F. YOUNG, INC.

PROVIDOR SURVE FORM'S REGION NO. 6 & 7.	PREPARED BY
PLANNING EVALUATION'S REGION NO. 46/5.	

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, THIS 16TH DAY OF Dec. 1958.

COUNTY ENGINEER *J. H. Bates*

[illegible]

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

WM

15-30-15-92178-000-0010

Compact Property Record Card[Portability Calculator](#)**Data Current as of January 17, 2015**[Email](#)[Print](#)[Radius Search](#)[Improvement Value
per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SEMINOLE, CITY OF 9199 113TH ST SEMINOLE FL 33772-2806	10780 110TH AVE (Unincorporated)

[Property Use:](#) 8913 (City Gov't - Non-residential (commercial) only)

Living Units: 0

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

TROPICAL GROVES UNIT 6 LOTS 1 AND 2

File for Homestead Exemption			2015 Parcel Use
Exemption	2014	2015	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
09296/2076		121030251141	NON EVAC	052/031

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$287,935	\$287,935	\$0	\$0	\$0

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$287,935	\$287,935	\$0	\$0	\$0
2013	No	\$281,234	\$281,234	\$0	\$0	\$0
2012	No	\$279,065	\$279,065	\$0	\$0	\$0
2011	No	\$278,929	\$278,929	\$0	\$0	\$0
2010	No	\$294,884	\$294,884	\$0	\$0	\$0
2009	No	\$336,754	\$336,754	\$0	\$0	\$0
2008	No	\$348,800	\$348,800	\$0	\$0	\$0
2007	No	\$348,100	\$348,100	\$0	N/A	\$0
2006	No	\$308,900	\$308,900	\$0	N/A	\$0
2005	No	\$252,500	\$252,500	\$0	N/A	\$0
2004	No	\$228,900	\$228,900	\$0	N/A	\$0
2003	No	\$205,000	\$205,000	\$0	N/A	\$0
2002	No	\$196,000	\$196,000	\$0	N/A	\$0
2001	No	\$189,700	\$189,700	\$0	N/A	\$0
2000	No	\$182,800	\$182,800	\$0	N/A	\$0
1999	No	\$184,000	\$184,000	\$0	N/A	\$0
1998	No	\$187,300	\$187,300	\$0	N/A	\$0
1997	No	\$170,100	\$170,100	\$0	N/A	\$0
1996	No	\$171,500	\$171,500	\$0	N/A	\$0

2014 Tax Information[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills October 31

Tax District: **STF**

2014 Final Millage Rate 20.6487

2014 Est Taxes w/o Cap or Exemptions \$5,945.48

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
-----------	-----------	-------	---------------------	---------------------

No recent sales on record

2014 Land Information						View:
Seawall: No			Frontage: None			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Municipal (89)	150x107	8.25	16102.0000	1.0000	\$132,842	SF

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

Site Address: 10780 110TH AVE

Quality: Average

Square Footage: 4000.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Blk/Stucco

Roof Frame: Flat

Roof Cover: Built Up Wood

Stories: 1

Living units: 0

Floor Finish: Concrete Finish

Interior Finish: Dry Wall

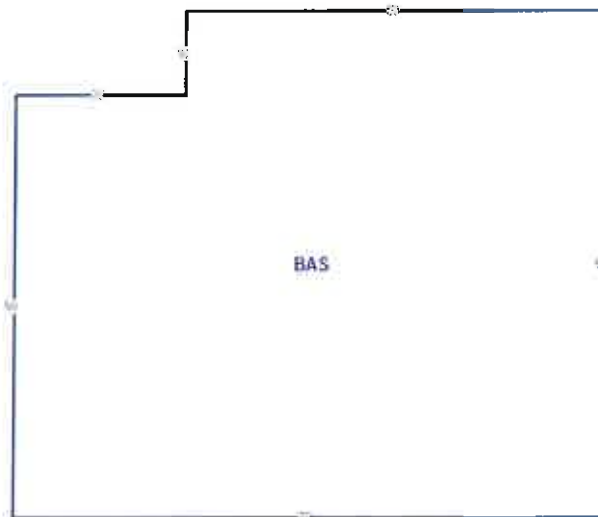
Fixtures: 6

Year Built: 1970

Effective Age: 37

Cooling: None

[Open plot in New Window](#)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	4,000	4,000	1.00	4,000
Total Building finished SF: 4,000		Total Gross SF: 4,000		Total Effective SF: 4,000

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FENCE	\$8.00	150.00	\$1,200.00	\$480.00	1970
ASPHALT	\$1.75	1,300.00	\$2,275.00	\$2,275.00	0
CONC PAVE	\$4.00	884.00	\$3,536.00	\$3,536.00	0
STM/SEC SH	\$400.00	8.00	\$3,200.00	\$2,848.00	2010
STM/SEC SH	\$1,250.00	1.00	\$1,250.00	\$1,113.00	2010

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
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No Permit Data Found



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

WM

15-30-15-92178-000-0030

Compact Property Record Card[Portability Calculator](#)**Data Current as of January 17, 2015**[Email](#)[Print](#)[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SEMINOLE, CITY OF 9199 113TH ST SEMINOLE FL 33772-2806	0 110TH AVE (Unincorporated)

**Property Use:** 0000 (Vacant Residential - lot & acreage less than 5 acres)

Living Units:

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

TROPICAL GROVES UNIT 6 LOT 3

Mortgage Letter	File for Homestead Exemption	2015 Parcel Use															
<table> <tr> <th>Exemption</th><th>2014</th><th>2015</th></tr> <tr> <td>Homestead:</td><td>No</td><td>No</td></tr> <tr> <td>Government:</td><td>Yes</td><td>Yes</td></tr> <tr> <td>Institutional:</td><td>No</td><td>No</td></tr> <tr> <td>Historic:</td><td>No</td><td>No</td></tr> </table>	Exemption	2014	2015	Homestead:	No	No	Government:	Yes	Yes	Institutional:	No	No	Historic:	No	No		Homestead Use Percentage: 0.00% Non-Homestead Use Percentage: 100.00% Classified Agricultural: No
Exemption	2014	2015															
Homestead:	No	No															
Government:	Yes	Yes															
Institutional:	No	No															
Historic:	No	No															

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
15191/2114	\$43,800	121030251141	NON EVAC	052/031

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$32,172	\$30,163	\$0	\$0	\$0

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$32,172	\$30,163	\$0	\$0	\$0
2013	No	\$27,421	\$27,421	\$0	\$0	\$0
2012	No	\$30,108	\$30,108	\$0	\$0	\$0
2011	No	\$39,105	\$33,520	\$0	\$0	\$0
2010	No	\$30,473	\$30,473	\$0	\$0	\$0
2009	No	\$55,964	\$55,964	\$0	\$0	\$0
2008	No	\$70,300	\$70,300	\$0	\$0	\$0
2007	No	\$99,600	\$99,600	\$0	N/A	\$0
2006	Yes	\$154,500	\$74,160	\$49,160	N/A	\$49,160
2005	Yes	\$134,900	\$72,000	\$47,000	N/A	\$47,000
2004	Yes	\$111,300	\$69,900	\$44,900	N/A	\$44,900
2003	Yes	\$103,600	\$68,600	\$43,600	N/A	\$43,600
2002	Yes	\$89,500	\$67,000	\$42,000	N/A	\$42,000
2001	Yes	\$78,100	\$66,000	\$41,000	N/A	\$41,000
2000	Yes	\$74,600	\$64,100	\$39,100	N/A	\$39,100
1999	Yes	\$66,000	\$62,500	\$37,500	N/A	\$37,500
1998	Yes	\$64,500	\$61,600	\$36,600	N/A	\$36,600
1997	Yes	\$63,500	\$60,600	\$35,600	N/A	\$35,600
1996	Yes	\$63,200	\$58,900	\$33,900	N/A	\$33,900

2014 Tax Information[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills October 31

Tax District: STF

2014 Final Millage Rate 20.6487

2014 Est Taxes w/o Cap or Exemptions \$664.31

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

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

Sale Date	Book/Page	Price	O/U	V/I
19 Jun 2006	15191 / 2114	\$208,000	U	I
23 May 2006	15137 / 0492	\$192,000	Q	I

Contact Us

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

WM

15-30-15-92178-000-0040

Compact Property Record Card[Portability Calculator](#)**Data Current as of January 17, 2015**[Email](#)[Print](#)[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SEMINOLE, CITY OF 9199 113TH ST SEMINOLE FL 33772-2806	0 110TH AVE (Unincorporated)

**Property Use:** 0000 (Vacant Residential - lot & acreage less than 5 acres)

Living Units:

[click here to hide] Legal Description

TROPICAL GROVES UNIT 6 LOT 4

Mortgage Letter File for Homestead Exemption			2015 Parcel Use
Exemption	2014	2015	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
15253/1471	\$43,800	121030251141	NON EVAC	052/031

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$32,172	\$30,163	\$0	\$0	\$0

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$32,172	\$30,163	\$0	\$0	\$0
2013	No	\$27,421	\$27,421	\$0	\$0	\$0
2012	No	\$30,108	\$30,108	\$0	\$0	\$0
2011	No	\$39,105	\$33,520	\$0	\$0	\$0
2010	No	\$30,473	\$30,473	\$0	\$0	\$0
2009	No	\$55,964	\$55,964	\$0	\$0	\$0
2008	No	\$112,200	\$112,200	\$0	\$0	\$0
2007	No	\$128,000	\$128,000	\$0	N/A	\$0
2006	Yes	\$104,400	\$47,586	\$22,586	N/A	\$22,586
2005	Yes	\$88,500	\$46,200	\$21,200	N/A	\$21,200
2004	Yes	\$68,300	\$44,900	\$19,900	N/A	\$19,900
2003	Yes	\$59,500	\$44,100	\$19,100	N/A	\$19,100
2002	Yes	\$51,700	\$43,100	\$18,100	N/A	\$18,100
2001	Yes	\$45,300	\$42,500	\$17,500	N/A	\$17,500
2000	Yes	\$43,100	\$41,300	\$16,300	N/A	\$16,300
1999	Yes	\$41,400	\$40,300	\$15,300	N/A	\$15,300
1998	Yes	\$40,500	\$39,700	\$14,700	N/A	\$14,700
1997	Yes	\$40,600	\$39,100	\$14,100	N/A	\$14,100
1996	Yes	\$42,200	\$38,000	\$13,000	N/A	\$13,000

2014 Tax Information[Click Here for 2014 Tax Bill](#)

Tax Collector Email: 2014 Tax Bills October 31

Tax District: **STF**

2014 Final Millage Rate 20.6487

2014 Est Taxes w/o Cap or Exemptions \$664.31

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

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

Sale Date	Book/Page	Price	Q/U	V/I
20 Jul 2006	15253 / 1471	\$155,000	U	I
16 Feb 2006	14936 / 1664	\$102,400	U	I
01 Aug 1994	08741 / 0405	\$45,900	Q	I
01 Apr 1992	07862 / 1260	\$42,800	U	I
	05362 / 1406	\$34,100	Q	

04569 / 0574

\$19,100 Q

2014 Land Information

Seawall: No

Frontage: None

View:

Land UseLand SizeUnit ValueUnitsTotal AdjustmentsAdjusted ValueMethod

Vacant (00)

60x132

550.00

60.0000

1.1100

\$36,630

FF

[\[click here to hide\] 2015 Extra Features](#)DescriptionValue/UnitUnitsTotal Value as NewDepreciated ValueYear

No Extra Features on Record

[\[click here to hide\] Permit Data](#)

Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
0806813	PARTIAL DEMO	14 Jul 2008	\$2,475
CB06-03271	HEAT/AIR	27 Feb 2006	\$2,400
CB06-00339	SPECIAL USE	12 Jan 2006	\$1,052
CB189837	ROOF	06 Jan 1999	\$4,500

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

INST # 96-087832
APR 2, 1996 10:10AM

PINELLAS COUNTY FLA.
OFF.REC.BK 9296 PG 2076

Prepared by and when
recorded mail to:

Donna J. Feldman, Esquire
Tew, Zinober, Barnes, Zimmet & Unice
P.O. Box 5124
Clearwater, FL 34618

WARRANTY DEED

THIS WARRANTY DEED ("Deed"), made this 15 day of March, 1996, by SEMINOLE FIRE RESCUE, INC., a Florida private not for profit corporation, formerly known as Seminole Volunteer Fire Department, Inc., a Florida corporation ("Grantor"), in favor of CITY OF SEMINOLE, a Florida municipal corporation, whose address is c/o City Manager, 7464 Ridge Road, Seminole, FL 34642 ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and no/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pinellas County, Florida:

That certain real property which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining (collectively, the "Property");

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, in fee simple forever;

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances, except for easements, covenants, conditions, restrictions and reservations of record;

And Grantor does hereby fully warrant the title to the Property, and will defend such title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

WITNESSES:

Kim Marie Murano
Signature of Witness #1
Kim Marie Murano
Typed/Printed Name of Witness #1

Robert G. Grew
Signature of Witness #2

Robert G. Grew
Typed/Printed Name of Witness #2

GRANTOR:

SEMINOLE FIRE RESCUE, INC.,
a Florida private not for profit
corporation, f/k/a Seminole Volunteer
Fire Department, Inc., a Florida
corporation

By: James C. Brown
Name: James C. Brown
Its: President

Address: 11195 70th Ave., N.
Seminole, FL 34642

Parcel I.D. # 27/30/15/70758/300/2503
27/30/15/70758/300/2601
24/30/15/19476/017/0070
20/30/15/27468/001/0010
15/30/15/92178/000/0010
Grantee's Tax I.D. # 62-26135472-54C

01 RECORDING

REC 2407

DS 70

INT

FEEs

MTF

P/C

REV

TOTAL 2470

Documentary Tax Pd \$ 70
County Clerk
By grew Deputy Clerk

EXHIBIT "A"

Station 30

LOTS 7 AND 8, BLOCK "Q," CROSS BAYOU ESTATES, SECOND ADDITION, according to plat thereof recorded in Plat Book 46, Page 31, Public Records of Pinellas County, Florida.

Station 31

Lot 1 less the easterly 5 feet, Block 1, FARM REPLAT, according to plat thereof as recorded in Plat Book 35, Page 80, Public Records of Pinellas County, Florida.

AND

Lot 2 less the East 5 feet, Block 1, FARM REPLAT, according to the map or plat thereof as recorded in Plat Book 35, Page 80, Public Records of Pinellas County, Florida.

Station 32

Lots One (1) and Two (2), TROPICAL GROVES, Unit 6, according to map or plat thereof recorded in Plat Book 52, Page 31 of the Public Records of Pinellas County, Florida, subject to easements and restrictions of record.

STATION 29

TRACT ONE:

The South 230 feet of the East 127.17 feet of the West 1/2 of Lot 26 in the Southwest 1/4 of Section 27, Township 30 South, Range 15 East, as shown by plat of PINELLAS GROVES INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, LESS that part lying within 30 feet of the South line of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida.

TRACT TWO:

The West 40 feet of the South 1/2 of Grove 26, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, LESS that part lying within 30 feet of the South line of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joanne M. Ratsek
COMPLETE TITLE SERVICES
28821 US Hwy 19 N
CLEARWATER, FLORIDA 33761

Parcel Identification Number:
15-30-15-92178-000-0030

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of June, 2006 by Sarah J Buzzard and Joshua V Buzzard, wife and husband, herein called the grantors, to City of Seminole, whose post office address is 9199 113th St N, Seminole FL 33772, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PINELLAS County, State of Florida, viz.:

Lot 3, TROPICAL GROCES UNIT SIX, according to the map or plat thereof as recorded in Plat Book 52, Page 31, Public Records of Pinellas County, Florida

Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

JAMES H. DISHMAN, Jr.
Witness #1 Printed Name

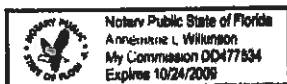
Witness #2 Signature

Annemarie L Wilkinson
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of June, 2006 by Sarah J Buzzard and Joshua V Buzzard who are personally known to me or have produced Driver's Licenses as identification.

SEAL



Notary Public Annemarie L Wilkinson

Printed Notary Name

This Warranty Deed

Made this 13th day of July, 2006 by
CHRISTOPHER T. MICHAEL AND SUSAN M. MICHAEL,
HUSBAND AND WIFE

hereinafter called the grantor, to
CITY OF SEMINOLE, A FLORIDA MUNICIPALITY
WITHIN PINELLAS COUNTY, FLORIDA

whose post office address is:
9199 113TH STREET NORTH
SEMINOLE, FL 33772

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in PINELLAS County, Florida, viz:

Lot 4, TROPICAL GROVES UNIT SIX, according to the map or plat thereof as recorded in Plat Book 52, Page 31,
Public Records of Pinellas County, Florida.

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

Parcel Identification Number: 15/30/15/92178/000/0040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: **Donna M. Aitchison**

Witness: (Signature)
Print Name: **GARY A. BURDEN**

Witness: (Signature)
Print Name:

Witness: (Signature)
Print Name:

State of Florida
County of PINELLAS

The foregoing instrument was acknowledged before me this 13th day of July, 2006, by CHRISTOPHER T. MICHAEL AND SUSAN M. MICHAEL, HUSBAND AND WIFE, who is personally known to me or who has produced FL DRIVERS LICENSES as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

Prepared by:
Donna M. Aitchison
Sunbelt Title Agency
1988 Gulf to Bay Blvd
Clearwater, FL 33765
File Number: 765060200



RETURN TO:
Sunbelt Title Agency
809 South Orlando Avenue
Suite K-O
Winter Park, Florida 32789



City of Seminole Fire Rescue

Achieving Service Through Dedication



January 20, 2015

Pinellas County BDRS
Mr. John Cueva, Zoning Manager
Pinellas 440 Court Street
4th Floor
Clearwater, FL 33756

RE: City of Seminole - Conditional Use application for 10780 – 110th Avenue

Dear Mr. Cueva,

Thank you for taking the time to meet to discuss the City of Seminole's proposed Fire Station replacement project. It was a pleasure speaking with you and the information and guidance you provided was very helpful.

Enclosed you will find a completed *Application for a Zoning and/or Land Use Change or for Consideration of a Development Agreement* as required by Pinellas County along with the required site plan, exterior elevation plan and landscape plan. In addition you will find proof of land ownership for the properties in discussion.

If you need any additional information, you can reach me by telephone at (727) 393-8711 ext. 217, or by email at hburford@myseminole.com

Sincerely,

Heather L. Burford

Heather L. Burford
Fire Chief

CASE SUMMARY
CASE NO. Z-7-4-15
(Quasi-Judicial)

PRC MEETING: March 9, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

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

BCC HEARING: May 19, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Doreen E. Saccardo

REQUEST: Zone change from: C-2, General Retail Commercial & Limited Services
to: C-3, Commercial, Wholesale, Warehousing &
Industrial

CASE DESCRIPTION: Approximately 1.3 acres located on the west side of South Pinellas Avenue
805 ft. north of Terrace Road in the unincorporated area of Tarpon Springs
(street address: 1750 South Pinellas Avenue) (24/27/15/39960/000/0110).
A legal description is available in file upon request.

APPLICANT/ADDRESS: Doreen E. Saccardo
31 Baywood Drive
Palm Harbor, FL 34683

REP/ADDRESS: N/A

NOTICES SENT TO: Doreen E. Saccardo, Tarpon Springs, Mike Meidel-Economic Development
Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office &
Surrounding Owners

EXISTING USE: Auto sales

PROPOSED USE: Outdoor storage

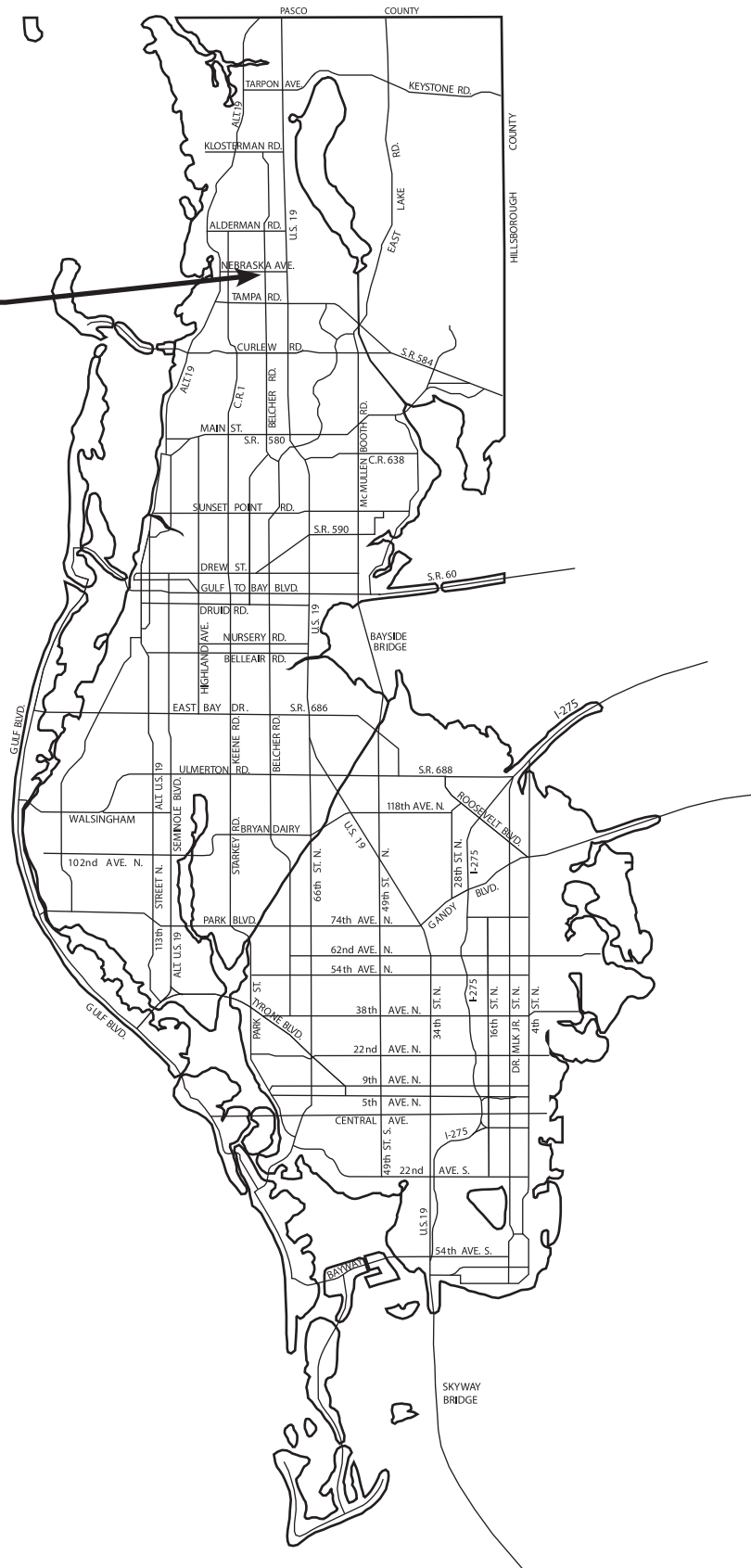
LAND USE: Commercial General

ZONING: C-2

Z15-000004

LOCATION MAP

Z-7-4-15



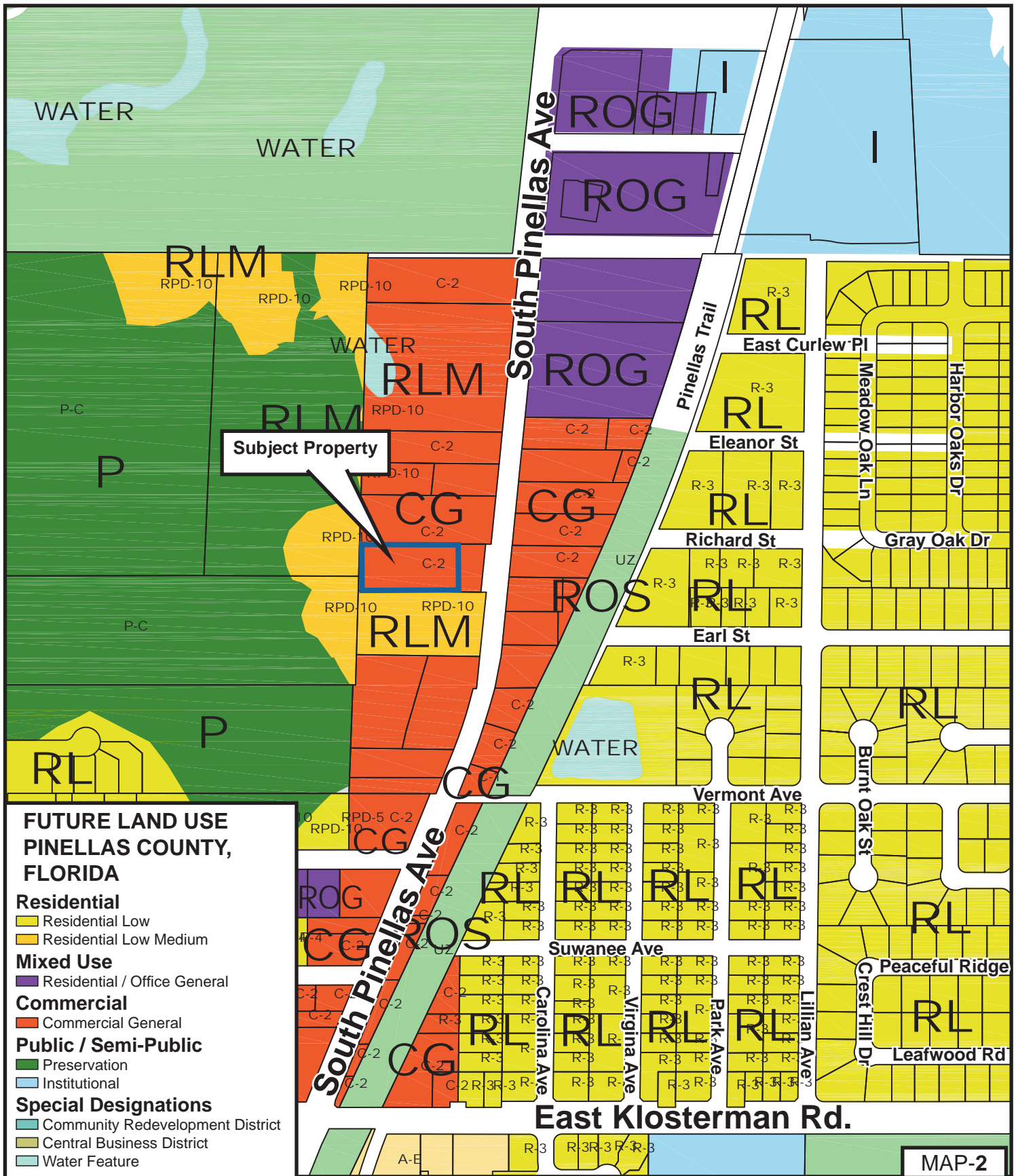
MAP-1

Z-7-4-15

Zone From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial

A portion of Parcel I.D. 24/27/15/39960/000/0110
 Prepared by: Pinellas County Planning Department March 2015



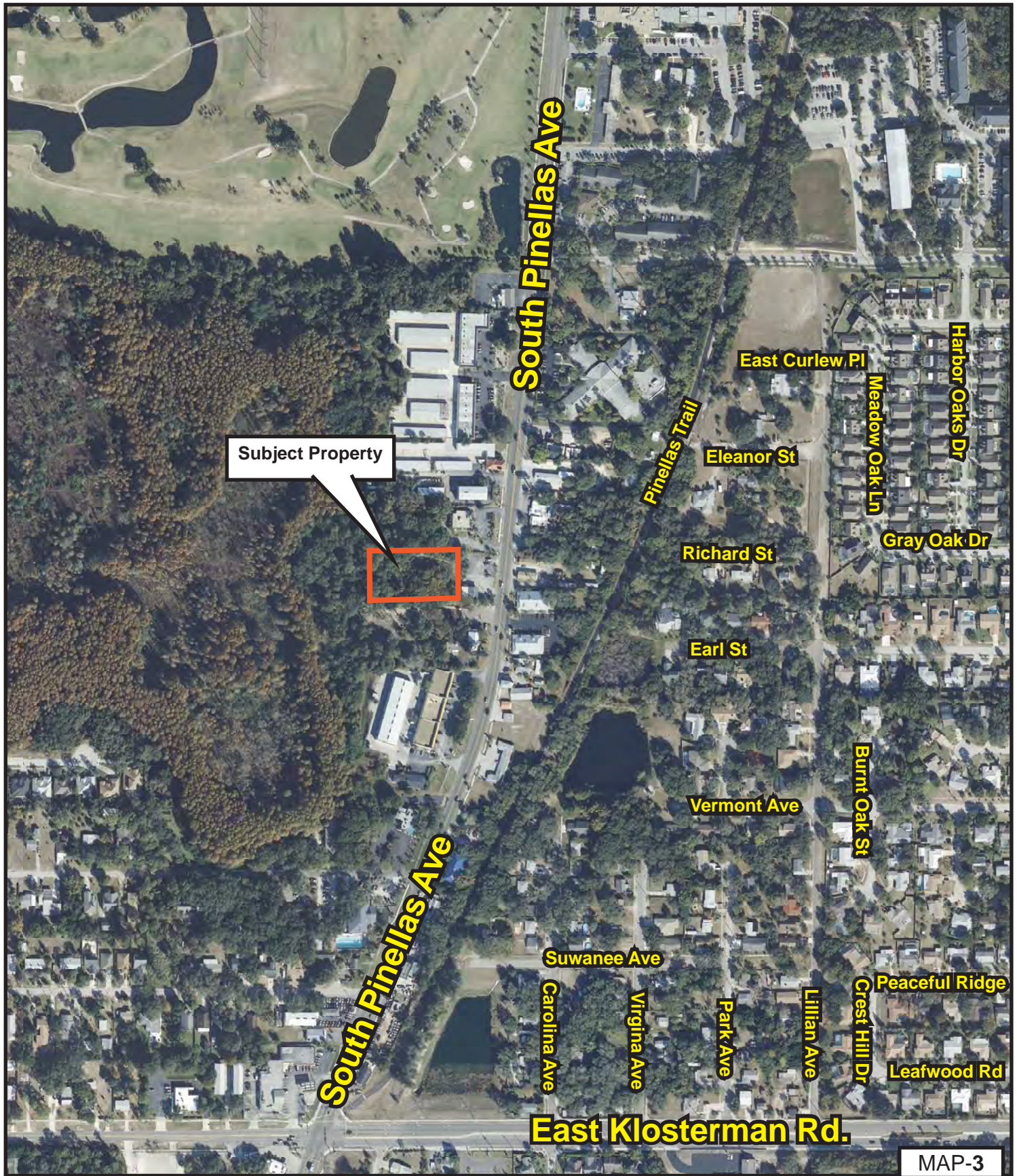


Z-7-4-15

Zone From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial

A portion of Parcel I.D. 24/27/15/39960/000/0110
 Prepared by: Pinellas County Planning Department March 2015





MAP-3

Z-7-4-15

Zone From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial

A portion of Parcel I.D. 24/27/15/39960/000/0110
 Prepared by: Pinellas County Planning Department March 2015



1. Owner: Doreen E. Saccardo
Mailing Address: 31 Baywood Drme
City: Palm Harbor State: FL Zip Code: 34683 Daytime Phone: 727, 409-2650
Email: iguanadoreen@hotmail.com

2. Representative's Name: _____
Company Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____ Daytime Phone: (____) _____
Email: _____

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

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

sole owner

Specify interest held: _____

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

Is contract conditional or absolute? _____ Conditional _____ Absolute

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

4. This hearing is being requested to consider: partial zoning change C-2 to C-3
5. Location of subject property (street address): 1750 S. Pinellas Ave Tarpon Springs
6. Legal Description of Property: (attach additional documents if necessary)

Parcel ID 24-27-15-39960-000-0110 plat 005 pg 068
legal: Hillcrest Park S 50 ft lot 10 + all of lot 11 less rd

7. Size of Property: 100 feet by 150 feet, 1.25 acres
8. Present zoning classification: C-2
9. Present Land Use Map designation: commercial general
10. Date subject property acquired: 11-28-11
11. Existing structures and improvements on subject property:
1 story block building
1 story wood frame building
12. Proposed structures and improvements will be:
open air storage for boats, RVs, cars with
possible metal car ports
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).
partial C-3 zoning would have less of an
impact on an F-rated road Alt 19/S. Pinellas
14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes ☒ No When? In whose name?

Briefly state the nature and outcome of the hearing:

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

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

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

PARCEL NO: 24-27-15-39960-000-0110 SEARCH 0110 FT.

CURRENT ZONING C-2 & LAND USE CG

OCCUPIED BY: Car Sales INTENDED USE: OUTDOOR STORAGE

REQUEST: C-2 to C-3

GENERAL DESCRIPTION:

Rezoning of the Western portion of
the parcel to C-3 to allow outdoor
Storage of Boat and Recreational
Vehicles, cars

AKA (street address): 1750 S. Pinellas Ave

EVACUATION ZONE: B ATLAS PAGE: 78 INITIALS: JZ

SURROUNDING PROPERTY:

NORTH 39960 | 000 | 0090

EAST Alt. U.S. 19

SOUTH 39960 | 000 | 0120

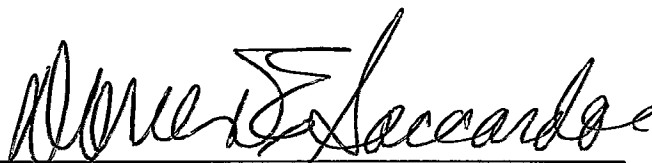
WEST 89280 | 000 | 1.2100
89280 000 2400

NOTES:

possible future building of ^{metal} car ports
and/or awnings for open air storage
partial coverings,

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 of Owner or Trustee

Date: 2/3/15

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 3rd day of Feb, 20 15

personally appeared Doreen E. Saccardo
who, being duly sworn, deposes and says that the above is a true and correct certification.


(signature) NOTARY PUBLIC



Maria Costas
State of Florida (seal)
My Commission # EE 219776
Expires: July 26, 2016

***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).

**Wollinka
Winkle
Title Insurance Agency**

3204 Alternate 191
Palm Harbor, FL 34688
Ph: (727) 781-5444
Fax: (727) 781-7822
wwtitle@wollinka.com

February 9, 2015

To Whom It May Concern:

RE: Certification of Title for The South 50 feet of Lot 10 and all of Lot 11, HILLCREST PARK.

Dear _____,

This letter is written in connection with the property described in Exhibit "A" attached hereto, which is situated in Tarpon Springs, Florida, and is commonly known as the HILLCREST PARK Subdivision (the "Subject Property"). I have reviewed the Public Records of Pinellas County, Florida, and have determined, and hereby certify, that the apparent owner of record of the Subject property is Doreen E. Saccardo. There is no mortgage lien against the Subject Property. Doreen E. Saccardo, is the owner of this property.

Please let me know if you have any questions.

Sincerely yours

Kathy Horner

Kathy Horner
Manager

Enclosure

TITLE CERTIFICATION LETTER

RE: PROPOSED PLAT OF HILLCREST PARK

LEGAL DESCRIPTION

Exhibit "A"

The South 50 feet of Lot 10 and all of Lot 11, HILLCREST PARK, (Less public road right of way conveyed in OR Book 4398, Page 258, Public Records of Pinellas County, Florida) a subdivision according to the plat thereof recorded at Plat Book 5, Page 68, in the Public Records of Pinellas County, Florida.

Mortgages:

ORB & PG

N/A

In addition, the Following Easements exist on the property to be platted

WITNESS my hand and official seal at Pinellas County, Florida, this 9, February, 2015.

Signature

Kathy Horner

Title Company Manager

Kathy Horner, Wollinka-Wikle Title

Insurance Agency

3204 Alternate 19 N, Palm Harbor, FL 34683

Florida, Certificate No.



SCHEDULE A

Name and Address of Title Insurance Company:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South

Minneapolis, MN 55401-2499

ORT File No.: 11074474

Policy Number: OXFL 08060184

Agent File No.: TIA25511

Address Reference: FL

Amount of Insurance: \$200,000.00

Premium: \$

Date of Policy: December 12, 2011 at 12:48 pm

1. Name of Insured:

DOREEN E. SACCARDO

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

DOREEN E. SACCARDO

4. The Land referred to in this Policy is described as follows:

The South 50 feet of Lot 10 and all of Lot 11, HILLCREST PARK, (Less public road right of way conveyed in OR Book 4398, Page 258, Public Records of Pinellas County, Florida) a subdivision according to the plat thereof recorded at Plat Book 5, Page 68, in the Public Records of Pinellas County, Florida.



OWNER'S POLICY OF TITLE INSURANCE (with Florida Modifications)

Policy Number **OXFL 08060184**

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the amount of insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The failure of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement, referred to in that notice.

Issued through the Office of
WOLLINKA-WIKLE TITLE INSURANCE AGENCY, INC.
3204 ALT 19 NORTH
PALM HARBOR, FL 34683
Phone: 727-761-6444

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Signatory

By

President

Attest

Secretary

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

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

If so, give complete legal description of contiguous property:

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

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

THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.24 , TWP. 27S., RNG. 15E.

PINELLAS COUNTY, FLORIDA

2-7-4-15

LEGAL DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 50 FEET OF LOT 10 AND ALL OF LOT 11, HILLCREST PARK, (LESS PUBLIC ROAD RIGHT OF WAY CONVEYED IN OR BOOK 4398, PAGE 258, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA) A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 68, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N01°35'51"E, ALONG THE WEST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID LOT 10, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50 FEET OF SAID LOT 10; THENCE S89°45'35"E ALONG THE NORTH LINE OF THE SOUTH 50 FEET OF SAID LOT 10, A DISTANCE OF 294.35 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, S00°45'47"E, A DISTANCE OF 149.51 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11, SAID POINT LYING S89°51'01"E, A DISTANCE OF 300.52 FEET FROM SAID SOUTHWEST CORNER OF SAID LOT 11; THENCE S89°51'01"E, ALONG SAID SOUTH LINE, A DISTANCE OF 80.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PINELLAS AVENUE PER DEED BOOK 4398, PAGE 258, OF SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE, N05°32'45"E, A DISTANCE OF 150.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 10; THENCE N89°45'35"W, ALONG SAID NORTH LINE, A DISTANCE OF 97.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,296 SQUARE FEET, (0.305 ACRE) MORE OR LESS

NOTES:

1. BEARINGS FOR THIS SKETCH & DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 11, HILLCREST PARK, AS RECORDED IN PLAT BOOK 5, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°51'01"W AS SHOWN ON THE SURVEY REFERENCED IN NOT #5.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH & DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. PARENT TRACT GEOMETRY TAKEN FROM A BOUNDARY SURVEY PREPARED BY EMME LAND SURVEYING, LLC, JOB NO. 2011109 DATED 11/25/2011.

DEUEL & ASSOCIATES

CONSULTING ENGINEERS

LAND SURVEYORS

LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 2/20/2015

DANA A. WYLLIE, PSM, LS 5874

SKETCH & DESCRIPTION
1750 S. PINELLAS AVENUE
TARPON SPRINGS

PINELLAS COUNTY

FLORIDA

WORK ORDER 2014-935

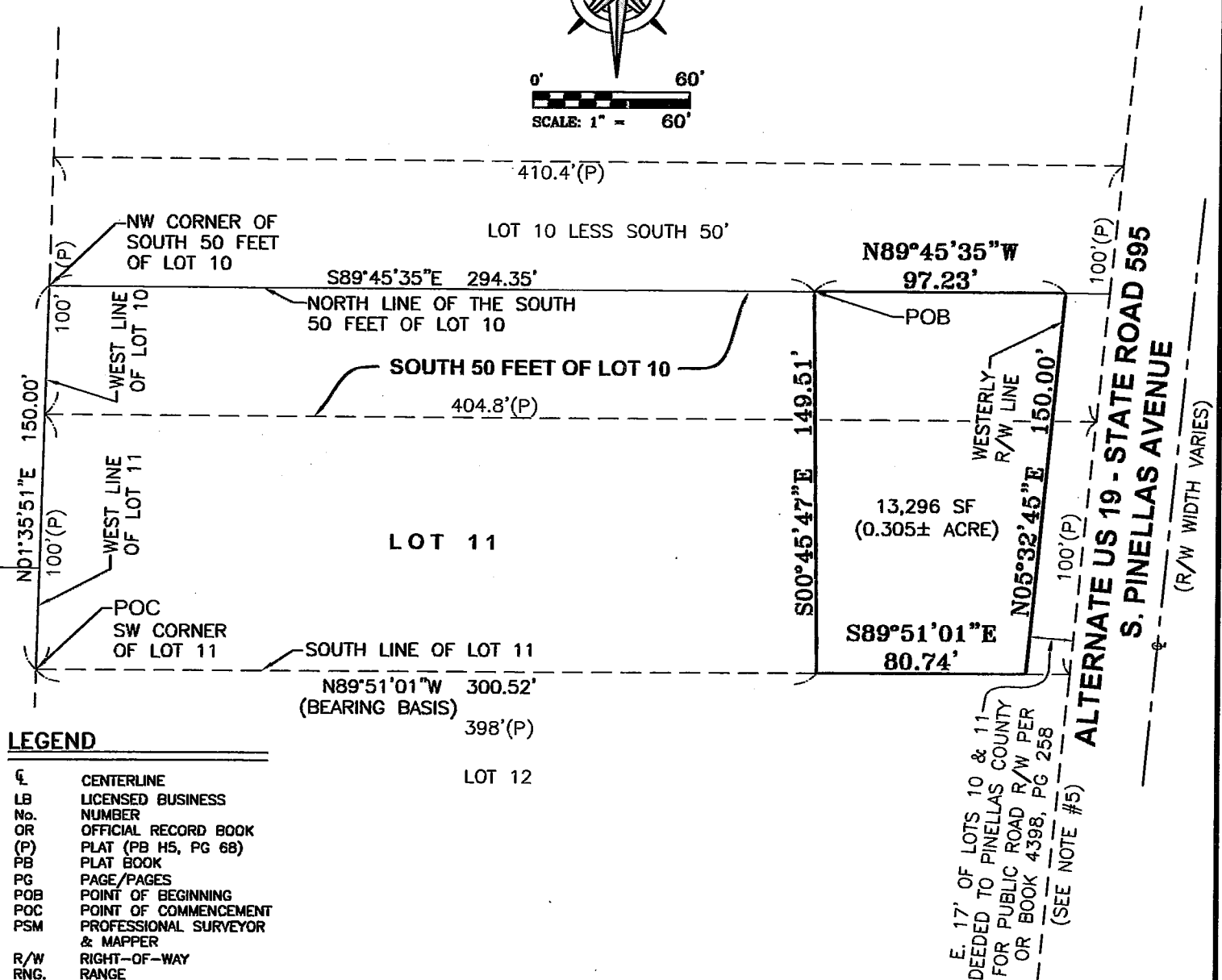
DATE: 2/20/2015

DRAWN: LKC

SCALE: NO SCALE

SHEET NO. 1 OF 2

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS
PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.



CL	CENTERLINE
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT (PB H5, PG 68)
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
SF	SQUARE FEET
TWP	TOWNSHIP

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**THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.**

PINELLAS COUNTY

FLORIDA

WORK ORDER	2014-93S
DATE:	2/20/2015
DRAWN:	LKC
SCALE:	60'
SHEET NO.	2 OF 2

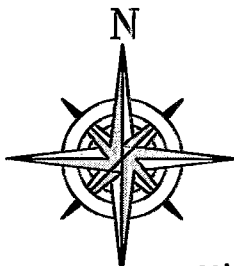
Dana & Wyllie 2/20/2015

DANA A. WILLIE, PSM, LS 5874

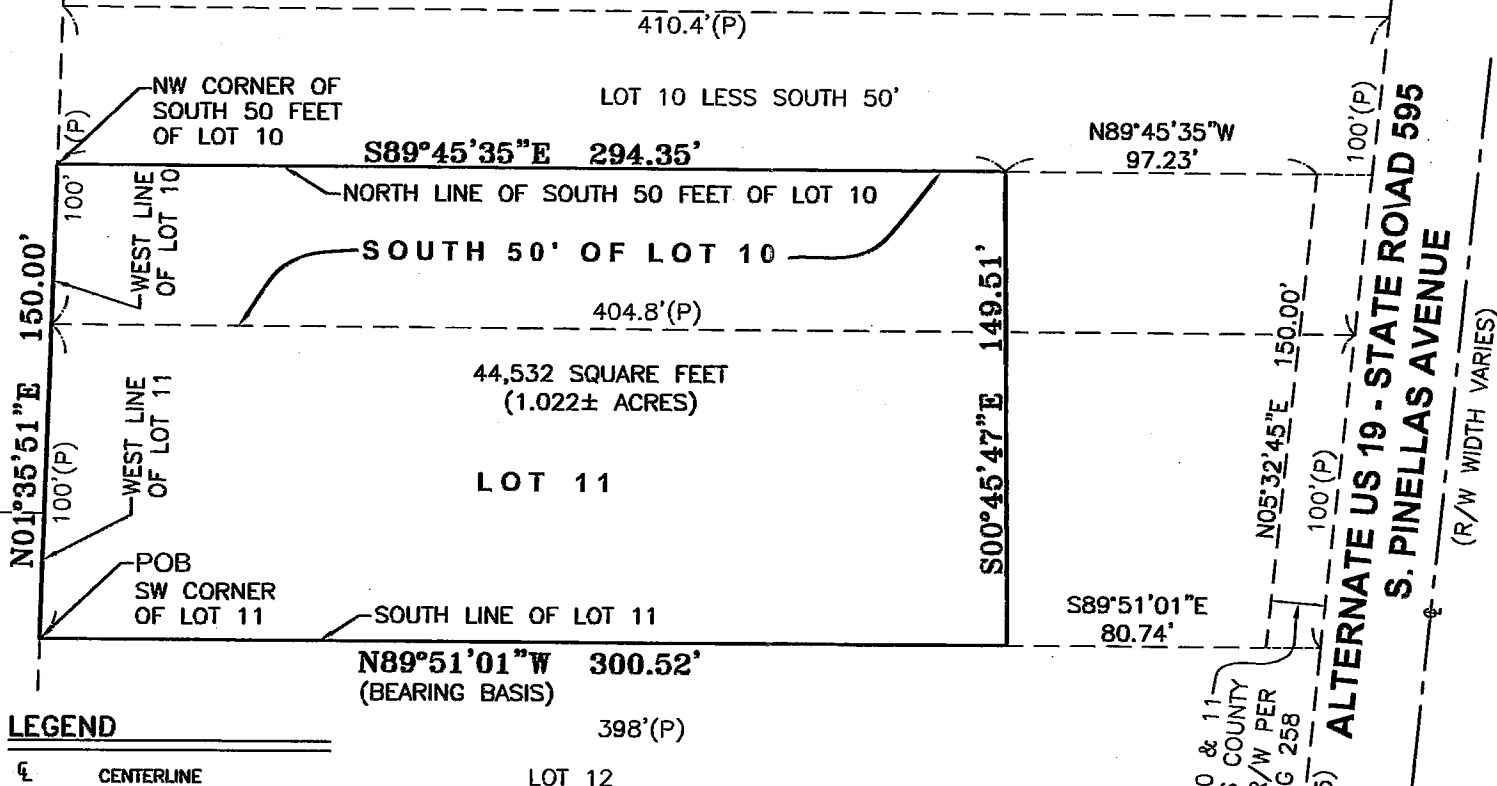
THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.24 , TWP. 27S., RNG. 15E.
PINELLAS COUNTY, FLORIDA



0' 60'
SCALE: 1" = 60'



LEGEND

CL	CENTERLINE
CPB	CONDOMINIUM PLAT BOOK
LB	LICENSED BUSINESS
Nb.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT (PB H5, PG 68)
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
SR	STATE ROAD
TWP	TOWNSHIP

LOT 12

E. 17' OF LOTS 10 & 11
DEEDED TO PINELLAS COUNTY
FOR PUBLIC ROAD R/W PER
OR BOOK 4398, PG 258
(SEE NOTE #5)

ALTERNATE US 19 - STATE ROAD 595
S. PINELLAS AVENUE
(R/W WIDTH VARIES)

NOTES:

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Dana A. Willie 2/20/2015
DANA A. WILLIE, PSM, LS 5874

SKETCH & DESCRIPTION
1750 S. PINELLAS AVENUE
TARPON SPRINGS

PINELLAS COUNTY

FLORIDA

WORK ORDER	2014-93S
DATE:	2/11/2015
DRAWN:	LKC
SCALE:	60'
SHEET NO.	2 OF 2

THIS IS NOT A SURVEY.

SEC.24 , TWP. 27S., RNG. 15E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PINELLAS COUNTY, FLORIDA

Z-7-4-15

LEGAL DESCRIPTION:

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CONTAINING 44,532 SQUARE FEET, (1.022 ACRES) MORE OR LESS

NOTES:

1. BEARINGS FOR THIS SKETCH & DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 11, HILLCREST PARK, AS RECORDED IN PLAT BOOK 5, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N89°51'01"W AS SHOWN ON THE SURVEY REFERENCED IN NOTE #5.
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DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

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CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


Dana A. Willie 2/20/2015
DANA A. WILLIE, PSM, LS 5874

SKETCH & DESCRIPTION
1750 S. PINELLAS AVENUE
TARPON SPRINGS

PINELLAS COUNTY

FLORIDA

WORK ORDER	2014-93S
DATE:	2/11/2015
DRAWN:	LKC
SCALE:	NO SCALE
SHEET NO.	1 OF 2

	WORK ORDER NO.	2014-938
	DATE:	FEBRUARY 4, 2015
	SCALE:	1" = 20'
	SHEET NO.	1 OF 1

CASE SUMMARY
CASE NO. Z-8-4-15
(Quasi-Judicial)

PRC MEETING: March 9, 2015 @10:00 AM-1st Floor, Planning Conf Room

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

BCC HEARING: May 19, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Susan B. McCann

REQUEST: Zone change from: R-1, Single Family Residential
to: R-R, Rural Residential

and a Variance to allow a 4 ft. high fence where a 25 ft. front setback is required in an R-R zone.

CASE DESCRIPTION: Approximately 2.3 acres located at the southeast corner of 74th Avenue North and 138th Street North having a street address of 13798 74th Avenue North in the unincorporated area of Seminole (30/30/15/36486/000/0530). A legal description is available in file upon request.

APPLICANT/ADDRESS: Susan B. McCann
13798 74th Avenue
Seminole, FL 33776

REP/ADDRESS: Michelle Serdynski
14001 Vivian Drive
Madeira Beach, FL 33708

NOTICES SENT TO: Susan B. McCann, Michelle Serdynski Seminole, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Single family

PROPOSED USE: Single family

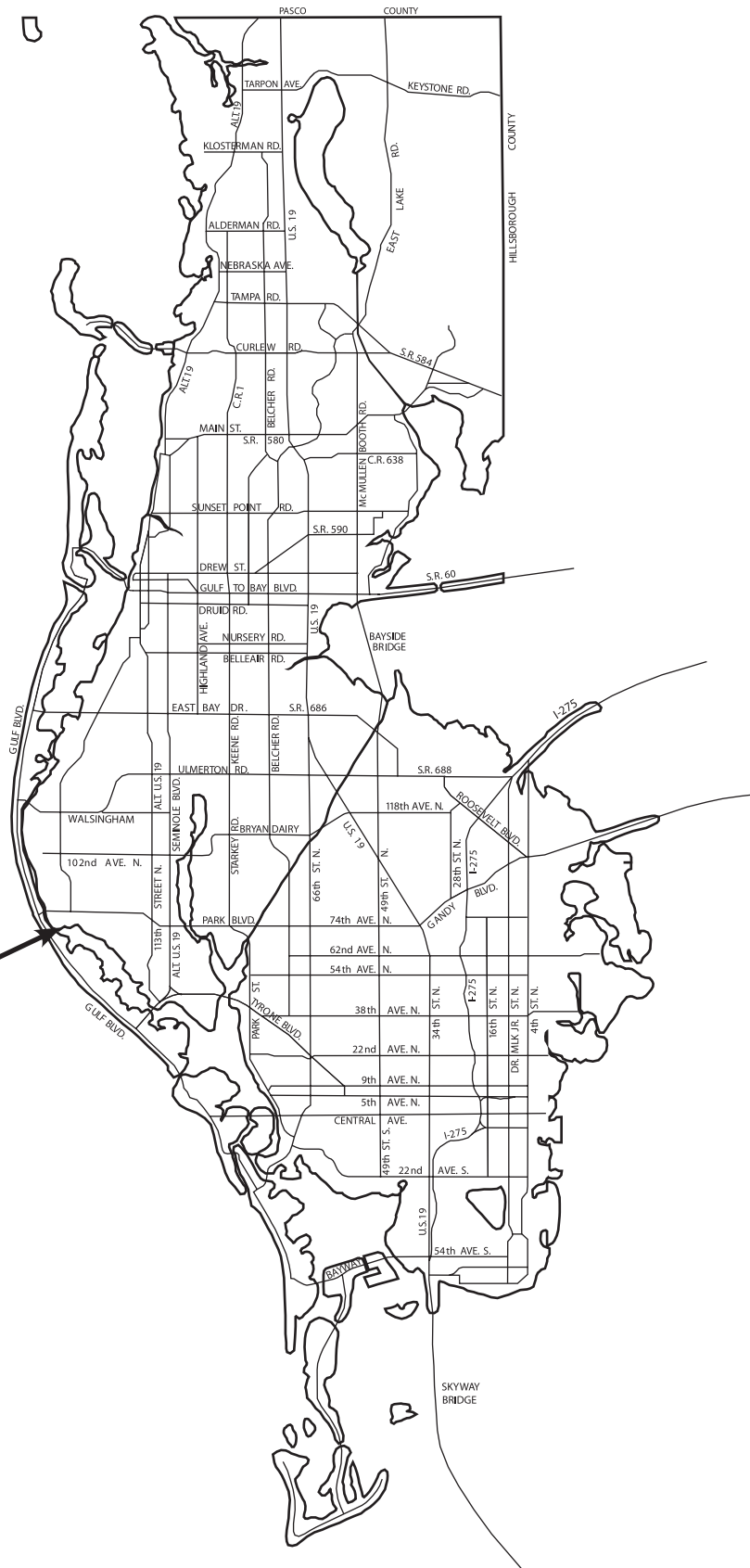
LAND USE: Preservation

ZONING: R-1

Z15-000005

LOCATION MAP

Z-8-4-15



MAP-1

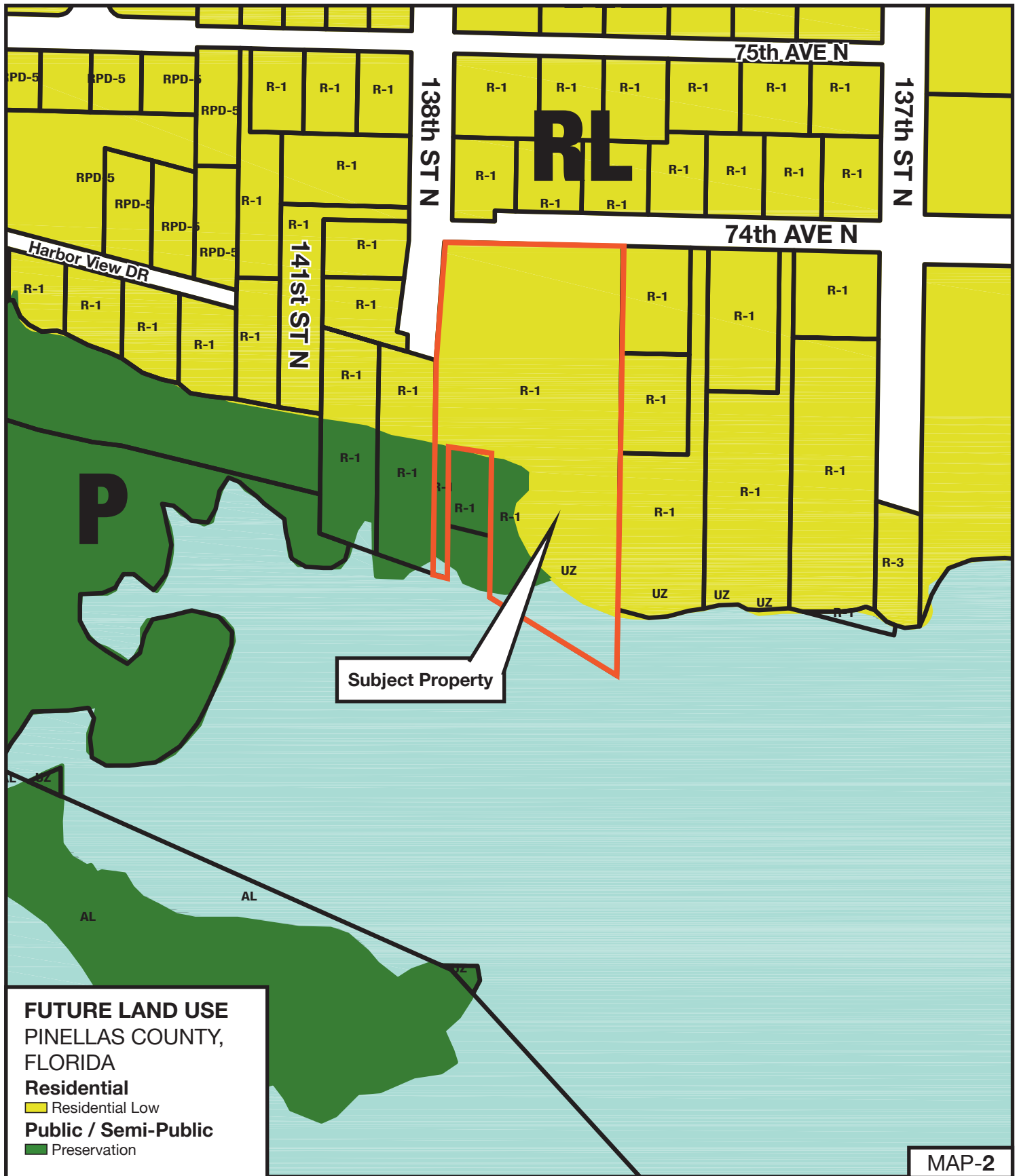
Z-8-4-15

Zone From: R-1, Single Family Residential
To: R-R, Rural Residential
 and a Variance to allow a 4 ft. high fence where a 25 ft. front setback is required in an R-R zone.

Parcel I.D. 30/30/15/36486/000/0530

Prepared by: Pinellas County Planning Department February 2015





Z-8-4-15

Zone From: R-1, Single Family Residential
To: R-R, Rural Residential
and a Variance to allow a 4 ft. high fence where a 25 ft. front setback is required in an R-R zone.

Parcel I.D. 30/30/15/36486/000/0530

Prepared by: Pinellas County Planning Department February 2015





MAP-3

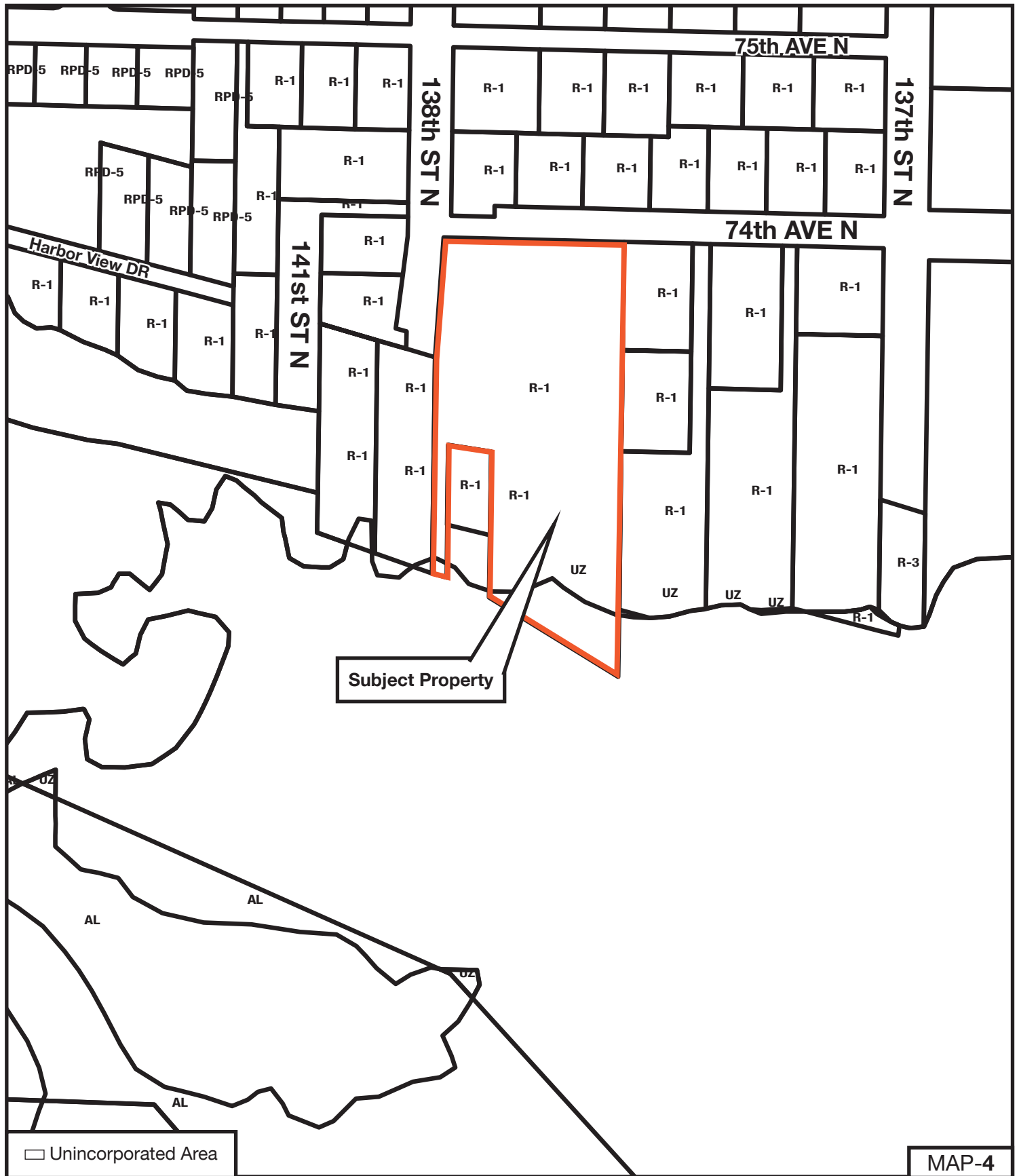
Z-8-4-15

Zone From: R-1, Single Family Residential
To: R-R, Rural Residential
 and a Variance to allow a 4 ft. high fence where a 25 ft. front setback is required in an R-R zone.

Parcel I.D. 30/30/15/36486/000/0530

Prepared by: Pinellas County Planning Department February 2015





MAP-4

Z-8-4-15

Zone From: R-1, Single Family Residential
To: R-R, Rural Residential
 and a Variance to allow a 4 ft. high fence where a 25 ft. front setback is required in an R-R zone.

Parcel I.D. 30/30/15/36486/000/0530

Prepared by: Pinellas County Planning Department February 2015



1. Owner: Susan McCann
Mailing Address: 13798 74th Ave North
City: Seminole State: FL Zip Code: 33776 Daytime Phone: (727) 215-9655
Email: _____

2. Representative's Name: Michelle Serdynski
Company Name: N/A
Mailing Address: 14001 Vivian Drive
City: Madeira Beach State: FL Zip Code: 33708 Daytime Phone: (727) 459-0593
Email: MSerdynski@tampabay.rr.com

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

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

N/A

Specify interest held: _____

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

Is contract conditional or absolute? _____ Conditional _____ Absolute

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

4. This hearing is being requested to consider: Rezone to R-R and a variance to allow a 9 Ft. high fence having a 0 Ft front S/B.

5. Location of subject property (street address): 13798 74th Ave North, Seminole

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

Harbor View No. 4 Lot 53 & pt Vac. Rce & upland & Subm. Land on S Desc as Beg NE cor SD Lot TH S 295 FT (S) TH NW 60 FT (S) 184 FT (S) TH NWLY 21 FT TH N 300 FT (S) TH NE 107 FT (S) TO PT 9.27 FT W of NW cor SD Lot TH E 70 FT to POB & Lots 54, 55, 56, AND Subm No. 20812

7. Size of Property: (254 feet by 206) feet by 244 feet, 2.66 acres

8. Present zoning classification: R-1

9. Present Land Use Map designation: RL

10. Date subject property acquired: 06/1974

11. Existing structures and improvements on subject property:

SFD

12. Proposed structures and improvements will be:

SFD

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

See Attachment for Question 13

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

Briefly state the nature and outcome of the hearing:

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

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

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

CERTIFICATION OF OWNERSHIP

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

Susan B. McCann
***Signature of Owner or Trustee

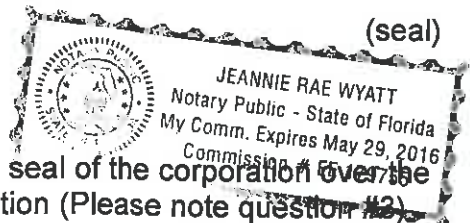
Date: 2/16/15

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 16th day of February, 2015

personally appeared Susan B. McCann
who, being duly sworn, deposes and says that the above is a true and correct certification.

Jeannie Rae Wyatt
(signature) NOTARY PUBLIC



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

Question #6.

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

WM

30-30-15-36486-000-0530**Compact Property Record Card**[Portability Calculator](#)**Data Current as of
February 17, 2015**[Email](#) [Print](#) [Radius Search](#)[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MC CANN, SUSAN B 13798 74TH AVE SEMINOLE FL 33776-3801	13798 74TH AVE (Unincorporated)

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

HARBOR VIEW NO. 4 LOT 53 & PT VAC RD AND UPLAND & SUBM LAND ON S DESC AS BEG NE COR SD LOT TH S 295FT (S) TH NW 60FT (S) TH S 184FT(S) TH NW'LY 21FT TH N 300FT(S) TH NE 167FT(S) TO PT 9.27FT W OF NW COR SD LOT TH E 70FT TO POB & LOTS 54, 55, 56, AND SUBM NO. 20812

Mortgage Letter [File for Homestead Exemption](#)**2015 Parcel Use**

Exemption	2014	2015
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No

Homestead Use Percentage: 100.00%
Non-Homestead Use Percentage: 0.00%
Classified Agricultural: No

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

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
05300/0924	\$690,100 Sales Query	121030251101	A	0H6/009

2014 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>
-------------	---------------------------------	---------------------------------------	------------------------------------	------------------------------------	---------------------------------------

Attachment for Question: 13

I believe we should be rezoned to RR to reduce future overdevelopment of our neighborhood which would lead to more traffic and parking issues. Rezoning would also allow our family horses to remain legally on the property. My family has owned the property located at 13798 74th Ave N, for over 40 years and in that time we have seen much growth in the area, resulting in more traffic down 74th Avenue N.

Due to the passing of my father Dan McCann in December, my mother may need to in the future, sell part of their homestead. My father loved his land and it would be heartbreaking to one day see it broken into tiny pieces. We also have a fence along the front of the property line which we are asking for a variance to allow it to remain. It was constructed by my father many years ago to ensure the safekeeping of the horse which he owned. Over the years we have never received any negative comments from our neighbors, regarding the fence or the horses.

Rezoning to RR would insure larger lot sizes resulting in fewer but possibly larger homes being built. We feel rezoning would help protect our neighborhood from losing its charm and becoming overbuilt and more congested in the future.

OLD REPUBLIC

National Title Insurance Company

1410 N. Westshore Blvd. Ste. 800

Tampa, FL 33607

Phone: 813-228-0555

Fax: 866-596-8764

OWNER & ENCUMBRANCE SEARCH REPORT

Agent File No.: 2015-5313

File No: 15016306

Title Exchange of Pinellas, Inc.

9011 Park Blvd. N. Ste. 209

Seminole, FL 33781

Phone: 727-544-0304

ATTN: Title Exchange

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Deeds recorded in O.R. Book 5295, Page 1739; O.R. Book 5300, Page 924; O.R. Book 5301, Page 1136; O.R. Book 5301, Page 1137 and O.R. Book 5301, Page 1138.

Last Record Title Holder:

DAN J. MCCANN AND SUSAN B. MCCANN HIS WIFE

Documents of Record (copies attached):

LEGAL DESCRIPTION:

Lots 54, 55 and 56, HARBORVIEW NO. 4, according to plat thereof recorded in Plat Book 6, page 9, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, together with those parts of that strip of land lying between the side lines of aforesaid Lots 54, 55 and 56, extended to the waters of Boca Ciega Bay; -AND -

A parcel of submerged land in Boca Ciega Bay in Section 30, Township 30 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:

From the Northeast corner of the Southeast quarter of Section 30, Township 30 South, Range 15 East, run South 0 deg. 45' 55" West, 1335 feet along the East boundary of said Section; thence North 88 deg. 34' 24" West 390 feet to the Northeast corner of Lot 56, Harbor View No. 4, as recorded in Plat Book 6, page 9, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part; thence South 0 deg. 45' 55" West, 368 feet along the East line of said Lot 56, to an intersection with the mean high water mark of Boca Ciega Bay for a Point of Beginning; thence South 0 deg. 45' 55" West, along the said East line of Lot 56, extended 600 feet; thence North 89 deg. 14' 05" West, 180 feet; thence North 0 deg. 45' 55" East, along the West line of Lot 54, of said Harbor View No. 4, extended 600 feet, more or less, to the high water mark of Boca Ciega Bay; thence Easterly along said mean high water mark to the Point of Beginning.

Together with any and all riparian rights appertaining thereto.

74107236 DEED

W COAST TITLE

08 07 74

126037

961785

Period Searched:

From July 19, 1974 to February 16, 2015 @ 08:00 A.M..

Tax Information:

Tax ID Number: 30-30-15-36486-000-0530

2014 Taxes are Paid

Back Taxes: None

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

NOTE: The limit of liability under this certificate for the information furnished herein or for any reason whatsoever, whether based on contract or negligence, shall not exceed \$1,000 and shall be confined to the applicant to whom the certificate is addressed.

Date: February 19, 2015

82004942

O.R. 5295 PAGE 1739

Cash 11 Cts

OFF-RATE 2000

45

4-45 This Quit-Claim Deed, Executed this 6th day of January, A.D. 1982, by

ROGER B. BRODERICK

19 19238301 76 11 1. 12JAB2

first party, to

DAN J. McCANN and SUSAN B. McCANN, his wife

40 4.31

41 4.45

whose postoffice address is 13798 - 74th Avenue North, Seminole, FL 33542

4.45 CK

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 \$ One Dollar, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second 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 lying in the South 1/2 of Section 30, Township 30 South, Range 15 East, Pinellas County, Florida and described as follows: From the Northeast corner of Lot 52 of HARBOR VIEW #4, as recorded in Plat Book 6, page 9, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part of; run South 0°45'55" West along the East boundary of said Lot 52 and or an extension thereof 158.74 feet to a point of beginning; thence continue South 0°45'55" West along the East boundary of said Lot 52 or its extension thereof 23.95 feet; thence North 73°44'05" West, 124.52 feet to a point lying on the West boundary or its extension thereof of said Lot 51; thence North 0°45'55" East along said West boundary of Lot 51 or an extension thereof, 20.5 feet; thence South 75°16'32" East, 123.64 feet to the Point of Beginning.

Documentary Tax Pd. \$.....45

Intangible Tax Pd.

Notary Public, Clerk, Pinellas County

Deputy Clerk

To Have and to Hold the same together with all and singular 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:

Joseph C. Whitelock

W.K. Zewadski

ROGER B. BRODERICK

STATE OF FLORIDA,
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ROGER B. BRODERICK

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNES my hand and official seal in the County and State last aforesaid this 6th day of January, A.D. 1982.

William K. Zewadski

NOTARY PUBLIC

This instrument prepared by: Joseph C. Whitelock
447 Third Ave. No.
St. Petersburg, FL 33701

ZEWADSKI & SMITH, P.A.
Attorneys at Law
Post Office Box 789
St. Petersburg, FL 33781

Pay:
C.L.I.

FILED
JAN 12 6 34 PM '82
CLERK OF PINELLAS COUNTY

Notary Public
William K. Zewadski

Copy 50.00
Per 1.00
34.00

VI Chk 11 the
400
41 05 3060
48 12
\$ 34.60

82010999

for & Receipt:
This instrument was prepared by:
Name Joseph C. Whitelock
SEWADSKI & WHITELOCK
Address 447 Third Ave. N. #400
St. Petersburg, FL 33701

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

O.R. 5300 PAGE 924

This Indenture, Made this 6 day of JANUARY

19 82. Between

ROGER B. BRODERICK

of the County of Pinellas, State of Florida

19 1923903 76 000 22JAB2

DAN J. McCANN and SUSAN B. McCANN, his wife

whose post office address is 13798 - 79 Avenna North, Seminole, FL 33542

of the County of Pinellas, State of Florida

30.60
37.60 CK

Witnesseth, That said grantor, for and in consideration of the sum of (10.00) 10 - 19239986-76-0001. 22JAB2
TEN AND NO/100

and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is 30.60
acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following CA
described land, situate, lying and being in Pinellas County, Florida, to-wit:

A tract of land lying in the S. 1/2 of Section 30, Township 30 S, Range 15
E. Pinellas County, Florida, and described as follows: From the NW corner
of Lot 52 of HARBOR VIEW #4 as recorded in Plat Book 6, Page 9, Public Records
of Hillsborough County, Florida, of which Pinellas County was formerly a part
of, and run S. 0°45'55"W. along the E. Boundary of said Lot 52 and/or an
extension thereof, 182.69'; thence S. 73°44'05" E. 41.51' to a point of
beginning; thence continue S. 73°44'05" E. 20.75' to a point on the W. bound-
ary or its extension thereof of Lot 53 of said HARBOR VIEW #4; thence S.
0°45'55" W. along said W. boundary of Lot 53 or its extension thereof 300
ft. more or less to the open water of Boca Ciega Bay; thence Westerly and
on the waters of said Boca Ciega Bay 20' more or less to a point lying S.
0°45'55" W. from the point of beginning; thence North 0°45'55" E. 300 ft.
more or less to the point of beginning.

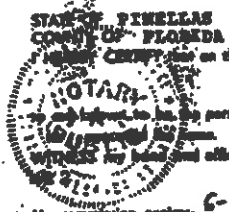
and said grantees do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whatsoever.

"Grantor" and "grantees" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Joseph C. Whitelock
W/KZ

ROGER B. BRODERICK
6 24 PM '82



STATE OF PINELLAS
COUNTY OF FLORIDA
That **CHERRY** on this day before me, an officer duly qualified to take acknowledgments, personally appeared
ROGER B. BRODERICK

to be the person described in and who executed the foregoing instrument and acknowledged before me that
Witness my hand and official seal in the County and State last aforesaid this 6 day of JANUARY

My commission expires: 6-30-83 William K. Zewadski
Notary Public

Documentary Tax Pd. \$ 30.60
Intangible Tax Pd.
Taxes, Fees, Clerk, Pinellas County
By William K. Zewadski, Deputy Clerk

Peter ZEWADSKI & SONS, P.A.
Attorneys at Law
Post Office Box 789
St. Petersburg, FL 33701

01 Cash 11 Cts
40 Rec 4.00
41 DS 4.45
43 Int 1.00
Total 9.45

89012558

OR 5301 PAGE 1136

This Quit Claim Deed, Executed this 23 day of January, A.D. 1982, by

DAN J. McCANN and SUSAN B. McCANN, his wife
first party, to

ROGER B. BRODERICK

whose postoffice address is 5514 Park Blvd., Pinellas Park, FL 33558 76 0001.

second party:

(Wherever and herein the terms "first party" and "second party" shall include singular and plural, male, female, representative, 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 \$ One Dollar, to have paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second 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 lying in the South 1/2 of Section 30, Township 30 South, Range 15 East, Pinellas County, Florida, and described as follows: From the Northeast corner of Lot 52 of HARBOR VIEW # FOUR, as recorded in Plat Book 6, Page 9, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and run South 0°45'55" West, along the East boundary of said Lot 52 and/or an extension thereof, 182.69 feet, to a Point of Beginning; thence South 73°44'05" East, 41.51 feet; thence South 0°45'55" West, 25.22 feet; thence North 72°13'00" West, 41.84 feet; thence North 0°45'55" East, 23.95 feet to the Point of Beginning.

Documentary Tax Pd. \$ 4.45
Intangible Tax Pd. \$ 1.00
Kathleen F. O'Sullivan, Clerk, Pinellas County
Deputy Clerk

FILED IN PINELLAS
JAN 25 6 30 PM '82
CLERK OF DISTRICT COURT

To Have and to Hold the same together with all and singular 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:

John B. B.
Susan B. McCann

Dan J. McCann
DAN J. McCANN
Susan B. McCann
SUSAN B. McCANN

STATE OF FLORIDA,
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, as officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

DAN J. McCANN and SUSAN B. McCANN

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of January, A.D. 1982

Doris Broderick

Notary Public, State of Florida at Large
My Commission Expires 12/31/82

This instrument prepared by: W. K. Zewadski
Address 447 Third Ave. E.
St. Petersburg, FL 33701

01 Cash 11 Ctg
40 Rec 4.00
41 BS 4.45
43 Int 4.45

O.R. 5301 PAGE 1137

82012559

This First Claim Bond, Executed this 23 day of January, A.D. 1982 by

DAN J. MCCANN and SUSAN B. MCCANN, his wife 19 19240251 76 0001- 26JAB2
first party, to 40 4.00
ROGER B. BRODERICK 41 4.45
whose postoffice address is 5514 Park Blvd., Pinellas Park, FL 33565 4.45 CK

second party:

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

Witnesseth, That the said first party, for and in consideration of the sum of \$ One Dollar . in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second 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:

The West 1/2 of a track of land lying the South 1/2 of Section 30, Township 30 South, Range 15 East, Pinellas County, Florida and described as follows: From the Northeast corner of Lot 52 of HARBOR VIEW # FOUR, as recorded in Plat Book 6, Page 9, of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, and run South 0°45'55" West along the East boundary of said Lot 52 and/or an extension thereof, 158.74 feet, to a Point of Beginning; thence South 75°16'32" East, 61.87 feet to a point on the West boundary or its extension thereof of Lot 53 of said HARBOR VIEW # FOUR, thence South 0°45'55" East along said West boundary of Lot 53 or its extension thereof, 25.67 feet; thence North 73°44'05" West 62.26 feet; thence North 0°45'55" East, 23.95 feet to the Point of Beginning.

Documentary Tax Pd. \$ 4.45
Intangible Tax Pd. \$
Kathryn A. DeWitt, Clerk, Pinellas County
Deputy Clerk

FILED
CLERK CIRCUIT COURT
JAN 26 6 38 PM '82

To Have and to Hold the same together with all and singular the appurtenances thereto 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:

John Cole
Susan B. McAnn
STATE OF FLORIDA,
COUNTY OF PINELLAS

Dan J. McCann
DAN J. MCCANN
Susan B. McCann
SUSAN B. MCCANN



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DAN J. MCCANN and SUSAN B. MCCANN, his wife who are known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of January A.D. 1982

Notary Public, State of Florida at Large
My Commission Expires JULY 27, 1982

This instrument prepared by: Zawadzki, W. K.
ZEWADSKI & SMITH, P.A.
Attorneys at Law
Post Office Box 789
St. Petersburg, FL 33731

W. K. ZAWADSKI & SMITH, P.A.
Attorneys at Law
Post Office Box 789
St. Petersburg, FL 33731

01 Cash 11 Cts
40 Rec 4.00
41 DS 4.45
43 Int

82012580

O.R. 5301 PAGE 1138

This Quit-Claim Deed, Executed this 23 day of January 19 1982

26JAB2

ROGER B. BRODERICK

first party, to

DAN J. MCCANN and SUSAN B. MCCANN, his wife

whose postoffice address is 13798 74th Avenue North, Seminole, FL 33542

second party:

(Wherever used herein the words "first party" and "second party" shall include singular and plural, joint, 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 \$ One Dollar in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second 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:

The East 1/2 of a tract of land lying in the South 1/2 of Section 30, Township 30 South, Range 15 East, Pinellas County, Florida and described as follows: From the Northeast corner of Lot 52 of HARBOR VIEW # FOUR, as recorded in Plat Book 6, page 9, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and run South 0°45'55" West along the East boundary of said Lot 52 and/or an extension thereof, 158.74 feet, to a point of beginning; thence South 75°16'32" East, 61.87 feet to a point on the West boundary or its extension thereof of Lot 53 of said HARBOR VIEW # FOUR; thence South 0°45'55" East along said West boundary of Lot 53 or its extension thereof, 25.67 feet; thence North 73°44'05" West 62.26 feet; thence North 0°45'55" East, 23.95 feet to the Point of Beginning.

Documentary Tax Pd. \$.....
\$..... Intangible Tax Pd.
Notary P. B. Baker, Clerk, Pinellas County
By *P. Broderick* Deputy Clerk

PINELLAS CO. FLORIDA
Notary P. B. Baker
SLENN CIRCUIT COURT
JAN 26 6 38 PM '82

To Have and to Hold the same together with all and singular 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:

[Signature] ROGER B. BRODERICK

[Signature]

STATE OF FLORIDA,
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
ROGER B. BRODERICK

to me known to be the person described in and who executed the foregoing instrument and he before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of January A.D. 1982

Notary Public, State of Florida
My Commission Expires 01-01-84

This Instrument prepared by: W. K. Zewadski
447 Third Ave. N
St. Petersburg, FL 33701

Post Office Box 788
St. Petersburg, FL 33701
ZEWADSKI & PETERSON, P.A.
Attorneys at Law
P.O. Box 788
St. Petersburg, FL 33701



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2014 Roll Details — Real Estate Account At 13798 74TH AVE, SEMINOLE

Real Estate Account #R327212

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2014	2013	2012	2011	...	1999
Paid	Paid	Paid	Paid		Paid

Owner: MC CANN, DAN J
13798 74TH AVE
SEMINOLE, FL 33776-3801
and 1 other
Site: 13798 74TH AVE
SEMINOLE

Account number: R327212

Parcel Number: 30/30/15/36486/000/0530

Millage code: STF - SEMINOLE FID TR

Millage rate: 20.6487

Assessed value: 238,958

School assessed value: 238,958

Exemptions

ADDITIONAL HOMESTEAD: 25,000
HOMESTEAD: 25,000

Property Appraiser

2014 annual bill	View	Legal description	Location
Ad valorem:	\$4,097.76	HARBOR VIEW NO. 4 LOT 53 & PT VAC RD AND UPLAND & SUBM LAND ON S DESC AS BEG NE COR SD LOT TH S 295FT (S) TH NW 60FT (S) TH S 184FT(S) TH NW 1/4 21FT TH N 300FT(S) TH NE 167FT(S) TO PT 9.27FT W OF NW COR SD LOT TH E 70FT TO POB & LOTS 54,	?
Non-ad valorem:	\$116.00		
Total Discountable:	4213.76		
No Discount NAVA:	0.00		
Total tax:			
Paid 2014-12-05 \$4,045.21 Effective 2014-11-26 Receipt #755-14-095805			
Property class: Range: 15 Township: 30 Section: 30 Neighborhood: HARBOR VIEW NO. 4 Block: 000 Lot: 0530 Use code: 0110 Total area: 0.000			

Addresses

Other owners: MC CANN, SUSAN B

MC CANN, SUSAN B
13796 24TH AVE
SEABOARD FL 33776-1801



13796 24TH AVE
(Unimproved)

Property Use: 0110 (Single Family Home)

Using Value: 1

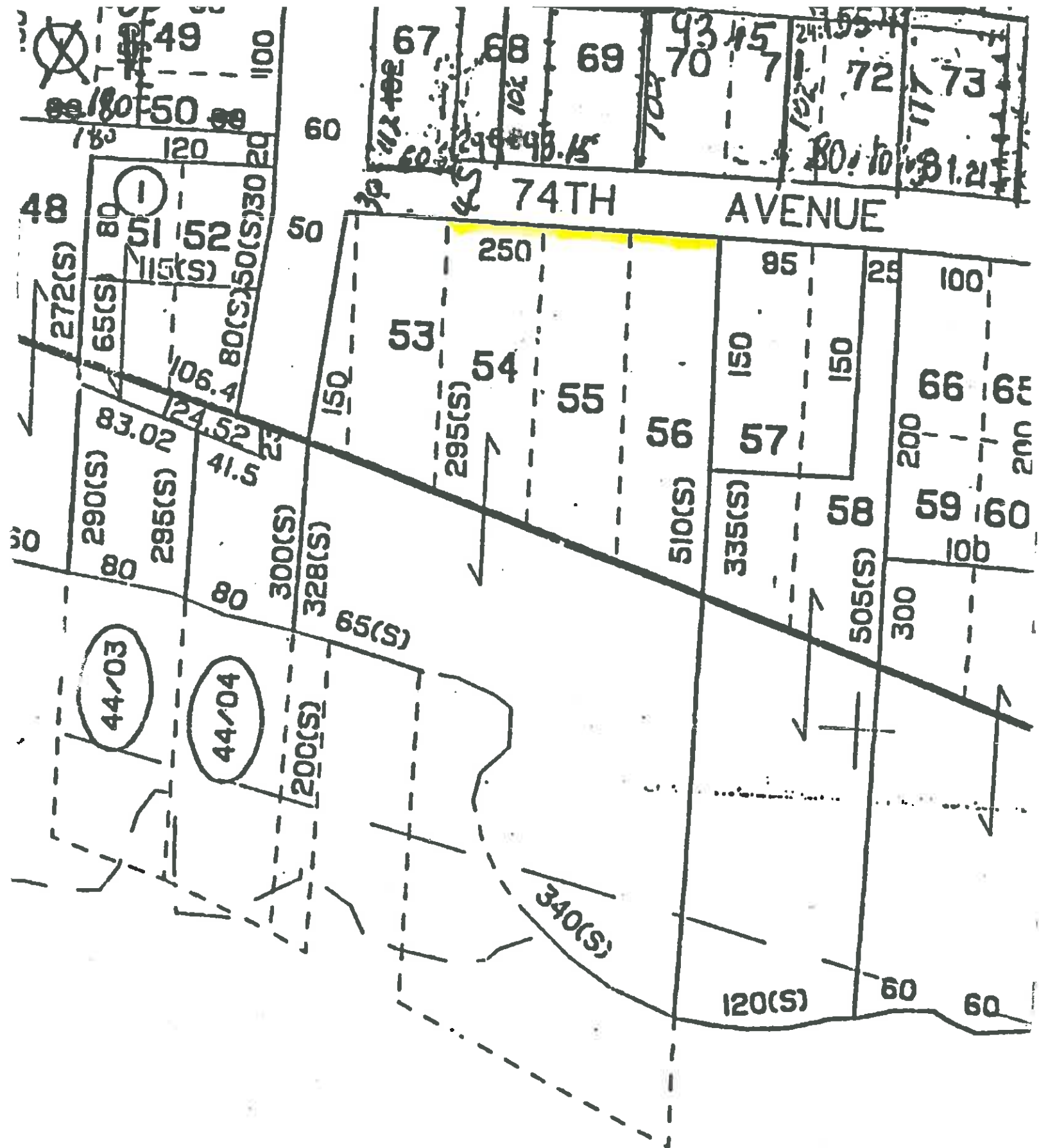
[\[click here to hide\] Legal Description](#)

HARBOR VIEW NO. 4 LOT 53 & PT VAC RD AND UPL AND &
SUNLANDON S DISC AS BEG NE COR SD LOT TH S 295 FT (S)
TH NW 60 FT (S) TH S 184 FT (S) TH NWLY 31 FT TH N 300 FT (S) TH
NE 167 FT (S) TO PT 9 27 FT W OF NW COR SD LOT THE 70 FT TO
POB & LOTS 54, 55, 56, AND SUBM NO. 20812

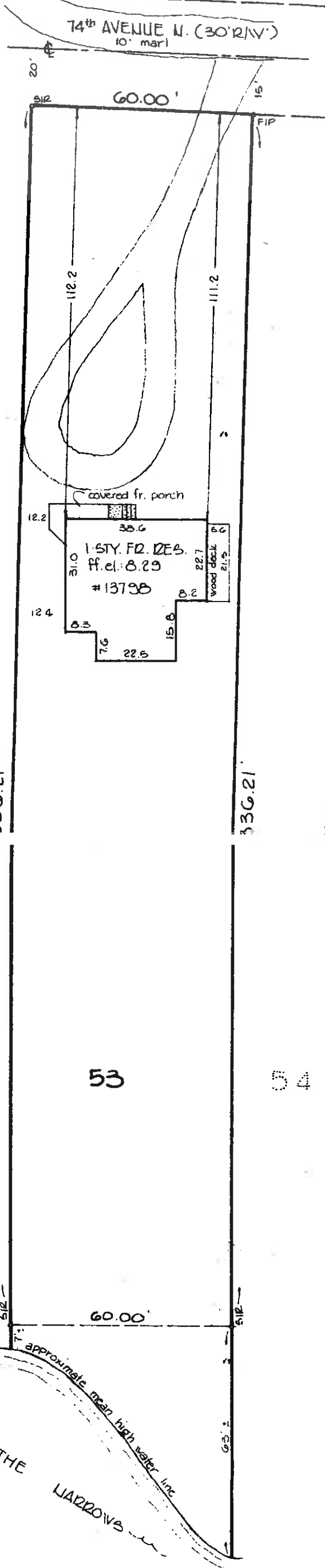
Noticed Letter De Facto Homestead
Exemption

2015 Favored Use

Exemption	2014	2015	Homestead Use Percentage: 100.00%
Homestead	Yes	Yes	
Overseasment	No	No	Non Homestead Use Percentage: 0.00%



Sec. 30, Twp. 30S, Rng. 15E.



Scale: 1" = 30'

For: Daniel McCann

Prepared for Home Federal Savings and Loan Association

LEGAL DESCRIPTION

All of Lot 53, according to the plat of
HARBOR VIEW #4
as recorded in Plat Book 6, Page 9
of the Public Records of Hillsborough County, Florida
of which Pinellas County was formerly a part
and also a strip of land lying South of Lot 53
and between the East and West line of Lot 53
extended to the mean high water line mark of
the Narrows of Boca Ciega Bay

This is to certify that a survey of the above described property
has been made this date in accordance with the plat thereof and
is true and correct to the best of my knowledge and belief.

John C. Brendla
JOHN C. BRENDLA & ASSOCIATES, P. A.
Registered Land Surveyor No. 1269
State of Florida
September 25, 1980

I hereby certify that the survey represented
hereon meets the minimum requirements adopted
by the F.S.P.L.S. & F.L.T.A.

Elevation refers to Mean Sea Level = 0.00ft.

F.B.# 294, pg. 79 & 80

2-8-4-15

JOHN C. BRENDLA & ASSOCIATES, P.A.
CONSULTING ENGINEERS & LAND SURVEYORS
1409 4th Street S., St. Petersburg, Florida

Dwg # 80-56