

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Small Conference Room
May 11, 2015 – 10:00 AM

Case Summary Review:

1. [Z-7-4-15](#) (Doreen E. Saccardo)
2. [Z/LU-11-5-15](#) (United Asset Holdings Commercial, LLC)
3. [CU-12-6-15](#) (106th Avenue Townhomes, LLC)
4. [Z-14-6-15](#) (Gustavo Lopez)
5. [Z-15-6-15](#) (Wal-Mart Stores East, LP)

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

PRC MEETING: May 11, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: June 11, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: July 21, 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

And a Development Agreement restricting outdoor storage for a period not to exceed 5 years and not to exceed a height of 35 ft., providing for covered parking areas and regulation of hours of operation, etc.

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

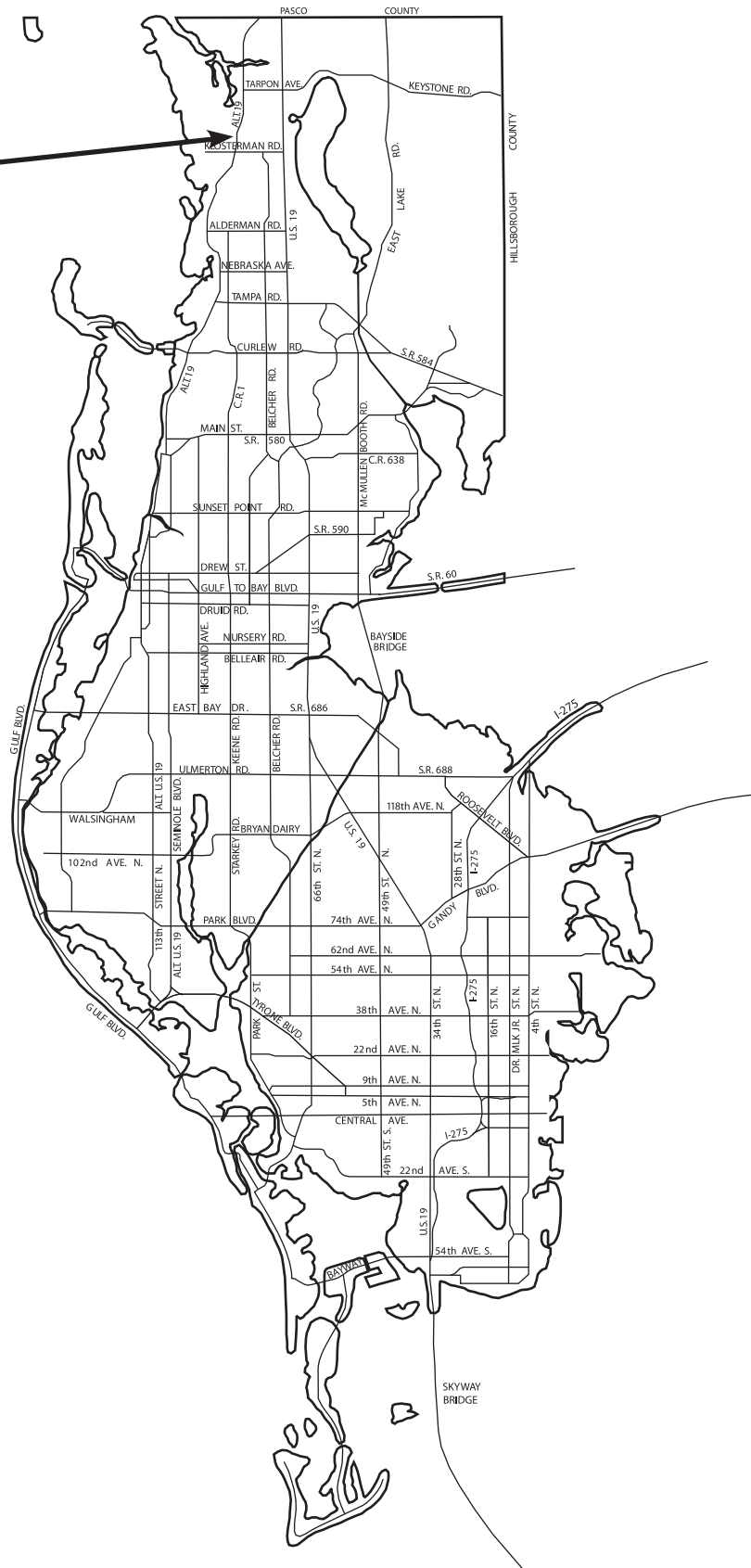
ZONING: C-2

Revised 4/9/15

Z15-000004

LOCATION MAP

Z-7-4-15



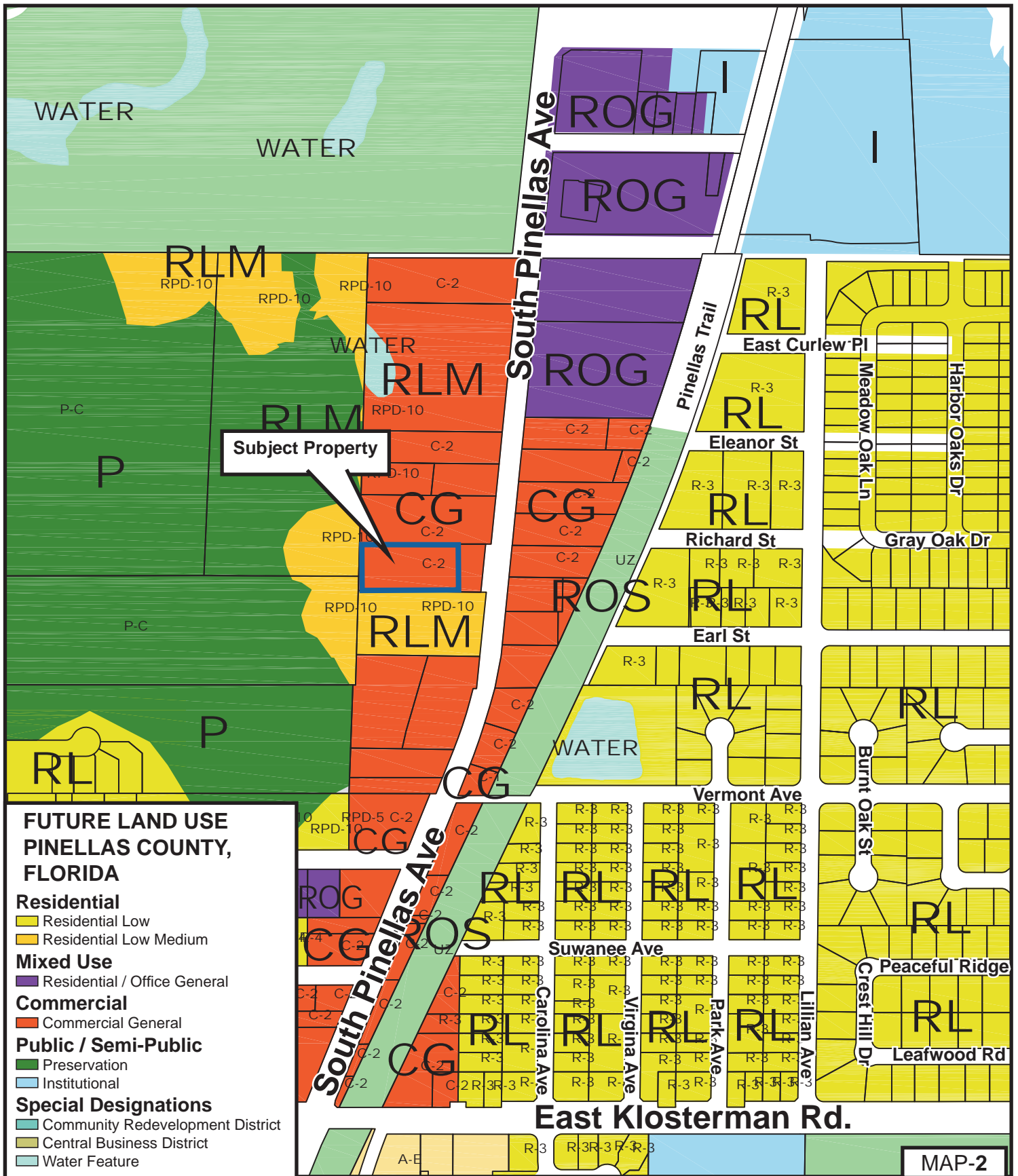
MAP-1

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



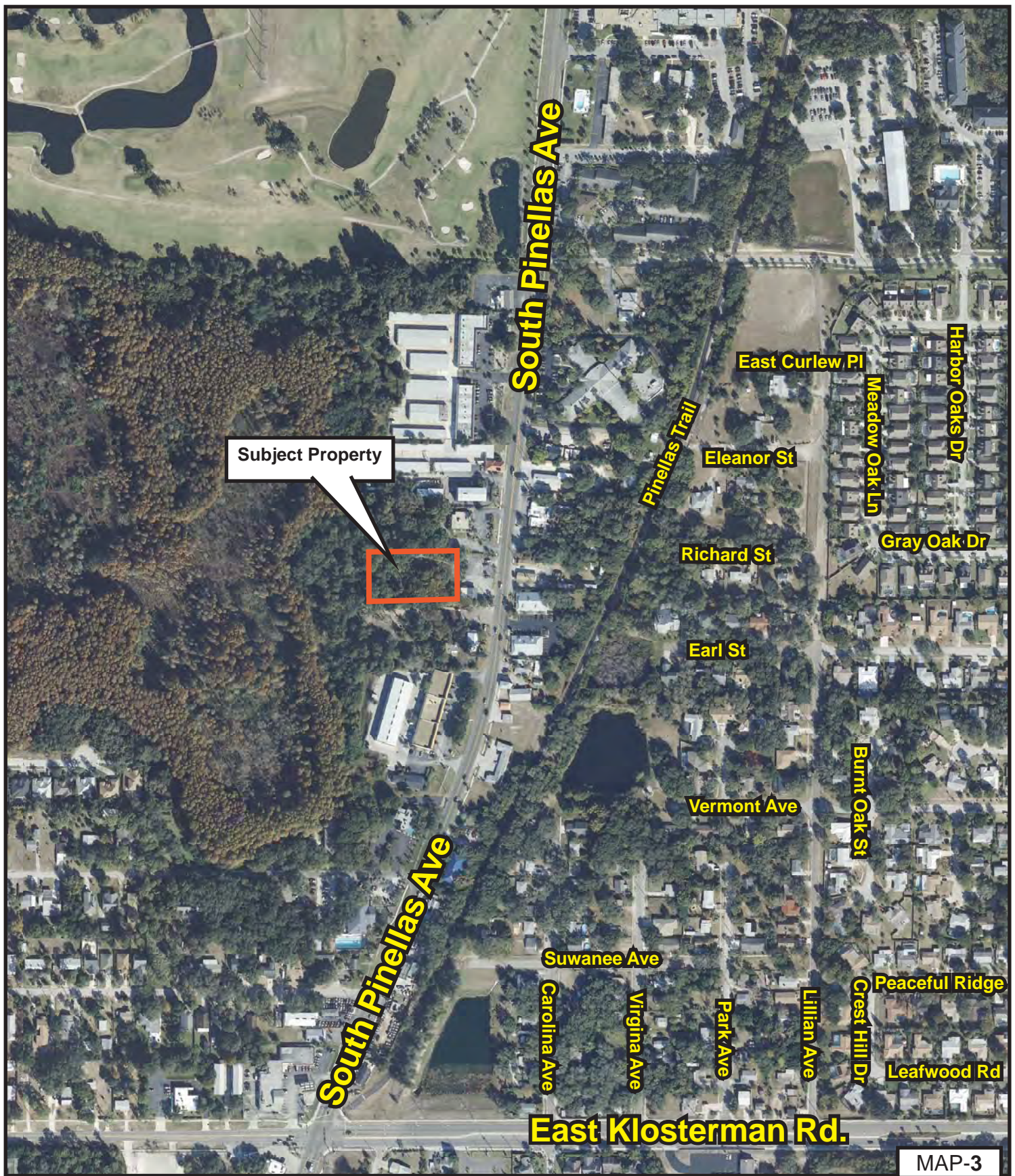


Z-7-4-15

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



STATEMENT OF AGREEMENT

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

Section 1. Recitals. The above recitals are true and correct and are a part of this Agreement.

Section 2. Incorporation of the Act. This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by this reference and made a part of this Agreement. Words used in this Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act.

Section 3. Property Subject to this Agreement. The Property is subject to this Agreement.

Section 4. Ownership. The Property is owned in fee simple by Owner.

Section 5. Effective Date/Duration of this Agreement.

5.1. This Agreement shall become effective as provided for by the Act and shall be contingent upon obtaining final approval, and effectiveness of the land use designation of Commercial General and a zoning designation of, temporary C-3 as requested on the Property.

5.2. This Agreement shall continue in effect until terminated as defined herein but for a period not to exceed five (5) years.

Section 6. Obligations under this Agreement.

6.1. Obligations of the Owner.

6.1.1. Binding Obligations. The obligations under this Agreement shall be binding on Owner, its successors or assigns

6.1.2 Development Review Process. At the time of development of the Property, Owner will submit such applications and documentation as are required by law and shall comply with the County's Code applicable at the time of the effective date of this Agreement.

6.1.3 Development Restrictions. The following restrictions shall apply to development of the Property.

6.1.3.1 The Property shall be used for a open air, boat, car and RV storage only for a period of five (5) years.

6.1.3.2 There shall be no storage contractor equipment, machine shops or other businesses not described above in 6.1.3.1.

6.1.3.3 Development Intensities. Owner shall comply with the building intensities and height required by the Property's zoning and land use designations, unless otherwise modified by this Agreement.

6.1.4 Recording of Deed Restriction. Prior to the approval of a site plan or issuance of a development permit for the Property, Owner shall record a deed restriction encumbering the Property in the official records of Pinellas County, Florida and deliver a copy of such recorded deed restriction to the Director of the County Planning Department or his designee. The deed restriction shall be approved as to form by the County Attorney (which approval shall not be unreasonably withheld) and shall generally describe the development limitations of this Agreement. The deed restriction shall be perpetual and may be amended or terminated only with the consent of the County, which consent shall not be unreasonably withheld. This shall not occur for more than five (5) years.

6.2 Obligations of the County.

6.2.1 Concurrent with the approval of this Agreement, the Board amends the land use and zoning designation for the Property as set forth in Recital F above.

6.2.2 County will process preliminary and final site plan applications for the Property that are consistent with the Plan and that meet the requirements of the Code at the time of the effective date of this Agreement.

6.2.3 The final effectiveness of the redesignation referenced in Section 6.2.1 is subject to:

6.2.3.1 The provisions of Chapter 125 and 163, Florida Statutes, as they may govern such amendments; and

6.2.3.2 The expiration of any appeal periods or, if an appeal is filed, at the conclusion of such appeal.

Section 7. Public Facilities to Service Development. The following public facilities are presently available to the Property from the sources indicated below. Development of the Property will be governed by and must satisfy the concurrency ordinance provisions applicable at the time of the effective date of this Agreement.

7.1. Potable water from Tarpon Springs.

7.2. Sewer service from Tarpon Springs.

7.3. Fire protection from Tarpon Springs.

7.4. Drainage facilities for the parcel will be provided by Owner.

Section 8. Required Local Government Permits. The required local government development permits for development of the Property include, without limitation, the following:

8.1. Site plan approval(s) and associated utility licenses and right-of-way utilization permits;

8.2. Construction plan approval(s);

8.3. Building permit(s); and

8.4. Certificate(s) of occupancy.

Section 9. Consistency. The County finds that development of the Property consistent with the terms of this Agreement is consistent with the Pinellas County Comprehensive Plan.

Section 10. Termination.

10.1. In the event of termination pursuant to Section 10.2 or failure to commence the development of the subject property within the duration of the Agreement as defined in Section 5 above, the Property shall return to its current land use and zoning designations. Owner agrees to cooperate and not contest any administrative procedures necessary to implement restoration of the land use and zoning designations. This obligation survives the termination of the Agreement for the time necessary to accomplish the redesignations.

10.2. If Owner's obligations set forth in this Agreement are not followed in a timely manner, as determined by the County Administrator, after notice to Owner and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until Owner has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this Agreement by the County, at the discretion of the County and after notice to Owner and an opportunity for Owner to be heard.

Section 11. Other Terms and Conditions. Except in the case of termination, until five (5) years after the effective date of this Agreement, the Property shall not be subject to subsequently adopted laws and policies unless the County has held a public hearing and determined:

11.1. They are not in conflict with the laws and policies governing the Development Agreement and do not prevent development of the land uses, intensities, or densities in this Agreement;

11.2. They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;

11.3. They are specifically anticipated and provided for in this Agreement;

11.4. The County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or

11.5. This Agreement is based on substantially inaccurate information provided by Owner.

Section 12. Compliance with Law. The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve Owner from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

Section 13. Notices. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to Owner: Doreen E. Saccardo, 31 Baywood Drive, Palm Harbor 34683

If to County: Pinellas County Board of County Commissioners
c/o County Administrator
315 Court St.
Clearwater, FL 33756

With copy to: David S. Sadowsky, Esquire
Senior Assistant County Attorney
Pinellas County Attorneys Office
315 Court Street
Clearwater, Florida 33756

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

Section 14. Right to Cure. Owner will not be deemed to have failed to comply with the terms of this Agreement until Owner shall have received notice from the County of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the County Administrator, reasonably exercised.

Section 15. Minor Non-Compliance. Owner will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the judgment of the County Administrator, reasonably exercised, as a minor or inconsequential nature.

Section 16. Covenant of Cooperation. The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Property.

Section 17. Approvals. Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

Section 18. Completion of Agreement. Upon the completion of performance of this Agreement or its revocation or termination, the Owner or his successor in interest shall record a statement in the official records of Pinellas County, Florida, signed by the parties hereto, evidencing such completion, revocation or termination, and shall forthwith deliver a copy of this document to the Director of the County Building and Development Review Services Department or his designee.

Section 19. Entire Agreement. This Agreement (including any and all Exhibits attached hereto, all of which are a part of this Agreement to the same extent as if such Exhibits were set forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

Section 20. Construction. The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Owner includes Owner's successors or assigns. This Agreement was the production of negotiations between representatives for the County and Owner and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

Section 21. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days notice to the other parties.

Section 22. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

Section 23. Counterparts. This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

End of Substantive Provisions, Signature Page to follow

WITNESSES:

OWNER

By: _____

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2011, by _____, who is personally known to me or who produced
_____ as identification.

Notary Public

By: _____

Print Notary Name
My Commission Expires: _____

ATTEST:

PINELLAS COUNTY, FLORIDA

KEN BURKE, CLERK

Deputy Clerk

By: _____

Chairman
Board of County Commissioners

APPROVED AS TO FORM:

County Attorney

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

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

5655 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.

SKETCH & DESCRIPTION
1750 S. PINELLAS AVENUE
TARPON SPRINGS

PINELLAS COUNTY

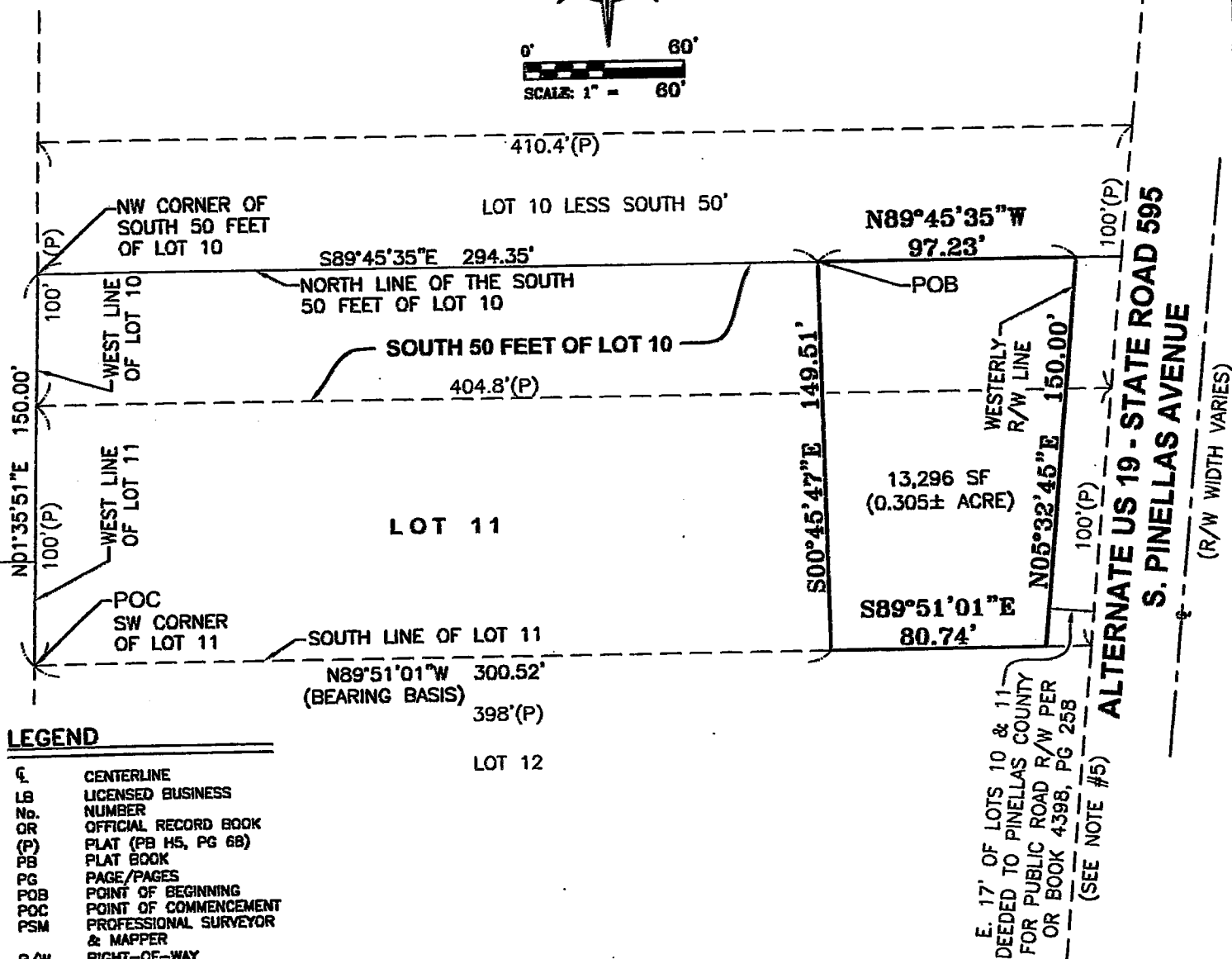
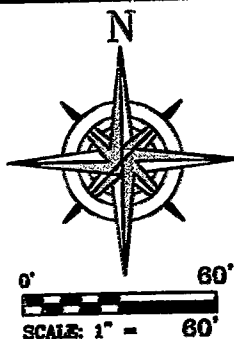
FLORIDA

WORK ORDER	2014-93S
DATE:	2/20/2015
DRAWN:	LKC
SCALE:	NO SCALE
SHEET NO.	1 OF 2

DANA A. WYLLIE, 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



LEGEND

CL	CENTERLINE
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT (PB H5, PG 68)
PB	PLAT BOOK
PG	PAGE/PAGES
PGB	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

NOTES:

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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

5611 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
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SKETCH & DESCRIPTION
1750 S. PINELLAS AVENUE
TARPON SPRINGS

WORK ORDER 2014-935

DATE: 2/20/2015

DRAWN: LKC

SCALE: 60'

SHEET NO. 2 OF 2

Dana A. Wyllie 2/20/2015
DANA A. WYLLIE, PSM, LS 5874

PINELLAS COUNTY

FLORIDA

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

PINELLAS COUNTY, FLORIDA

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

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

NOTES:

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PINELLAS COUNTY

FLORIDA

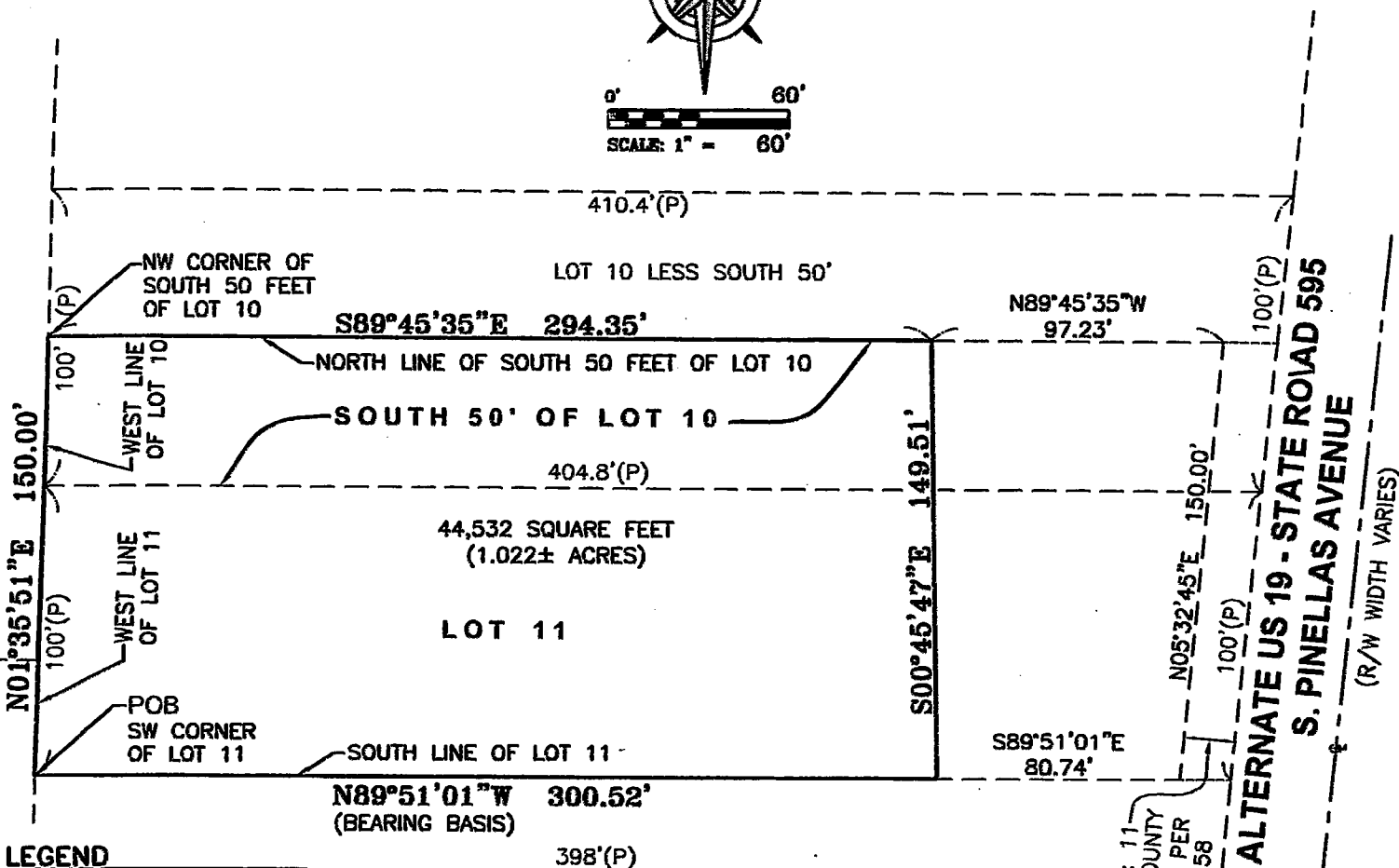
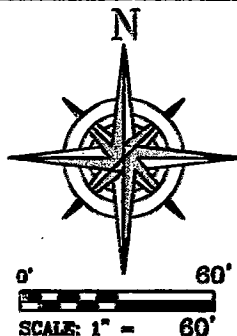
WORK ORDER	2014-93S
DATE:	2/11/2015
DRAWN:	LKC
SCALE:	NO SCALE
SHEET NO.	1 OF 2

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

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



LEGEND

C	CENTERLINE
CPB	CONDOMINIUM PLAT BOOK
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
SR	STATE ROAD
TWP	TOWNSHIP

NOTES:

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Dana A. Wylie 2/20/2015
DANA A. WYLIE, 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

CASE SUMMARY
CASE NO. Z/LU-11-5-15
(Quasi-Judicial)

PRC MEETING: May 11, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: June 11, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: July 21, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: September 9, 2015 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: October 6, 2015

APPLICANT'S NAME: United Asset Holdings Commercial, LLC

REQUEST: Zone change from: A-E-W, Agricultural Estate Residential-
Wellhead Protection Overlay
to: IL-W , Institutional Limited-Wellhead Protection Overlay
(2.03 ac.) and P/C, Preservation Conservation (.43 ac.)

Land Use change from: Residential Suburban
to: Institutional (2.03 ac.) and Preservation (.43 ac.)

And a variance located approximately 506 feet away from an existing assisted living facility where a distance of 1,200 feet is required a variance to allow one parking space per three beds where one parking space per bed is required, and a variance to allow the proposed building to have a maximum height of 45 ft. where 35 ft. is allowed.

CASE DESCRIPTION: Approximately 2.471 acres of land for the purpose of establishing an Assisted Living Facility located at 721 East Lake Road in the unincorporated area of Tarpon Springs (15/27/16/00000/320/0100). A legal description is available in file upon request.

APPLICANT/ADDRESS: United Asset Holdings Commercial, LLC
c/o Todd Pressman
334 East Lake Road, #102
Palm Harbor, FL 34685

REP/ADDRESS: Todd Pressman
Pressman & Assoc.
334 East Lake Road, #102
Palm Harbor, FL 34685

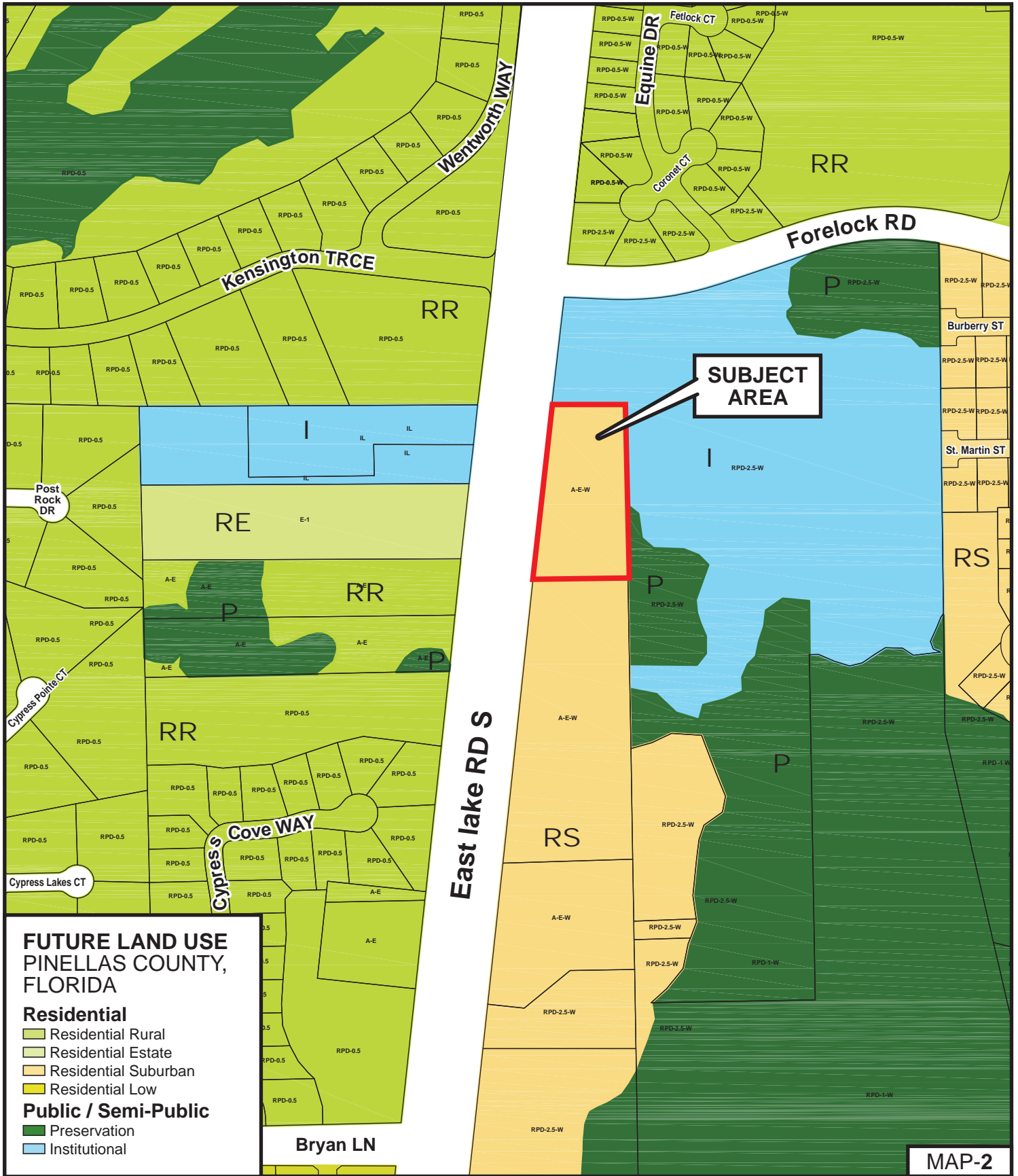
NOTICES SENT TO: United Asset Holdings Commercial, LLC, c/o Todd Pressman, Mike Meidel-
Economic Development Council, DOT, Clint Herbic-Pinellas County School
Board, BCC Office & Surrounding Owners

EXISTING USE: Closed Plant Nursery

PROPOSED USE: Assisted Living Facility

LAND USE: Residential Suburban

ZONING: A-E-W



Z/LU-11-5-15

Zone change From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W, Institutional Limited- Wellhead Protection Overlay

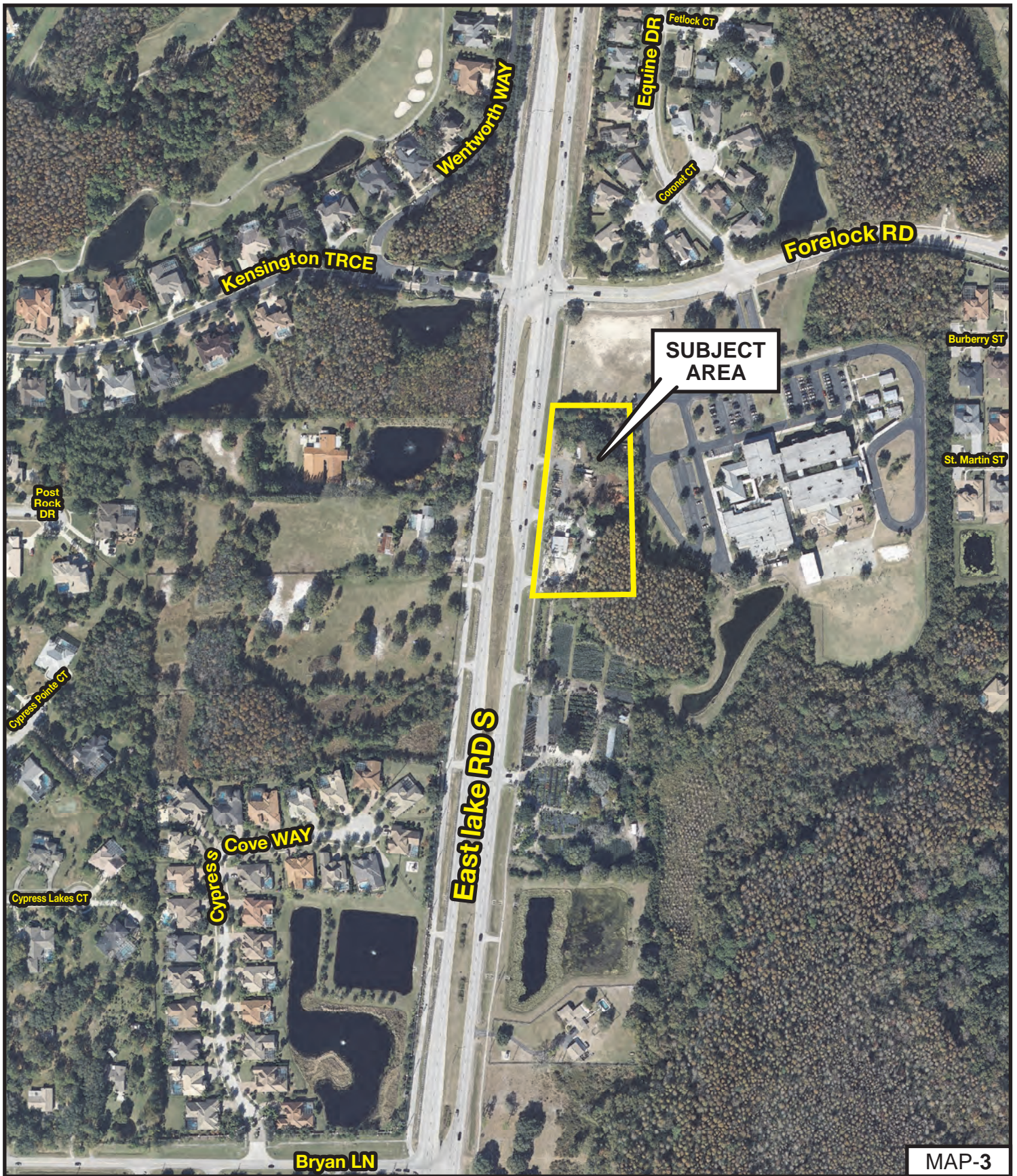
Land Use change From: Residential Suburban
To: Institutional

And a variance to located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department April 2015





MAP-3

Z/LU-11-5-15

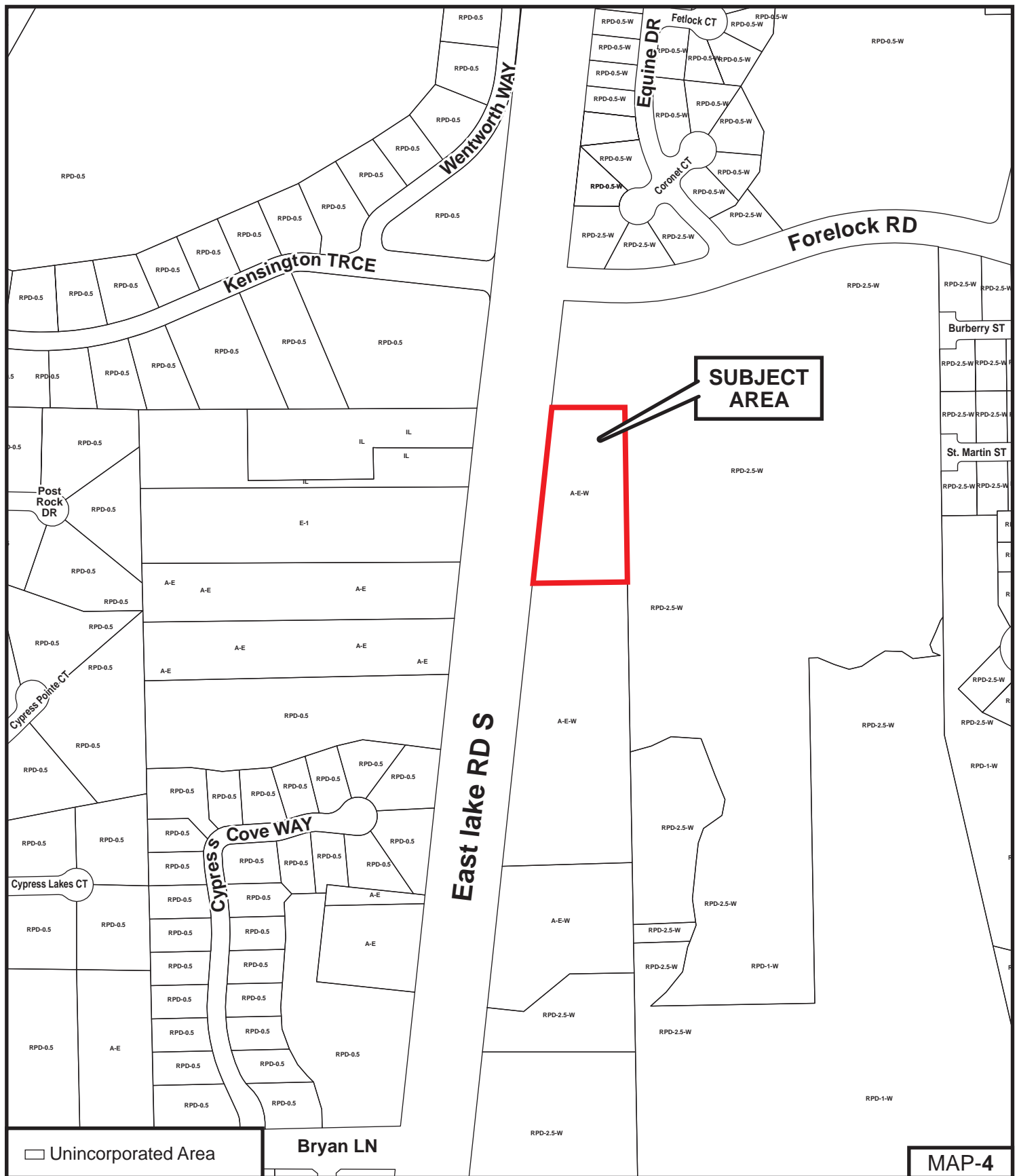
Zone change From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W, Institutional Limited- Wellhead Protection Overlay
Land Use change From: Residential Suburban
To: Institutional

And a variance to located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department April 2015





Z/LU-11-5-15

Zone change From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W, Institutional Limited- Wellhead Protection Overlay
Land Use change From: Residential Suburban
To: Institutional

And a variance to located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department April 2015



Subject:

FW: Pressman: East Lake ALF

From: Todd Pressman [<mailto:todd@pressmaninc.com>]

Sent: Wednesday, April 29, 2015 11:02 AM

To: Cueva, John

Cc: Sadowsky, David S; Bailey, Glenn

Subject: Re: Pressman: East Lake ALF

Please accept this email as a request to add a variance request for height of the structure to this application. The variance requested is a maximum height of 45 feet. However that maximum height is primarily for the purpose of architectural elements at only some points of the entire structure - not the entire structure. Most jurisdictions measure the height of a structure to a midpoint of the roof - Pinellas County does not. The roof architectural elements are important for this structure so that it maintains a very strong residential appearance - thank you.

Todd Pressman
Pres. Pressman & Assoc., Inc,
334 East Lake Road, #102
Palm Harbor, Fl 34685
Ph. 727-804-1760
Email: Todd@Pressmaninc.com
Fx. 1-888-977-1179
Web: WWW. Pressmaninc.com

On Apr 29, 2015, at 10:53 AM, Todd Pressman <todd@pressmaninc.com> wrote:

What exactly do u need - only change is height issue added

Todd Pressman
Pres. Pressman & Assoc., Inc,
334 East Lake Road, #102
Palm Harbor, Fl 34685
Ph. 727-804-1760
Email: Todd@Pressmaninc.com
Fx. 1-888-977-1179
Web: WWW. Pressmaninc.com

On Apr 29, 2015, at 10:45 AM, Cueva, John <jcueva@co.pinellas.fl.us> wrote:

Todd you need to get me the revised application ASAP !

John

John Cueva
Zoning Manager
440 Court Street
4th Floor
Clearwater, FL 33756
Pinellas County Planning (Strategic Planning & Initiatives)
(727) 464-3585
Fax (727) 464-3585
jcueva@pinellascounty.org

All government correspondence is subject to the public records law.

From: Todd Pressman [<mailto:todd@pressmaninc.com>]
Sent: Monday, April 27, 2015 12:40 PM
To: Sadowsky, David S
Cc: Cueva, John; Bailey, Glenn
Subject: Re: Pressman: East Lake ALF

We will defer to the June LPA - but need to include a height variance to 45' (for roof peaks). We also have the parking variance - also:

- 1) do we come to PRC (staff again? When?)
- 2) we need to defer the Keystone ALF also by a month. We want Eastlake to be a month in front of Keystone, please, thru the process.

Thanks, all.

On Monday, April 27, 2015, Todd Pressman <todd@pressmaninc.com> wrote:
I'm checking... - thx

On Monday, April 27, 2015, Sadowsky, David S <dsadowsk@co.pinellas.fl.us> wrote:
Todd, I called John Cueva and Glenn Bailey, and they informed me that your client has missed the deadline for the submittal of the variance, and the matter would need to be continued for one month for its inclusion. Please inform me if your client wishes to continue the matter for one month so that the variance request can be included?

David S. Sadowsky

Sr. Assistant County Attorney
Pinellas County Attorney's Office
315 Court Street, 6th Floor
Clearwater, FL 33756
Phone: (727-464-3354
Fax: (727-464-4147
dsadowsk@pinellascounty.org

All government correspondence is subject to the public records law

From: Todd Pressman [<mailto:todd@pressmaninc.com>]
Sent: Sunday, April 26, 2015 6:17 PM
To: Sadowsky, David S
Subject: Pressman: East Lake ALF

David, evidently, my guys will need a height variance. Can we still include that variance at this time with the application as it is supposed to move forward to the LPA in May?

Thanks.

Todd Pressman, President,
Pressman & Associates, Inc.
334 East Lake Rd., #102
Palm Harbor, FL 34685
Ph. 727-804-1760, Email, Todd@Pressmaninc.com
Fx., 1-888-977-1179

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Todd Pressman, President,
Pressman & Associates, Inc.
334 East Lake Rd., #102
Palm Harbor, FL. 34685
Ph. 727-804-1760. Fx. 1-888-977-1179.
Email: Todd@Pressmaninc.com
Web Site: Pressmaninc.com

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Todd Pressman, President,
Pressman & Associates, Inc.
334 East Lake Rd., #102
Palm Harbor, FL. 34685
Ph. 727-804-1760. Fx. 1-888-977-1179.
Email: Todd@Pressmaninc.com
Web Site: Pressmaninc.com

1. Owner: United Asset Holdings Commercial, LLC
Mailing Address: Please use agent
City: _____ State: _____ Zip Code: _____ Daytime Phone: (____) _____
Email: _____

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

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

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

MARINO, JOHN, Title VP HERRERA, PEDRO A, VP

OSTERMAYER, LARRY, VP

Karen Chandler, Agent

Specify interest held: as noted

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

Is contract conditional or absolute? _____ Conditional X Absolute

- C. Are there any options to purchase on subject property? O Yes X 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: rezoning FROM A-E-U TO IL
LAND USE AMENDMENT
5. Location of subject property (street address): 721 E Lake Rd, S.
FROM RS TO INST, A
VARIANCE TO ALLOW AN ALF
506 FT. FROM ANOTHER FACILITY
1 M VARIANCE TO ALLOW ONE PARKING
SPACE FOR THREE BEDS WHERE
ONE SPACE PER BED IS REQ.
6. Legal Description of Property: (attach additional documents if necessary)

PART OF NW 1/4 OF SW 1/4 OF SEC 15-27-16 DESC BEG NE COR OF NW 1/4 OF SW 1/4 TH
S00D58'51"E 471.53FT TH S89D01'09"W 256.50FT TO E R/W OF EAST LAKE RD TH N06D09'04"E
477.52FT TH N89D44'07"E 197.42FT TO POB CONT 2.47AC(C)

7. Size of Property: 196 feet by 477' feet, 2.47 acres
8. Present zoning classification: A E U proposed: IL
9. Present Land Use Map designation: Res Sub. proposed: Institutional
10. Date subject property acquired: 1/2014
11. Existing structures and improvements on subject property:
1 old broken down commercial structure

12. Proposed structures and improvements will be:
ALF

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).
This is a proposed use that has lower trips and lower impacts. There will be no other access points other than East Lake Road; no subdivisions will be affected by access points. As a residential use, it will fit into the development pattern of the immediate area. What is proposed is a higher end user of the industry with a proven local record of 1st rate locations, 1st rate care and 1st rate and well presented buildings. There is a growing need for this use by public. There is another ALF located across East Lake Road, but with that roadway as a buffer and with that other facility located far off the roadway and well buffered it is determined there will not be any imposition.

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:

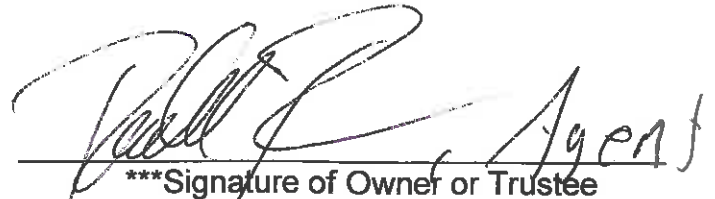
15. Does applicant own any property contiguous to subject property? ☐ Yes ☒ No
If so, give complete legal description of contiguous property:

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

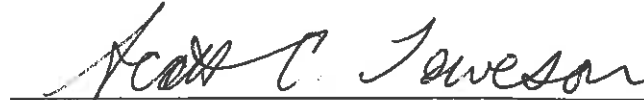
Signed by Todd Pressman, Pres., AGENT, Pressman & Assoc, Inc.

Date: 03/13/2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 13 day of MARCH, 20 15

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



(signature) NOTARY PUBLIC

Scott C. Toweson

State of Florida (seal)

My Commission EE 202084

Expires May 24, 2016

***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).

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

334 EASTLAKE ROAD, SUITE #102, PALM HARBOR, FL 34684

FX. (888) 977-1179, CELL. 727-804-1760, E-MAIL, TODD@PRESSMANINC.COM

LETTER OF AUTHORIZATION

To Pinellas County, Florida:

Please accept this letter of authority to allow Todd Pressman, of Pressman and Associates, Inc., and Eric Moore, to represent a Zoning/Land Use Amendment application and associated land use issues for the property under parcel ID#: 15-27-16-00000-320-0100.

Thank you.

UNITED ASSET HOLDINGS COMMERCIAL LLC

By: Valley National Bank, a national banking association,
successor by merger to 1st United Bank, its sole Manager

By: *Larry Ostermayer*
Larry Ostermayer, its Vice President

State of: Florida
County of: Palm Beach

Before me personally appeared Larry Ostermayer, a Vice President of Valley National Bank, a national banking association, successor by merger to 1st United Bank, the sole Manager of UNITED ASSET HOLDINGS COMMERCIAL LLC, who, being duly sworn, swears and affirms that the above information is true to the best of his/her knowledge.

Signed and sworn before me this 5th day of March, 2015, a.d., who I ☒ personally know or ☐ produced identification as _____

Melisa A. Kratz
Notary Public *Melisa A. Kratz*



Pressman and Assoc., Inc.

Governmental and Public Affairs

334 eaSt lake Rd., #102 Palm Harbor, FL 34685

727-804-1760, Fx. (888) 977-1179

E-MAIL, Todd@Pressmaninc.com

721 East Lake Road **Proposed ALF – Filing Amendment**

This is a request to formally submit two variances with this application.

1) Variance to reduce to distance between two ALF's. 1000' is required. 506' MOL is proposed to exist between the uses.

There are several critical issues here. The first is that both sites are separated by a very wide, 4 lane, buffered & grass divided highway. The right of way is as wide as a six lane roadway – almost 200' itself. This physical barrier is a substantial buffer between the uses. Second, because of this separation, the two uses are not located in any same subdivision-like development, of which it is understood was the main generator of the County's separation requirement discussed here. Further, neither operation is located in any residential subdivision and exists as free standing uses.

The ALF located on the West side of the highway is located far off the roadway and nestled deep into a wooded and secluded spot. It is not visible from the roadway.

There will be a difference in the type of care provided at the two facilities. The proposed facility will have a higher & more extensive level of care and the associated license to provide that care. Technically that would be an EEC license versus not having an ECC license – Extended Congregate Care. The proposed facility will have a greater level of amenities and room sizes. The proposed site will not have residents who drive vehicles.

2) Variance to reduce the parking requirement from 1 space per each bed, to allow 1 parking space per each 3 beds.

The parking demand a facility of this nature is more than adequate at the lower level and we will provide a traffic expert's opinion and data on this issue. This is also based on the fact that the residents at this facility will not be driving vehicles.

Thank you for your consideration.

Pressman and Assoc., Inc.

Governmental and Public Affairs

334 eaSt lake Rd., #102 Palm Harbor, FL 34685

727-804-1760, Fx. (888) 977-1179

E-MAIL, Todd@Pressmaninc.com

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

UNITED ASSET HOLDINGS COMMERCIAL, LLC

Filing Information

Document Number	L09000003785
FEI/EIN Number	270838490
Date Filed	01/12/2009
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	08/02/2011
Event Effective Date	NONE

Principal AddressONE NORTH FEDERAL HIGHWAY
BOCA RATON, FL 33432

Changed: 04/22/2011

Mailing AddressONE NORTH FEDERAL HIGHWAY
BOCA RATON, FL 33432

Changed: 04/22/2011

Registered Agent Name & AddressCHANDLER, KAREN
1700 PALM BEACH LAKES BLVD
SUITE 650
WEST PALM BEACH, FL 33401

Name Changed: 04/22/2011

Address Changed: 04/22/2011

Authorized Person(s) Detail**Name & Address**

Title MGR

1ST UNITED BANK
ONE NORHT FEDERAL HWY
BOCA RATON, FL 33432

Title P

MARINO, JOHN
1700 PALM BEACH LAKES BLVD SUITE 650
WEST PALM BEACH, FL 33401

[Home](#)[Contact Us](#)[E-Filing Services](#)[Document Searches](#)[Forms](#)[Help](#)

Title VP

HERRERA, PEDRO A
1700 PALM BEACH LAKES BLVD SUITE 650
WEST PALM BEACH, FL 33401

Title VP

OSTERMAYER, LARRY
1700 PALM BEACH LAKES BLVD SUITE 650
WEST PALM BEACH, FL 33401

Annual Reports

Report Year	Filed Date
2012	04/25/2012
2013	04/26/2013
2014	04/07/2014

Document Images[04/07/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/26/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/25/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[08/02/2011 -- LC Amendment and Name Change](#)[View image in PDF format](#)[07/13/2011 -- LC Amendment](#)[View image in PDF format](#)[04/22/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/26/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/08/2009 -- LC Amendment](#)[View image in PDF format](#)[01/12/2009 -- Florida Limited Liability](#)[View image in PDF format](#)

Buchanan Ingersoll & Rooney PC

KNOW GREATER PARTNERSHIP

Thomas J. Hunt
Direct Dial: 813 222 3063
tom.hunt@bipc.com

501 East Kennedy Blvd., Suite 1700
Tampa, Florida 33602
T 813 228 7411
F 813 229 8313
www.bipc.com

March 11, 2015

RE: Certificate of Ownership
Parcel No. 15-27-16-00000-320-0100
Property Address: 721 E Lake Road South, Tarpon Springs, Florida 34688

To Whom It May Concern:

The undersigned represents Eric Moore, the prospective buyer of the subject property described above. Based upon my personal knowledge gained through a review of the Pinellas County Property Appraiser's records and the Official Records of Pinellas County Clerk of Court and attached hereto as Exhibit "A" and Exhibit "B" respectively, without conducting a formal title search, United Asset Holdings Commercial LLC, a Florida limited liability company, is the owner of the subject property described above.

Sincerely,

BUCHANAN INGERSOLL & ROONEY PC



Thomas J. Hunt

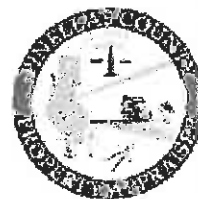
enclosures

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

15-27-16-00000-320-0100

Compact Property Record Card
[Portability
Calculator](#)
Data Current as of
March 11, 2015
[Email](#) [Print](#)
[Radius
Search](#)
[Improvement Value
per F.S. 553.844](#)


Ownership/Mailing Address Change Mailing Address	Site Address
UNITED ASSET HOLDINGS COMMERCIAL LLC 1700 PALM BEACH LAKES BLVD STE 650 WEST PALM BEACH FL 33401- 2026	721 E LAKE RD S (Unincorporated)


[Property Use:](#) 0110 (Single Family Home)


 Living Units:
1

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

 PART OF NW 1/4 OF SW 1/4 OF SEC 15-27-16 DESC BEG NE COR OF NW 1/4 OF SW 1/4 TH
 S00D58'51"E 471.53FT TH S89D01'09"W 256.50FT TO E R/W OF EAST LAKE RD TH
 N06D09'04"E 477.52FT TH N89D44'07"E 197.42FT TO POB CONT 2.47AC(C)

Mortgage Letter Exemption	 File for Homestead	2015 Parcel Use
Exemption	2015	2016
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
		Homestead Use Percentage: 0.00%
		Non-Homestead Use Percentage: 100.00%
		Classified Agricultural: No

[Parcel Information](#) [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18272/0023 	\$217,200 Sales Query	121030273221	D	

[2014 Interim Value Information](#)

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$172,713	\$172,713	\$172,713	\$172,713	\$172,713

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

Exhibit "A"
Page 2 of 4

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$172,713	\$172,713	\$172,713	\$172,713	\$172,713
2013	No	\$203,834	\$203,834	\$203,834	\$203,834	\$203,834
2012	No	\$205,169	\$205,169	\$205,169	\$205,169	\$205,169
2011	No	\$221,222	\$221,222	\$221,222	\$221,222	\$221,222
2010	No	\$254,172	\$254,172	\$254,172	\$254,172	\$254,172
2009	No	\$293,895	\$293,895	\$293,895	\$293,895	\$293,895
2008	No	\$343,600	\$343,600	\$343,600	\$343,600	\$343,600
2007	No	\$296,300	\$296,300	\$296,300	N/A	\$296,300
2006	No	\$330,800	\$330,800	\$330,800	N/A	\$330,800
2005	No	\$300,000	\$300,000	\$300,000	N/A	\$300,000
2004	No	\$226,100	\$226,100	\$226,100	N/A	\$226,100
2003	No	\$214,700	\$214,700	\$214,700	N/A	\$214,700
2002	No	\$185,400	\$185,400	\$185,400	N/A	\$185,400
2001	No	\$181,400	\$181,400	\$181,400	N/A	\$181,400
2000	No	\$115,100	\$115,100	\$115,100	N/A	\$115,100
1999	No	\$109,400	\$109,400	\$109,400	N/A	\$109,400
1998	No	\$107,000	\$107,000	\$107,000	N/A	\$107,000
1997	No	\$103,200	\$103,200	\$103,200	N/A	\$103,200
1996	No	\$104,500	\$104,500	\$104,500	N/A	\$104,500

2014 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
Click Here for 2014 Tax Bill	Tax District:	Sale Date	Book/Page	Price	Q/U V/I
Tax Collector Mails 2014 Tax Bills October 31	ETF	01 Jun 2007	17786 / 1171	\$2,600	U I
2014 Final Millage Rate	20.6706	07 Jun 2007	15828 / 1455	\$450,000	Q I
2014 Est Taxes w/o Cap or Exemptions	\$3,570.08	14 Apr 2005	14244 / 1762	\$350,000	Q I
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.		18 Jun 1998	10137 / 0978	\$125,000	Q I
			05351 / 1838	\$7,500	U

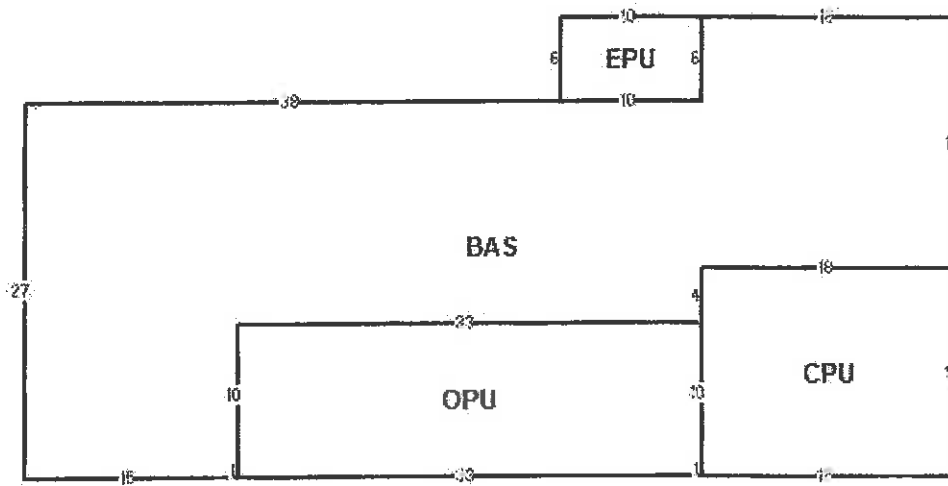
2014 Land Information						
Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	0x0	60000.00	2.4400	1.0000	\$146,400	AC

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

Site Address: 721 E LAKE RD S

Exhibit "A"
Page 3 of 4

Quality:
 Average
 Square
 Footage:
 1950.00
 Foundation:
 Piers
 Floor System:
 Wood
 Exterior Wall:
 Frame/Reclad
 Alum/Viny
 Roof Frame:
 Gable Or Hip
 Roof Cover:
 Shingle
 Composition
 Stories: 1
 Living units: 1
 Floor Finish:
 Carpet/
 Vinyl/Asphalt
 Interior Finish:
 Drywall/Plaster
 Fixtures: 3
 Year Built:
 1968
 Effective Age:
 47
 Heating:
 Central Duct
 Cooling: None



Complete
 Proper
 Record
 Card

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective
<u>Open Porch Unfinished</u>	0	363	0.15	
<u>Enclosed Porch</u>	0	60	0.45	
<u>Unfinished</u>	0			
<u>Carport Unfinished</u>	0	270	0.15	
<u>Base</u>	1,257	1,257	1.00	1,2
Total Living SF: 1,257		Total Gross SF: 1,950	Total Effective SF: 1,3	

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Ye
-------------	------------	-------	--------------------	-------------------	----

WORKSHOP	\$20.00	1,520.00	\$30,400.00	\$24,320.00	19'
PORCH	\$5.00	760.00	\$3,800.00	\$3,800.00	19'
SHED	\$6.00	120.00	\$720.00	\$720.00	19'

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

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#)
[Legend](#)

[Map](#)

[Sales](#)
[Query](#)

[Back to Query](#)
[Results](#)

[New](#)
[Search](#)

[Tax Collector Home](#)
[Page](#)

[Contact](#)
[Us](#)

Exhibit " B
Page 1 of 1

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522011CA006588XXCICI

REF: 582820
Doc Stamps Assessed \$0.70

OLD HARBOR BANK
Plaintiff

PAID

VS.

D AND B LLC ; GLEICHOWSKI, DANIEL E ; JIMERSON, ROBERT F ;
ROBLEY INVESTMENTS LC ; J J DANMAR INC ; DUQUESNAY,
ROSALIND ; DUQUESNAY, MARK A
Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on December 17, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

That part of the West 1/2 of the SW 1/4 of Section 15, Township 27 South, Range 16 East described as follows: Begin at the NE corner of the West 1/2 of the SW 1/4 of Section 15, Township 27 South, Range 16 East and run thence South 0° 58' 51" East, along the Easterly line or said West 1/2, 471.53 feet; thence South 89° 01' 09" West, 283.86 feet to the Easterly Right of Way line of East Lake Road; thence North 6° 09' 33" East, along said Right of Way Line, 478.04 feet; thence North 89° 44' 07" East, along the Northerly line of said SW 1/4, 224.47 feet to Point of Beginning, in Pinellas County, Florida.

Except the following portion described as follows: From the Northwest corner of the Southwest 1/4 of Section 15, Township 27 South, Range 16 East, Pinellas County, Florida, run thence North 89° 42' 07" East, 1091.23 feet along the North Line of the said Southwest 1/4 of Section 15 to the Easterly right of way line of East Lake Road as recorded in Official Records Book 1058, Page 661, Public Records of Pinellas County, Florida for a Point of Beginning; thence North 89° 42' 07" East, 27.05 feet along said North line; thence South 06° 09' 4" West, 477.52 feet to the South line of said grantors' tract; thence South 89° 01' 54" West, 27.36 feet along said South line to the Easterly right-of way line of said East Lake Road; thence North 06° 11' 43" E., 477.87 feet (478.04 feet by deed) along said Easterly right-of way line to the Point of Beginning (the "Property").

Property Address: 721 E. Lake Road South, Tarpon Springs, FL 34688.

Parcel ID#: 15-27-16-00000-320-0100.

was sold to: UNITED ASSET HOLDINGS COMMERCIAL LLC., A FLORIDA LIMITED LIABILITY COMPANY

whose address is
1700 Palm Beach Lakes Blvd, Suite 650
West Palm Beach, FL 33401

WITNESS my hand and the seal of this court on January 03, 2014.





KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

Exhibit " **B** "
Page 1 of 1

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522011CA006588XXCICI

REF: 582820
Doc Stamps Assessed \$0.70

OLD HARBOR BANK
Plaintiff

PAID

VS.

D AND B LLC ; GLEICHOWSKI, DANIEL E ; JIMERSON, ROBERT F ;
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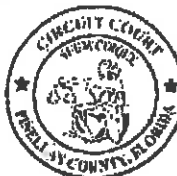
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whose address is
1700 Palm Beach Lakes Blvd. Suite 650
West Palm Beach, FL 33401

WITNESS my hand and the seal of this court on January 03, 2014.




KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

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Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



Exhibit " **B** "
Page **1** of **1**

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522011CA006588XXCIC1

REF: 582820
Doc Stamps Assessed \$0.70

OLD HARBOR BANK
Plaintiff

PAID

VS.

D AND B LLC ; GLEICHOWSKI, DANIEL E ; JIMERSON, ROBERT F ;
ROBLEY INVESTMENTS LC ; J J DANMAR INC ; DUQUESNAY,
ROSALIND ; DUQUESNAY, MARK A
Defendant

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Except the following portion described as follows: From the Northwest corner of the Southwest 1/4 of Section 15, Township 27 South, Range 16 East, Pinellas County, Florida, run thence North 89° 42' 07" East, 1091.23 feet along the North Line of the said Southwest 1/4 of Section 15 to the Easterly right of way line of East Lake Road as recorded in Official Records Book 1038, Page 661, Public Records of Pinellas County, Florida for a Point of Beginning; thence North 89° 42' 07" East, 27.05 feet along said North line; thence South 06° 09' 4" West, 477.52 feet to the South line of said grantors' tract; thence South 89° 01' 54" West, 27.36 feet along said South line to the Easterly right-of way line of said East Lake Road; thence North 06° 11' 43" E., 477.87 feet (478.04 feet by deed) along said Easterly right-of-way line to the Point of Beginning (the "Property").

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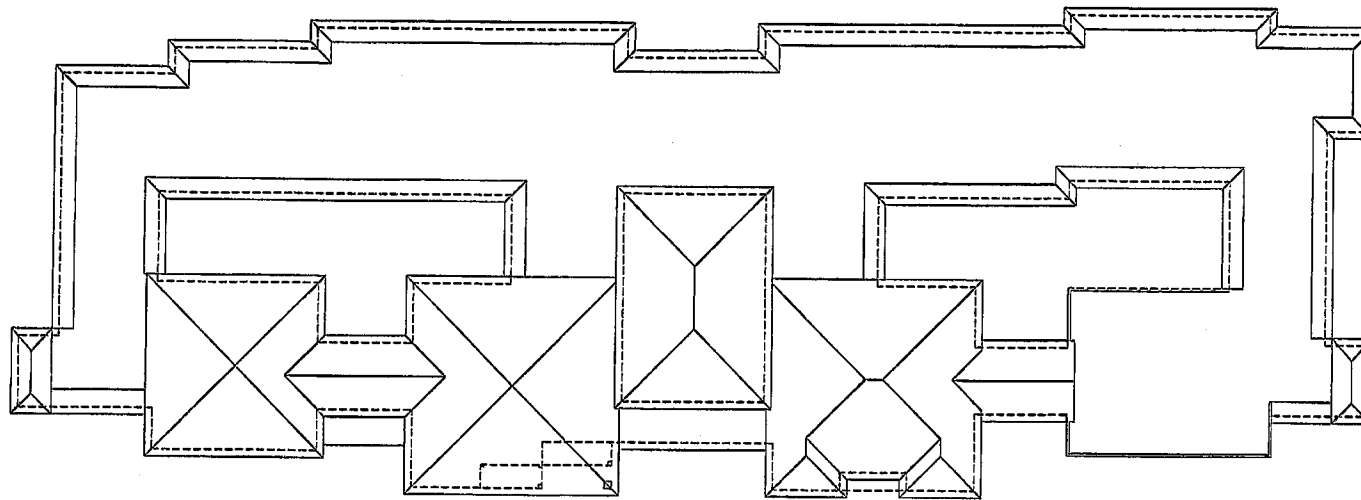
whose address is
1700 Palm Beach Lakes Blvd, Suite 650
West Palm Beach, FL 33401

WITNESS my hand and the seal of this court on January 03, 2014.




KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER





2 ROOF PLAN
A3.1



1 FRONT ELEVATION
A3.1

Architect
LARRY R. ARCHER

WS Architecture, plc

© 2011
WS Architecture, plc
10000 W. Lake Nona Blvd., Suite 200
Orlando, FL 32826
727.860.4700
www.wsarchitect.com

EAST LAKE ALF

TARPON SPRINGS, FLORIDA

Issue Date	2/11/15	Project Number	10000
Revisions			

NORTH

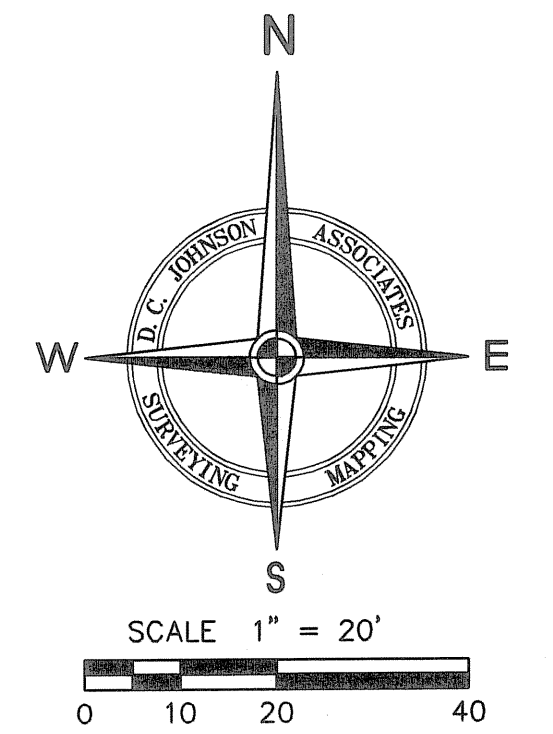
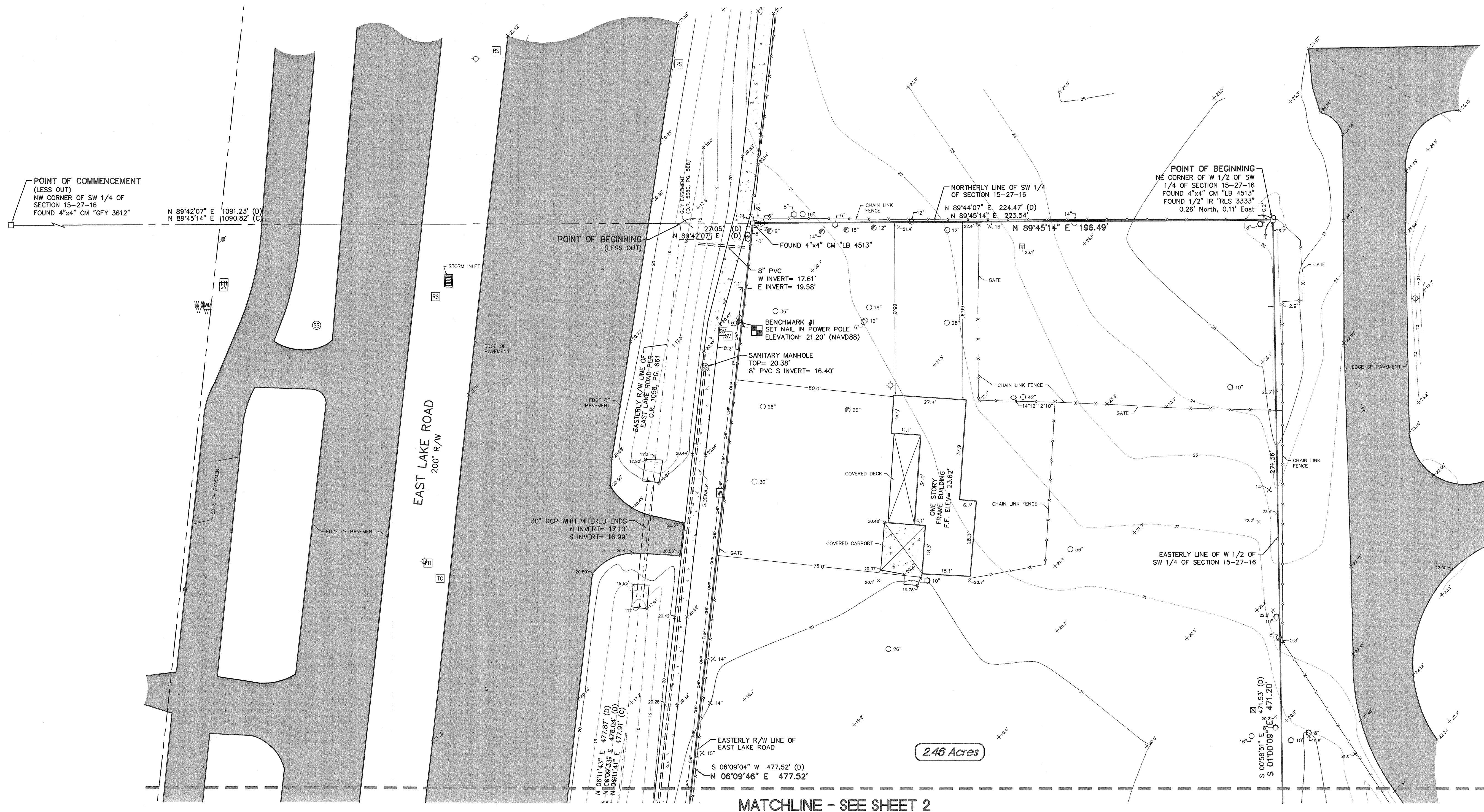
ROOF PLAN AND
EXTERIOR
ELEVATION

DIRECTOR

A3.1

Z/LU-11-515

A PORTION OF THE
WEST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 15, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LEGEND	
IP, IR	= IRON PIPE, IRON ROD
CM	= CONCRETE MONUMENT
(F)	= FIELD DERIVED MEASUREMENT
(P)	= MEASUREMENT PER PLAT
(D)	= MEASUREMENT PER DESCRIPTION
E.C.	= PROPERTY LINE, CENTERLINE
R/W	= RIGHT OF WAY
○	= FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
●	= FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)
○	= SET 5/8" IR "D.C. JOHNSON LB 4514"
□	= FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
■	= SET 4"x4" CM "LB 4514"
⊞	= ELECTRIC BOX
⊞	= FIRE HYDRANT
⊞	= GATE VALVE
⊞	= GUY ANCHOR
⊞	= LIGHT POLE
⊞	= SANITARY SEWER MANHOLE
⊞	= POWER POLE
⊞	= ROAD SIGN
⊞	= TELEPHONE EQUIPMENT BOX
⊞	= TRAFFIC CONTROL BOX
⊞	= WATER METER
⊞	= WATER LINE MARKER
⊞	= CAMPHOR TREE (SIZE INDICATED)
⊞	= CEDAR TREE (SIZE INDICATED)
⊞	= CYPRESS TREE (SIZE INDICATED)
⊞	= OAK TREE (SIZE INDICATED)
⊞	= PALM TREE (SIZE INDICATED)
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⊞	= UNKNOWN TREE (SIZE INDICATED)
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F.F.	= FINISHED FLOOR
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O.R.	= OFFICIAL RECORDS BOOK
P.C.	= PAGE
PVC	= POLY-VINYL-CHLORIDE PIPE
RCP	= REINFORCED CONCRETE PIPE
S.F.	= SQUARE FEET
—	= OVERHEAD POWER LINE
—	= JURISDICTIONAL LINE MARKER
⊞	= VERTICAL CONTROL BENCHMARK
■	= ASPHALT
■	= BRICK PAVERS
■	= CONCRETE

DESCRIPTION: (Per Official Records Book 18272, Page 23, of the public records of Pinellas County, Florida)

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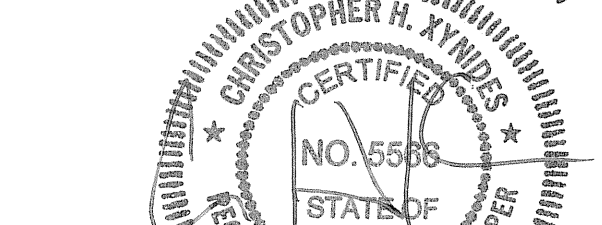
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SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.
- This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
- Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "PRINE H", located at the intersection of Forelock Road and Crestridge Drive in East Lake, Florida, published elevation = 18.06' (NAVD88). The conversion to National Geodetic Vertical Datum of 1929 (NGVD29) is "NAVD88 + 0.84" = NGVD29" according to U.S. Army Corps of Engineers Corpcon 6.0.1 program. Published Elevation = 18.06' (NAVD88) Converted Elevation = 18.90' (NGVD29)
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- Bearings shown hereon are based on the North boundary of the Southwest 1/4 of Section 15, Township 27 South, Range 16 East, Pinellas County, Florida. Said line bears N.89°45'14"E.
- Tress located and shown hereon are limited to those trees being 4" in diameter at breast height, and greater.

Z/LU-11-5-15
RECEIVED 4-21-15

Date of Field Survey: 4/01/15



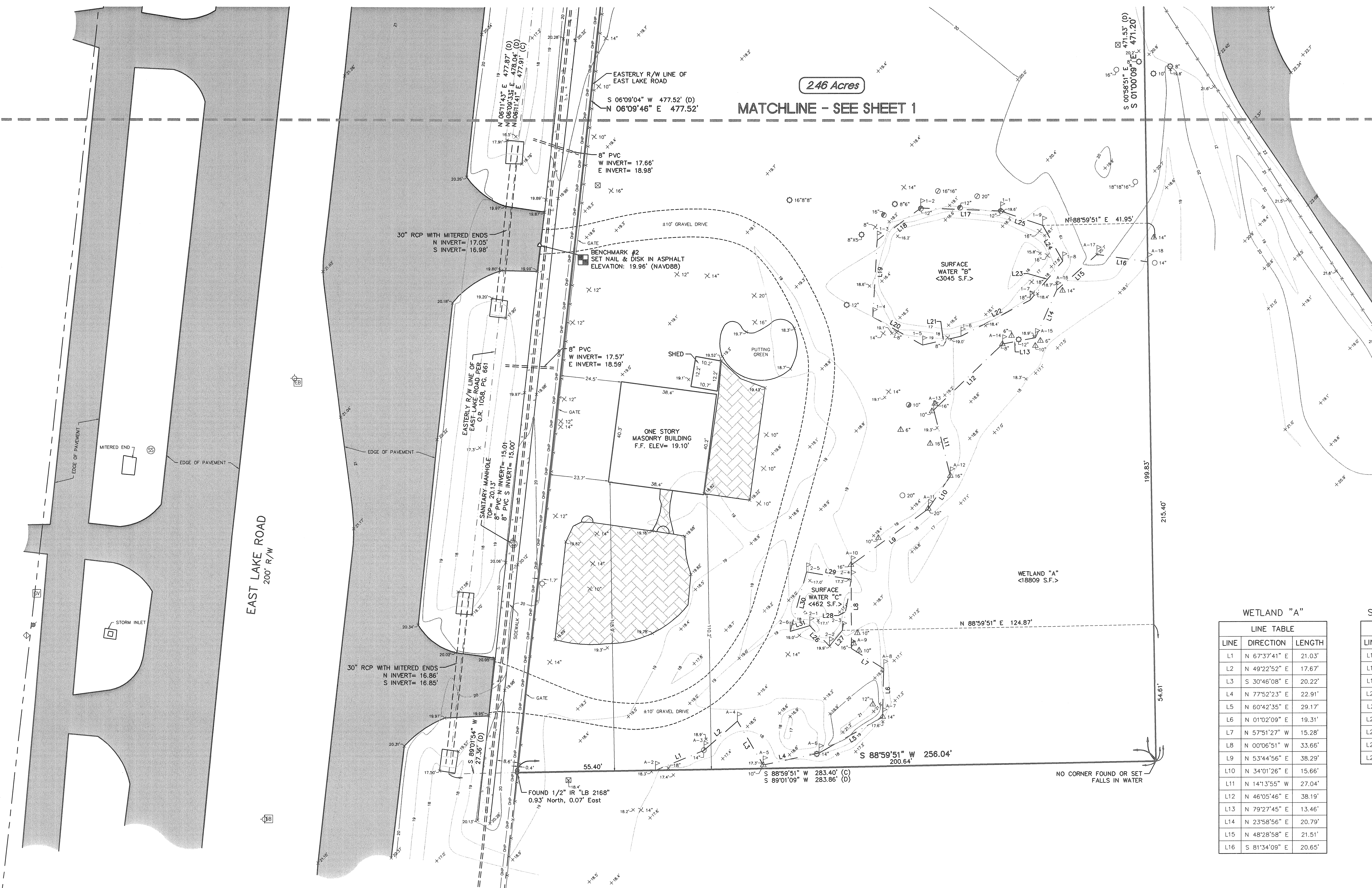
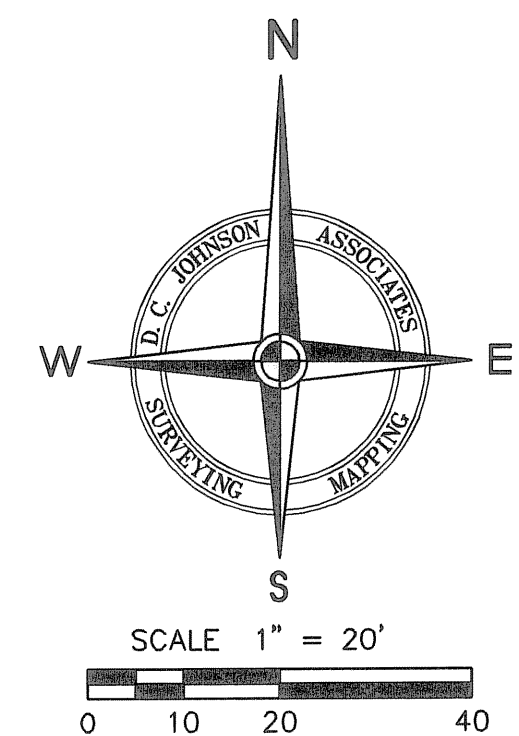
For D.C. Johnson & Associates, Inc.
Christopher H. Ryndes
Florida Registered Surveyor and Mapper No. 5566
Florida Licensed Business Number 4514
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



Phone: (352) 588-2768
Fax: (352) 588-2713
11911 South Curley Street
San Antonio, Florida 33576

BOUNDARY & TOPOGRAPHIC SURVEY			
PREPARED FOR Coastal Design Consultants, Inc.			
East Lake Road ALF			
PROJECT NO.: 2015-061A01.00001	SCALE: 1" = 20'		
DRAWN BY: RR	4/01/15	SHEET	
CHECKED BY: CHX	4/02/15	1 OF 2	

A PORTION OF THE
WEST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 15, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



- LEGEND**
- IP - IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - (P) = FIELD DERIVED MEASUREMENT
 - (D) = MEASUREMENT PER DEED
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 - R/W = RIGHT OF WAY
 - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - ⊙ = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)
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 - = OVERHEAD POWER LINE
 - = JURISDICTIONAL LINE MARKER
 - ⊙ = VERTICAL CONTROL BENCHMARK
 - = ASPHALT
 - = BRICK PAVERS
 - = CONCRETE

WETLAND "A"

LINE	DIRECTION	LENGTH
L1	N 67°37'41" E	21.03'
L2	N 49°22'52" E	17.67'
L3	S 30°46'08" E	20.22'
L4	N 77°52'23" E	22.91'
L5	N 60°42'35" E	29.17'
L6	N 01°02'09" E	19.31'
L7	N 57°51'27" W	15.28'
L8	N 00°06'51" W	33.66'
L9	N 53°44'56" E	38.29'
L10	N 34°01'26" E	15.66'
L11	N 141°3'55" W	27.04'
L12	N 46°05'46" E	38.19'
L13	N 79°27'45" E	13.46'
L14	N 23°58'56" E	20.79'
L15	N 48°28'58" E	21.51'
L16	S 81°34'09" E	20.65'

SURFACE WATER "B"

LINE	DIRECTION	LENGTH
L17	N 87°46'29" W	32.01'
L18	S 53°38'04" W	21.69'
L19	S 03°04'41" W	30.84'
L20	S 60°24'58" E	22.90'
L21	N 77°12'42" E	15.83'
L22	N 62°27'11" E	31.24'
L23	N 39°40'31" E	20.31'
L24	N 29°16'11" W	16.48'
L25	N 71°07'31" W	17.80'

SURFACE WATER "C"

LINE	DIRECTION	LENGTH
L26	S 43°56'14" E	11.44'
L27	N 38°53'37" E	8.15'
L28	N 09°57'59" E	20.79'
L29	N 80°15'27" W	18.22'
L30	S 15°16'22" W	24.87'
L31	N 73°29'54" E	8.19'

Z/LU-11-5-15
RECEIVED 4-21-15

JOHNSON ASSOCIATES
SURVEYING AND MAPPING

Phone: (352) 588-2768
Fax: (352) 588-2713
11911 South Curley Street
San Antonio, Florida 33576

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR
Coastal Design Consultants, Inc.

East Lake Road ALF

PROJECT NO.: 2015-061A01.00001	SCALE: 1" = 20'
DRAWN BY: RR	4/01/15
CHECKED BY: CHX	4/02/15
SHEET 2 OF 2	

CASE SUMMARY
CASE NO. CU-12-6-15
(Quasi-Judicial)

PRC MEETING: May 11, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: June 11, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: July 21, 2015 @ 6:30 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: 106th Avenue Townhomes, LLC

REQUEST: A Conditional Use to allow temporary housing for fire station staff, storage shed for gear, and a carport for parking fire trucks.

CASE DESCRIPTION: Approximately 2.44 acres on the north side of 106th Avenue North, 448 ft. east of Seminole Boulevard in the unincorporated area of Seminole (15/30/15/70596/400/1001). A legal description is available in file upon request.

APPLICANT/ADDRESS: 106th Ave Townhomes, LLC
c/o Mike Hendry
P. O. Box 8373
Madeira Beach, FL 33738

REP/ADDRESS: Fire Chief Heather Burford
City of Seminole
9199 113th Street North
Seminole, FL 33772

NOTICES SENT TO: 106th Ave Townhomes, LLC, Fire Chief Heather Burford, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant

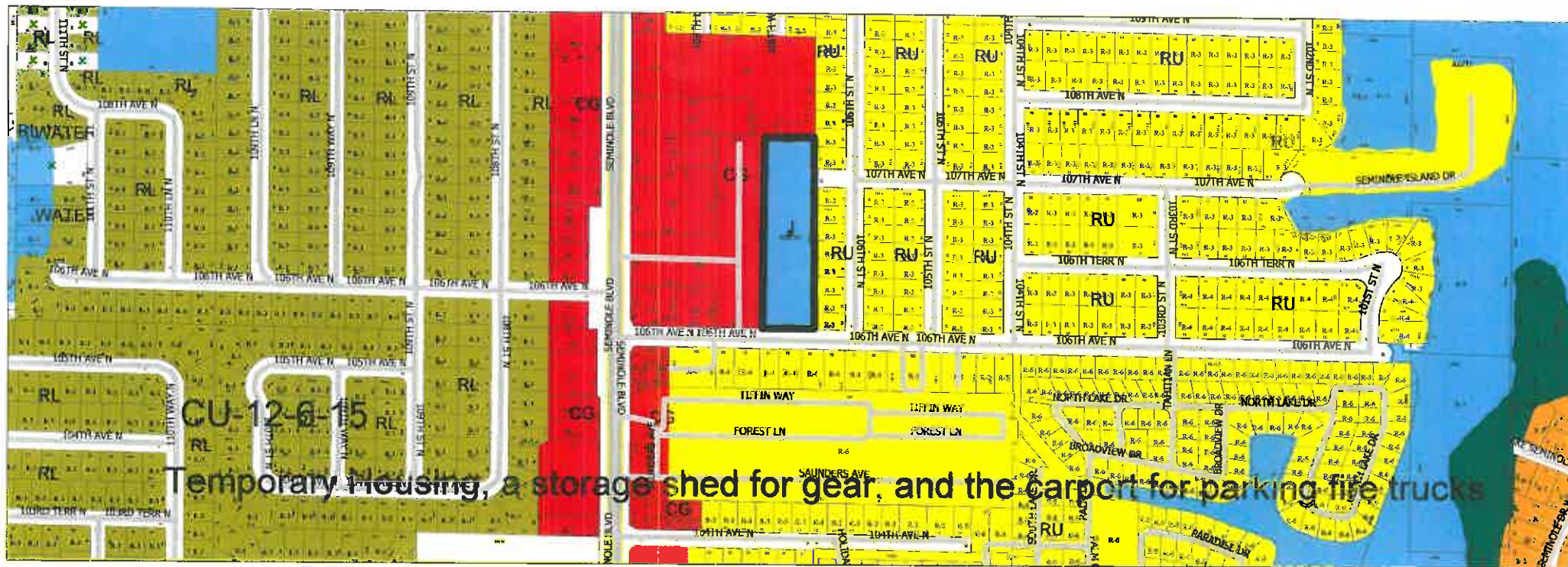
PROPOSED USE: Temporary Housing

LAND USE: Institutional

ZONING: RM-10

Z15-000008





1. Owner: 106th Avenue Townhomes LLC
Mailing Address: P.O. Box 8373
City: Madeira Beach State: FL Zip Code: 33738 Daytime Phone: (727) 459-4084
Email: Jmhendry1@yahoo.com

2. Representative's Name: Fire Chief Heather Burford
Company Name: City of Seminole
Mailing Address: 9199 - 113th Street N.
City: Seminole State: FL Zip Code: 33772 Daytime Phone: (727) 393-8711
Email: Hburford@myseminole.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.

See attached ownership documentation

Specify interest held: Fee simple LLC owner

- 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: Use for temp fire fighter housing
5. Location of subject property (street address): 10623 - 106th Avenue, Largo, FL 33778
6. Legal Description of Property: (attach additional documents if necessary)
Pinellas Groves SE 1/4, E 166 ft (s) of Lot 10 Less Rd. (See attached deed for full legal)
7. Size of Property: 638 feet by 166 feet, 2.42 acres
8. Present zoning classification: RM-10
9. Present Land Use Map designation: I
10. Date subject property acquired: Dec 2004
11. Existing structures and improvements on subject property:
Vacant
12. Proposed structures and improvements will be:
Temporary housing (mobile home) for Fire Station 32 staff, while new station is being constructed
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 Seminole fire department needs to site temporary housing for fire department personnel, while the new Fire Station 32 is being constructed. One the new fire station opens, the 24' X 60' mobile home will be removed from the property.
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.

10614 Avenue Tuckers, LLC

By: Jim M. Kelly, Managing member
***Signature of Owner or Trustee

Date: April 9, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 9 day of April, 20 15

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

Cynthia L. Wigfall

(signature) NOTARY PUBLIC



(seal)

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

Subject: FW: City of Seminole CU for temp fire fighter housing
Attachments: City of Seminole CU temp housing site plan - 21 Apr 15.pdf; City of Seminole site survey with proposed layout.pdf

From: Ely, Mark [<mailto:MEly@myseminole.com>]
Sent: Tuesday, April 21, 2015 6:26 PM
To: Cueva, John
Subject: City of Seminole CU for temp fire fighter housing

John,

Attached is the proposed site plan for the temp housing, a storage shed for gear, and the carport.

The proposal is to place the mobile home (24' X 60') located **at least** 60 ft. north of the southern property line.

There is a fence that runs east and west across the property at 35 ft. north of the southern property line.

The front of the mobile home would face north, the carport would be directly adjacent to the mobile home, so the firefighters can go out the front doors and right into the truck when they have to go out on a call.

There would be a 10' X 30' shed located on the south side of the mobile home, and this shed would house their gear.

I have three 10' X 20' parking spaces next to the shed.

The carport would be 20' X 60' and open on the east and west sides, so the truck can enter and exit. The north side of the carport would have a tarp and the south side of the carport would be screened by the mobile.

In reality, the parking spaces may shift north another ten feet, if the Chief wants the cars for the firefighters to be inside the existing fence. It depends on whether the shed will have a door on each end, or just the east end of the shed.

Since fire trucks are not supposed to have to back up, the proposal is to have an entrance on the east side and an exit on the west side of the carport. This configuration makes it safe for the fire truck driver to be able to make safer turns, since the driver's side and best visibility is on the left. Left turns are best.

If you need anything else, please let me know.

Mark

Florida has very broad public records laws. Most written communications to or from local officials regarding city business are public records and are available to the public and media upon request. Your e-mail communication may, therefore, be subject to public disclosure. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released to a public records request, do not send electronic mail to this entity.



CITY OF SEMINOLE

Achieving Service Through Dedication

April 11, 2015

John Cueva
Pinellas County BDRS
440 Court St., 4th Fl
Clearwater, FL 33756

RE: City of Seminole – Conditional Use Application for Temp Housing for Fire Fighters – 10623
106th Avenue

Dear Mr. Cueva,

This letter serves as a City request for a conditional use. The City is in the process of seeking a County conditional use approval for the replacement of Fire Station 32, located on 110th Avenue. As part of the replacement of Station 32, it will be necessary to relocate the staff of Station 32 to temporary housing during the construction of the new fire station. Upon completion and re-occupation of the new Station 32, the proposed temporary housing would be removed from the proposed site.

If you have any questions or need additional information, please contact me at (727) 398-3108 ext. 106, or e-mail me at mely@myseminole.com

Regards,



Mark Ely

Community Development Director

2015 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000102526

Entity Name: 106TH AVENUE TOWNHOMES, LLC

Current Principal Place of Business:

10623 106TH AVE N
LARGO, FL 33771

Current Mailing Address:

C/O MIKE HENDRY
PO BOX 8373
MADEIRA BEACH, FL 33738

FEI Number: 20-3879048

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SCHULER, TIMOTHY CESQUIRE
9075 SEMINOLE BOULEVARD
SEMINOLE, FL 33772 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title ANGI
Name HENDRY, JAMES M
Address 10623 106TH AVE N
City-State-Zip: LARGO FL 33771

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES M HENDRY

ANGI

03/24/2015

Electronic Signature of Signing Authorized Person(s) Detail

Date

I, James Hendry, Managing Member, of 106th Avenue Townhomes LLC, the LLC that owns the property located at 10623 – 106th Avenue N., Largo, Florida (Parcel ID#: 15-30-15-70596-400-1001), hereby authorize the City of Seminole Fire Chief, Heather Burford, to act as agent for the purposes of submitting an application to Pinellas County for a conditional use, for temporary fire department housing to be located on this property.



James Hendry, Managing Member

Date: 4-9-15

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

15-30-15-70596-400-1001

Compact Property Record Card

[Portability Calculator](#) **Data Current as of April 08, 2015** [Email](#) [Print](#) [Radius Search](#) [Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
106TH AVE TOWNHOMES LLC PO BOX 8373 MADEIRA BEACH FL 33738-8373	0 SEMINOLE BLVD (Unincorporated)



Property Use: 1000 (Vacant Commercial Land - lot & acreage) Living Units:

[click here to hide] Legal Description
PINELLAS GROVES SE 1/4, E 166 FT(S) OF LOT 10 LESS RD

File for Homestead Exemption			2015 Parcel Use
Exemption	2015	2016	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)				
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
14702/0400		121030251142	C	001/055

2014 Interim Value Information					
Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$259,250	\$259,250	\$259,250	\$259,250	\$259,250

[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	\$259,250	\$259,250	\$259,250	\$259,250	\$259,250
2013	No	\$259,250	\$259,250	\$259,250	\$259,250	\$259,250
2012	No	\$259,250	\$259,250	\$259,250	\$259,250	\$259,250
2011	No	\$259,250	\$259,250	\$259,250	\$259,250	\$259,250
2010	No	\$290,360	\$290,360	\$290,360	\$290,360	\$290,360
2009	No	\$352,580	\$352,580	\$352,580	\$352,580	\$352,580
2008	No	\$385,500	\$385,500	\$385,500	\$385,500	\$385,500
2007	No	\$400,200	\$400,200	\$400,200	N/A	\$400,200
2006	No	\$479,700	\$479,700	\$479,700	N/A	\$479,700
2005	No	\$460,900	\$460,900	\$460,900	N/A	\$460,900
2004	No	\$394,100	\$394,100	\$0	N/A	\$0
2003	No	\$359,700	\$359,700	\$0	N/A	\$0
2002	No	\$346,700	\$346,700	\$0	N/A	\$0
2001	No	\$337,100	\$337,100	\$0	N/A	\$0
2000	No	\$326,600	\$326,600	\$0	N/A	\$0
1999	No	\$323,400	\$323,400	\$0	N/A	\$0
1998	No	\$327,800	\$327,800	\$0	N/A	\$0
1997	No	\$305,100	\$305,100	\$0	N/A	\$0
1996	No	\$307,000	\$307,000	\$0	N/A	\$0

2014 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
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		\$5,353.18				
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.		Sale Date	Book/Page	Price	Q/U	V/I
		09 Dec 2004	13991 / 2685	\$575,000	U	I

2014 Land Information						
Seawall: No		Frontage: None			View:	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	0x0	125000.00	2.4400	1.0000	\$305,000	AC

[click here to hide] 2015 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.	

Permit Number	Description	Issue Date	Estimated Value
CB06-15274	PARTIAL DEMO	28 Dec 2006	\$5,000
CB06-15290	PARTIAL DEMO	28 Dec 2006	\$5,000



THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO
Timothy C. Schuler, Esq.
9075 Seminole Blvd.
Seminole, FL 33772

Recording Cost \$ _____
Doc. Stamps \$ _____
Total \$ _____

QUIT CLAIM DEED
(INDIVIDUAL GRANTOR)

THIS INDENTURE, Made this 14th day of October, 2005
BETWEEN James M. Hendry, Gwen Hendry, Aaron W. Hendry, and Barbara
M. Hendry of the County of Pinellas in the State of Florida, whose
mailing address is Post Office Box 7568, Seminole, Florida 33775
(the "Grantor"), and 106th Avenue Townhomes, LLC, a Florida Limited
Libility Company, of the County of Pinellas in the State of Florida
whose mailing address is Post Office Box 7568, Seminole, Florida
33775 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of
the sum of \$1.00 and other good and valuable consideration, to
Grantor in hand paid, the receipt whereof is hereby acknowledged,
has remised, released, and quitclaimed, and by these presents does
remise, release, and quitclaim unto the Grantee all the right,
title, interest claim and demand which the Grantor has in and to
that certain parcel of land lying and being in the County of
Pinellas, and State of Florida, more particularly described as
follows:

The East one-half (½) of Lot 10, in the SE
1/4 of Section 15, Township 30 South, Range
15 East, Pinellas Groves, Inc. According to
the map or plat thereof as recorded Plat
Book 1, Page 55 of the Public Records of
Pinellas County, Florida

Property Appraiser's Parcel #15-30-15-70596-400-1001

All of the Grantors herein are the same as all
of the members of the Grantee company

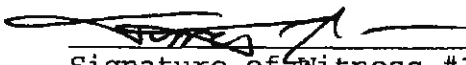
Subject to:

1. Taxes for 2005 and subsequent years.

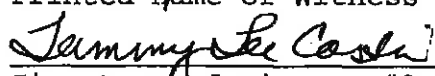
To Have and to Hold the same, with all and singular the
appurtenances thereunto belonging or in anywise appertaining, and
all the estate, right, title, interest and claim whatsoever of the
said Grantor, either in law or equity, to the only proper use,
benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered
in the Presence of:


Signature of Witness #1

Timothy C. Schuler
Printed name of Witness #1


Signature of Witness #2

TAMMY LEE COSTIN
Printed name of Witness #2

James M. Hendry
James M. Hendry

Gwen Hendry
Gwen Hendry

by James M. Hendry, P.O.A.
Gwen Hendry

Aaron W. Hendry
Aaron W. Hendry

by James M. Hendry, P.O.A.
Aaron W. Hendry

Barbara M. Hendry
Barbara M. Hendry

by James M. Hendry, P.O.A.
Barbara M. Hendry

STATE OF Florida
COUNTY OF Pinellas

I HEREBY CERTIFY that on this 14 day of October, 2005, personally appeared before me, James M. Hendry, personally known to me or who produced a Florida Driver's License as identification, individually and as POA for Gwen Hendry, Aaron W. Hendry, and Barbara M. Hendry.



Timothy C. Schuler
MY COMMISSION # 00237975 EXPIRES
September 14, 2007
BONDED THROUGH TROY FARM INSURANCE, INC.


Notary Public-State of _____

Typed name of Notary _____

My Commission Expires: _____

Fee Summary

Calculated Fees:	\$0.00	Details
Additional Fees:	\$0.00	Details
Total Fees:	\$0.00	Details
Payments:	\$0.00	Details
Balance:	\$0.00	

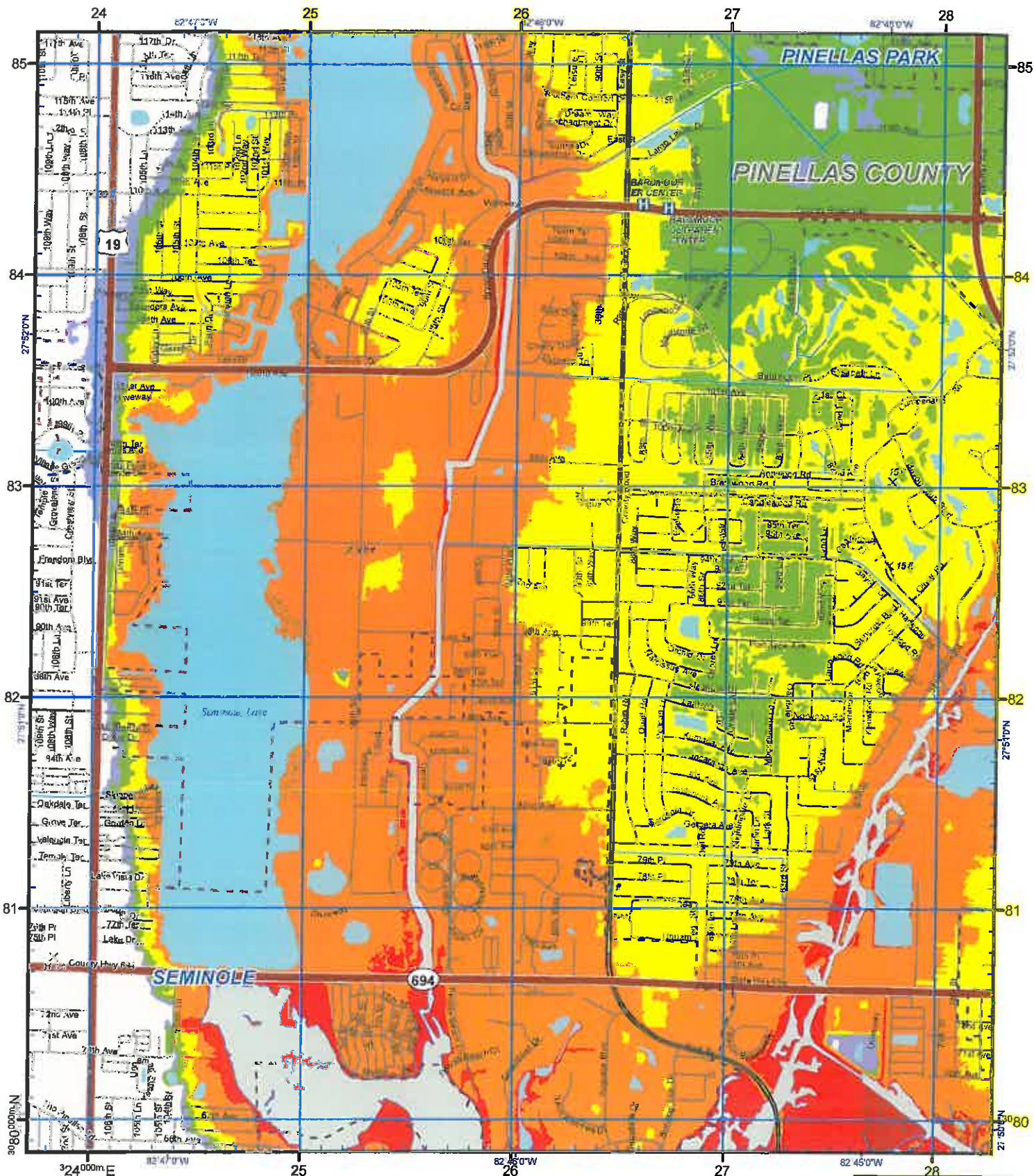
- ☐ Include deferred payments in Fee Details
☐ Include Trust transactions in Payment Details
☒ Pay Specific - Suppress zero balance items

Pay Full Balance	Assess Additional Fee
Partial Payment	Redistribute OverPayment
Pay Specific Item(s)	Void Payments
Trust Account Transaction(s)	Reprint Receipt
Pay Deferred	Print Grid



ToolBar Order





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 storm tide height elevation above NAVD83 at high tide with no wave setup.
2. Total Storm Tide limits were derived from the storm surge and beach erosion wave heights over LLWLR based on 100-year elevation.
3. The storm tide limits are based on the 100-year storm surge and beach erosion wave heights over LLWLR based on 100-year elevation.

Legend

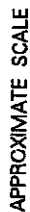
HOSPITAL	CAT 1
Points of Reference	CAT 2
City Limits	CAT 3
Evacuation Route	CAT 4
NHD Lakes	CAT 5
NHD Major Water	

Storm Tide Zones
Pinellas County, 2010
Scale - 1:24,000
0 2,000 Feet
USNG Page 17R LL 24 80
Map Plate 22



This map is for reference & planning purposes only. Hurricane evacuation decision-making and growth management implementation are local responsibilities. Please consult with local authorities.

CU-12-6-15



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

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
PUEBLOS COUNTY	125138	0481	D
SEMINOLE, CITY OF	120257	0481	G

codes to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.

MAP NUMBER

12103G01816

EFFECTIVE DATE:

SEPTEMBER 3, 2003



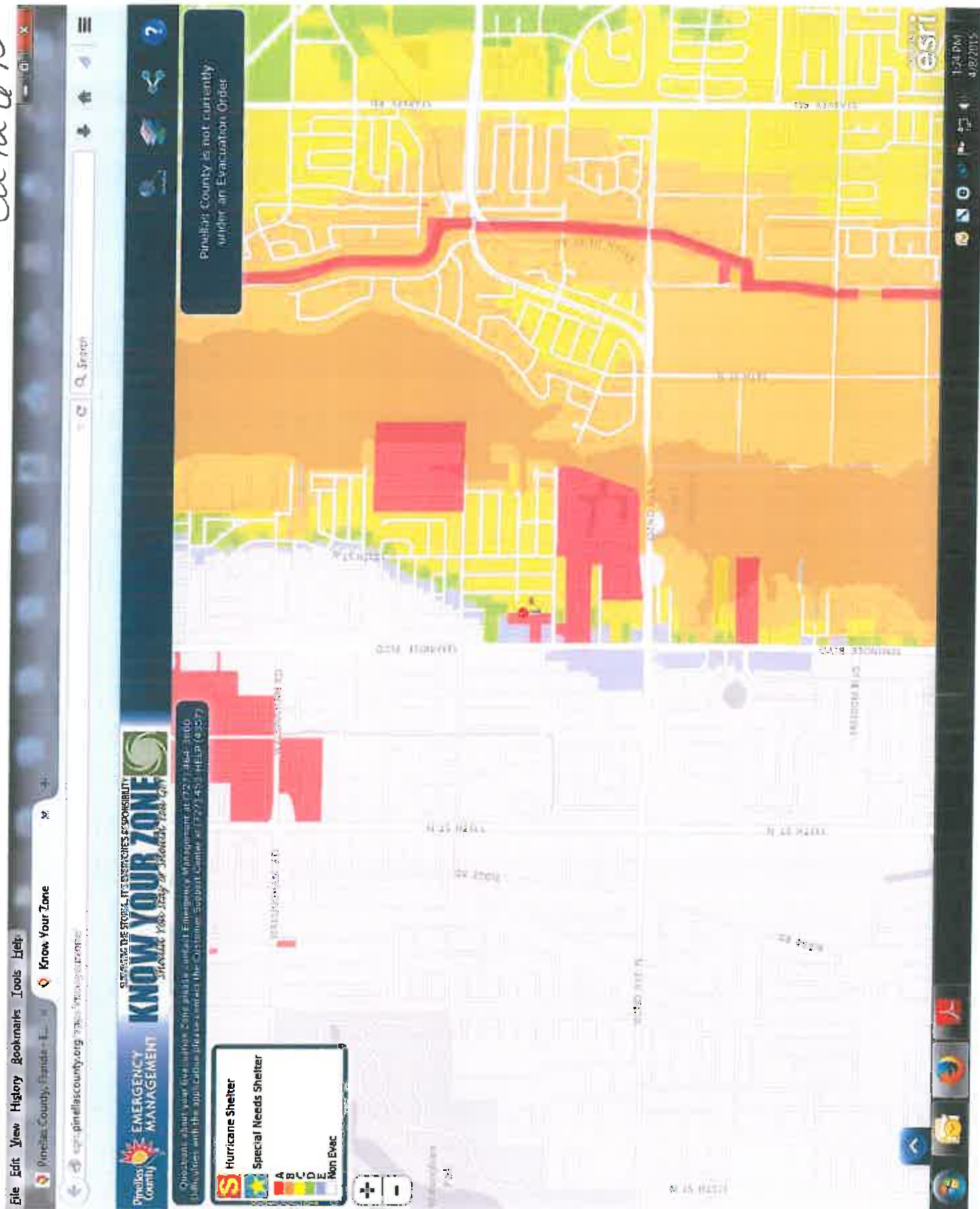
Federal Emergency Management Agency

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.msc.fema.gov

CU-12-6-15

06-12-6-15

12

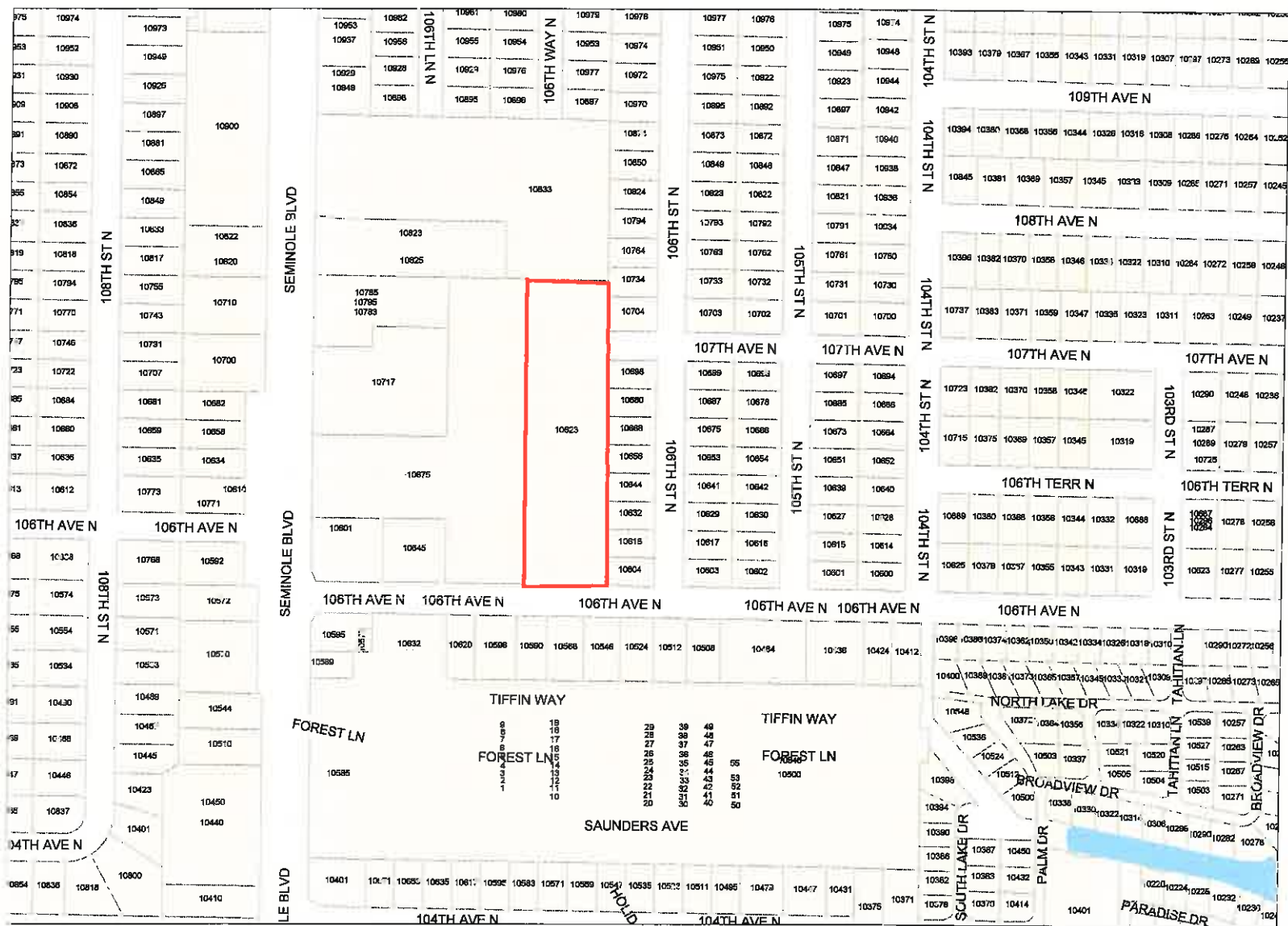


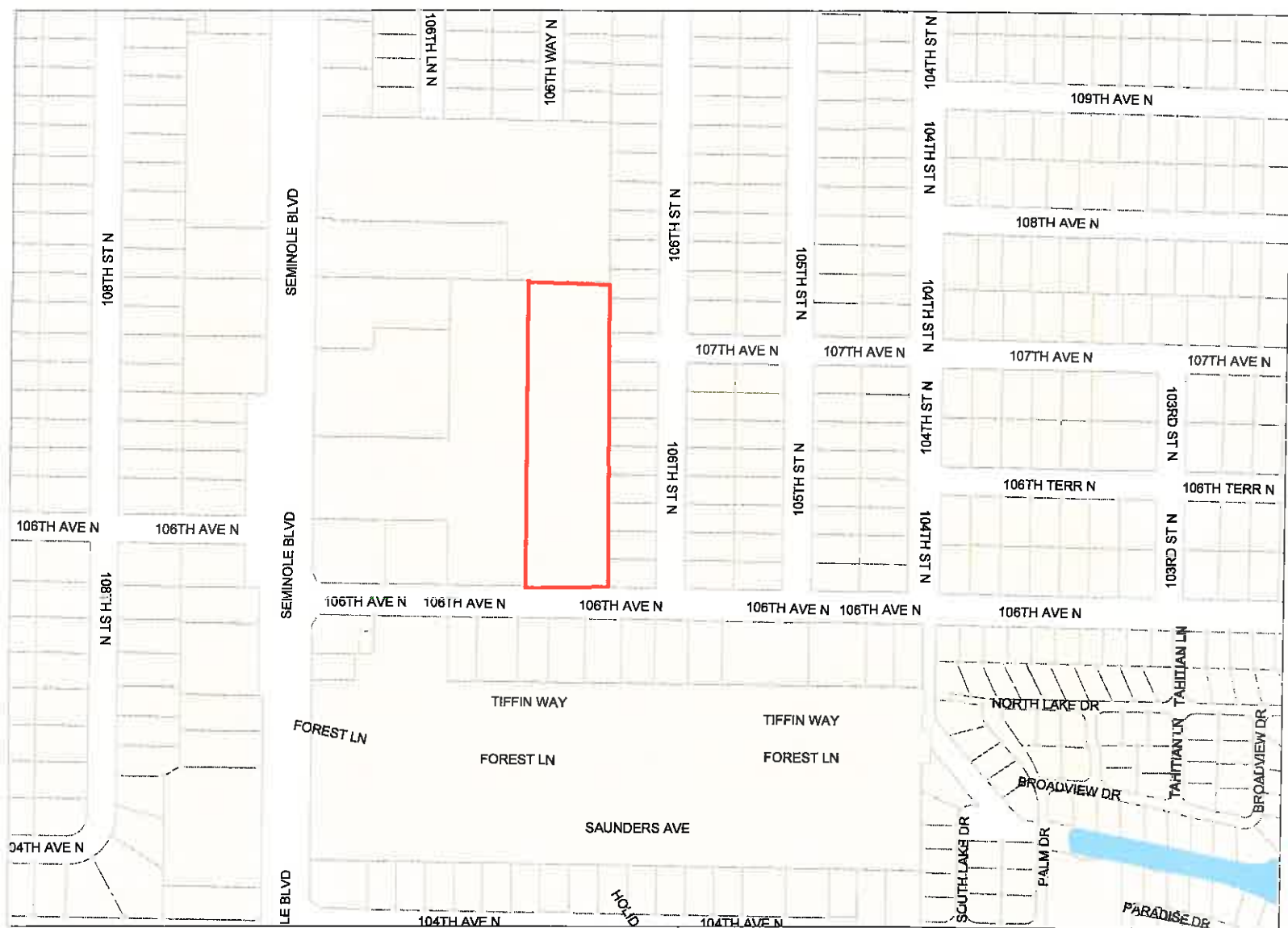
↑ N

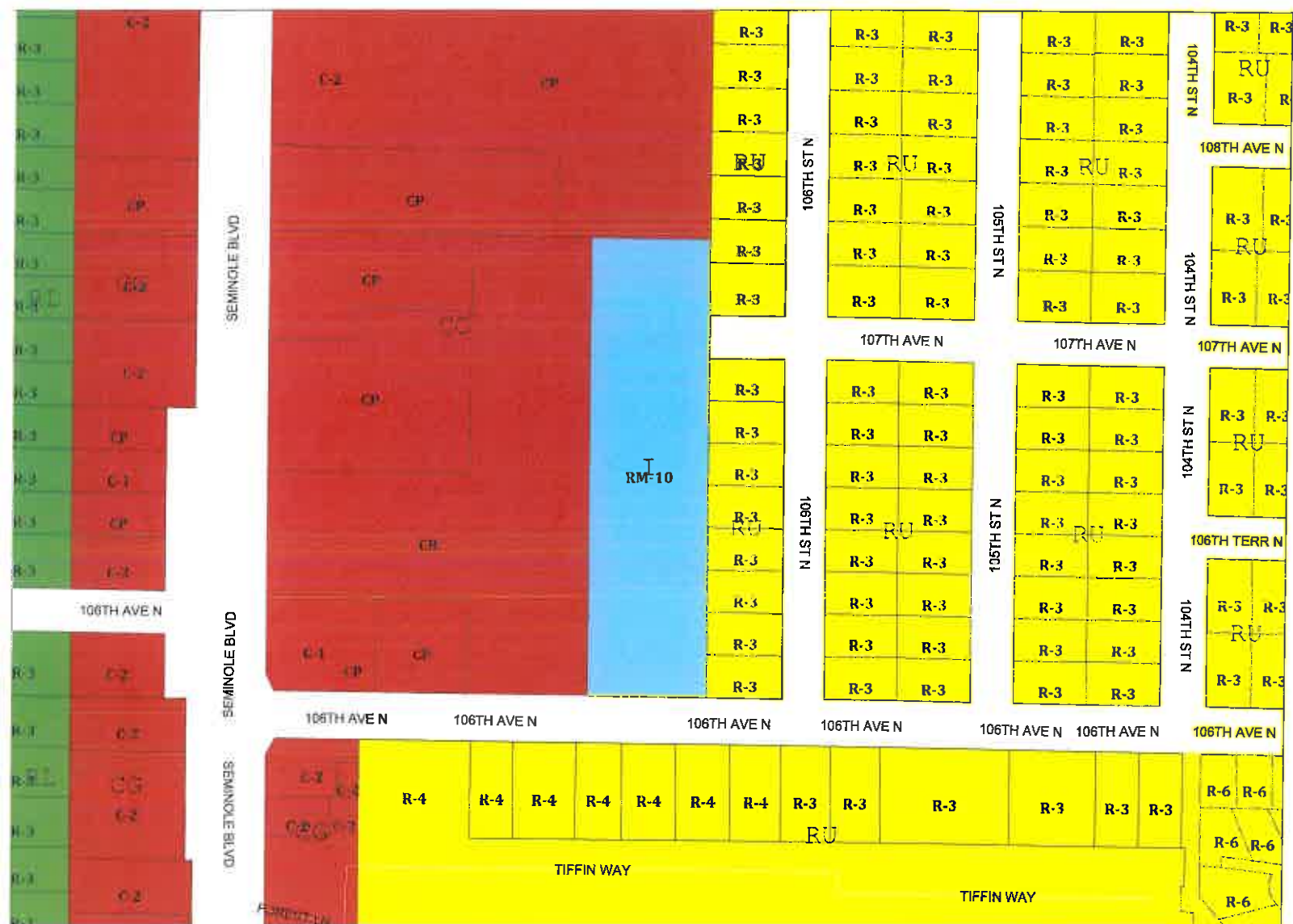


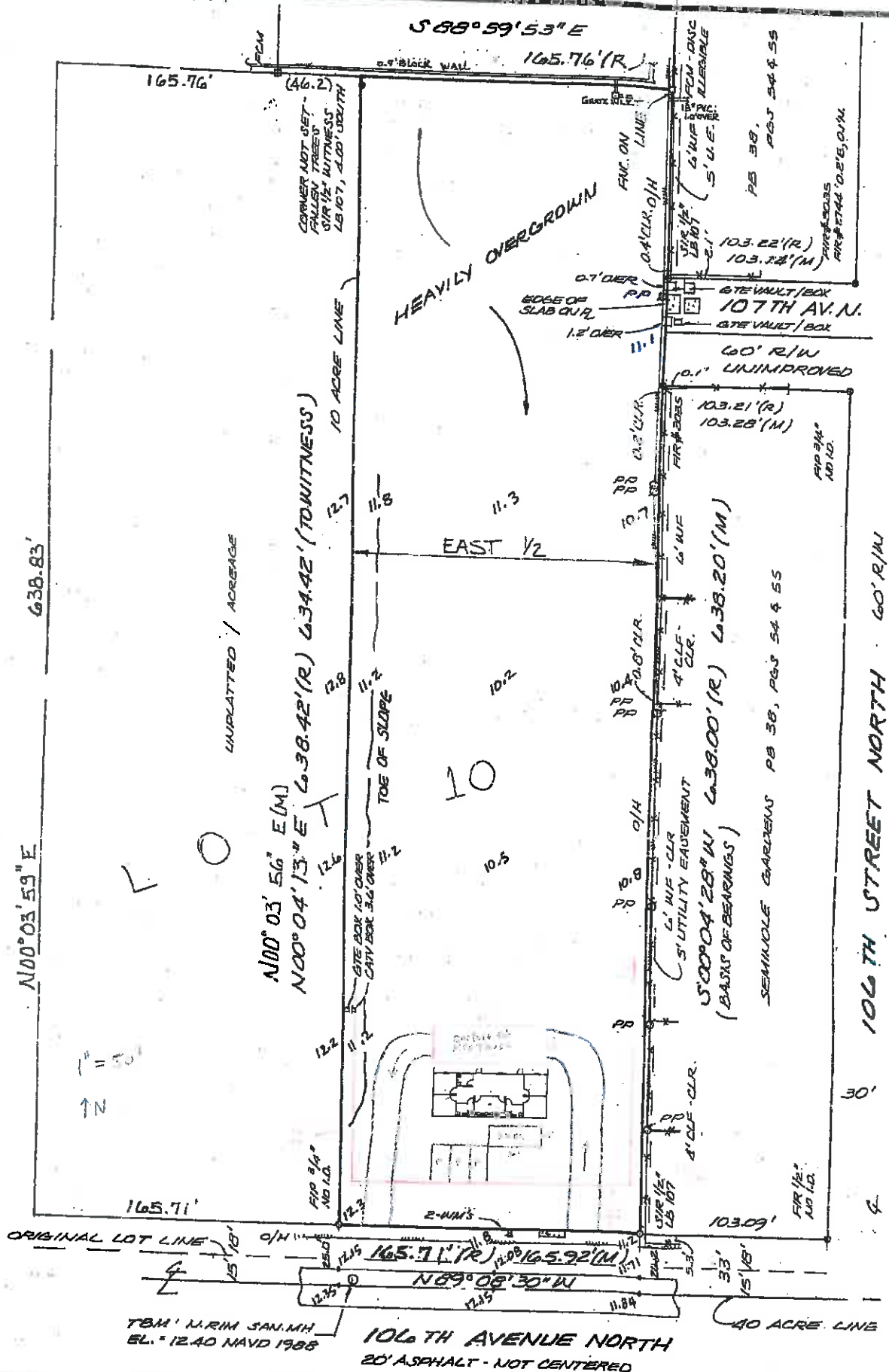
25' Setback on
N, W, E

≈ 116 × 95
W D









$$I'' = 50'$$

N 00° 03' 56" E (M)
N 00° 04' 13" E (63)

TOE OF

10

10.1
pp

6' WF - CLR
5' UTILITY EASEMENT

5°00'04" 28" W 6.38
(BASIS OF BEARINGS)

SEMINOLE GARDENS P.

106TH STREET N

304

6

ORIGINAL LOT LINE

TBM' N. RIM SAN. MH.
EL. = 12.40 NAVD 1988

106TH AVENUE NORTH
20' ASPHALT - NOT CENTERED

40 ACRE. LINE

C. Fred Deuel and Associates, Inc.

CU-12-6-15

REV. # DATE

REVISION

CASE SUMMARY
CASE NO. Z-14-6-15
(Quasi-Judicial)

PRC MEETING: May 11, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: June 11, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: July 21, 2015 @ 6:30 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Gustavo Lopez

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

And a variance to allow fence columns exceeding 3 ft. in height within the front setback having a 0 ft. front setback.

CASE DESCRIPTION: Approximately 0.5 acre located at NW intersection of Walsingham Road and 117th Street North in the unincorporated area of Largo (street address: 11695 Walsingham Road) (09/30/15/00000/430/5500). A legal description is available in file upon request.

APPLICANT/ADDRESS: Gustavo Lopez
444 Bath Club Boulevard North
North Redington Beach, FL 33708

REP/ADDRESS: N/A

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

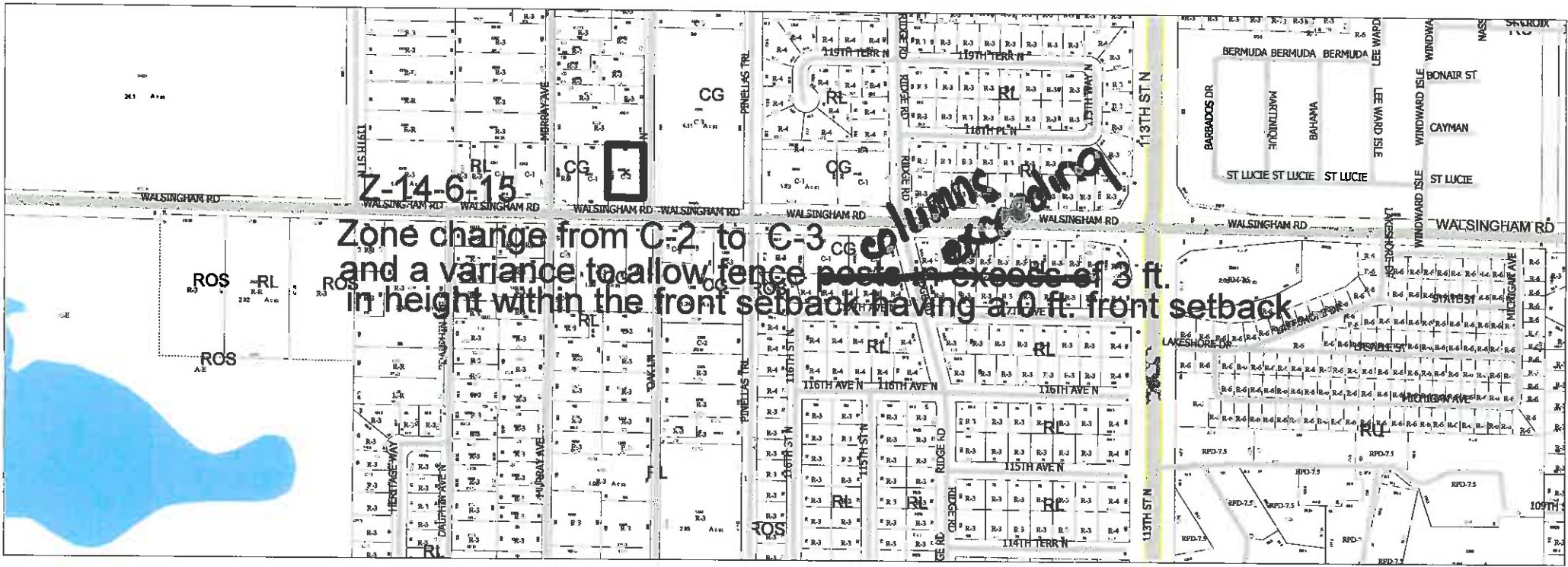
EXISTING USE: Vacant

PROPOSED USE: Warehouse, Office

LAND USE: Commercial General

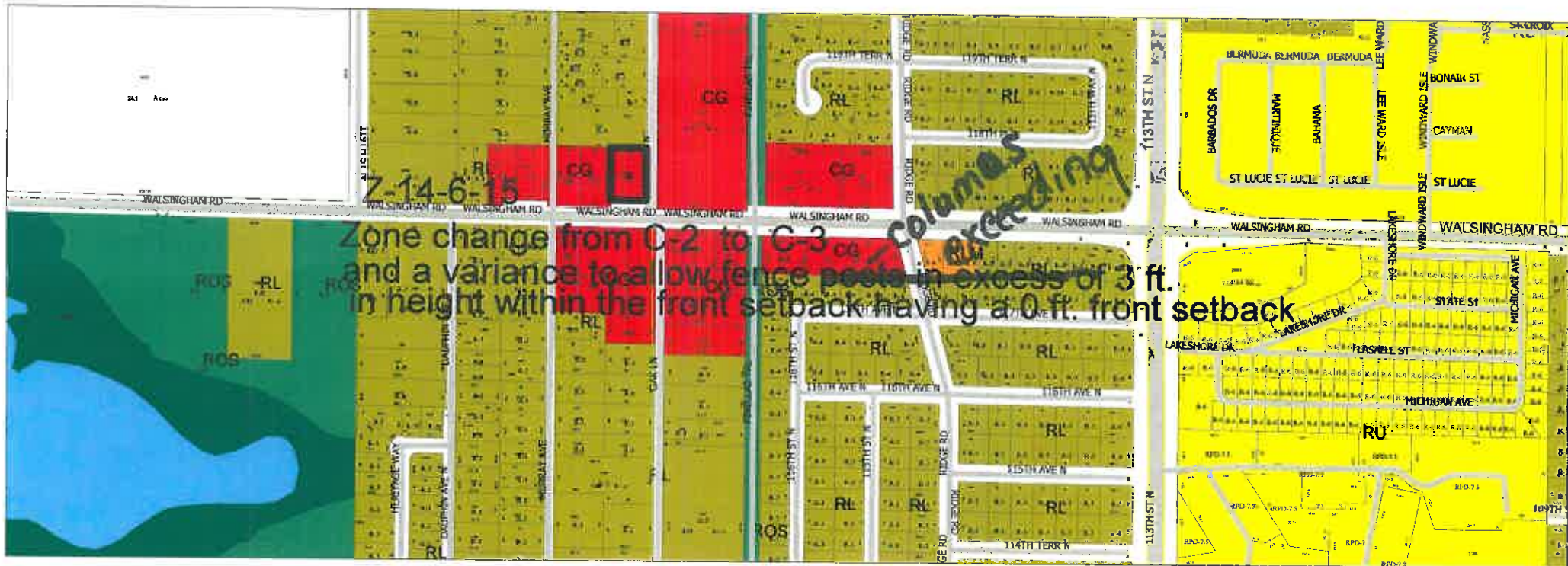
ZONING: C-2

Z15-000010



Z-14-6-15
Zone change from C-2 to C-3
and a variance to allow fence posts in excess of 3 ft.
in height within the front setback having a 0 ft. front setback





Zone change from C-2 to C-3
and a variance to allow fence posts in excess of 3 ft.
in height within the front setback having a 0 ft. front setback

N





Zone change from C-2 to G-3
and a variance to a low fence 6 ft high and 2 ft
in height from the front setback having 10 ft front setback



1. Owner: GUSTAVO LOPEZ
Mailing Address: 444 BATH CLUB BLVD. N.
City: NRB State: FL Zip Code: 33708 Daytime Phone: (927) 481-7641
Email: GusLopez@tampabay.rr.com

2. Representative's Name: same as above
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.

N/A

Specify interest held: _____

- B. Is there an existing contract for sale of subject property: _____ Yes X 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 X 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: Zone Change From C-2 to C-3
AND A VARIANCE TO ALLOW FENCE POSTS IN
EXCESS OF 3 FT. IN HEIGHT WITHIN THE FRONT S/B HAVE
5. Location of subject property (street address): 11695 WAKESINGHAM Rd. A 0 FT. FRONT S/B

6. Legal Description of Property: (attach additional documents if necessary)
E 120 FT. OF W 300 FT. OF S 23.30 FT. OF SW 1/4 OF
SE 1/4 SEC. 9-30-15/

7. Size of Property: 119 feet by 195 feet, .5 acres

8. Present zoning classification: C-2

9. Present Land Use Map designation: CG

10. Date subject property acquired: 12/5/2014

11. Existing structures and improvements on subject property:

VACANT

12. Proposed structures and improvements will be:

WAREHOUSE, OFFICE

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 C-3 designation is compatible with all of
the surrounding properties and results in a lesser
impact to the district than the current C-2
designation would allow.

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.
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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: April 20, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

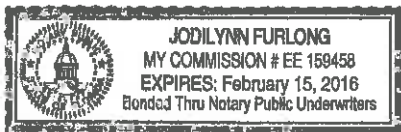
Before me this 15 day of April, 20 15

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



(signature) NOTARY PUBLIC

(seal)



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

PARCEL NO: _____

SEARCH _____ FT.

CURRENT ZONING _____ & LAND USE _____

OCCUPIED BY: _____ INTENDED USE: _____

REQUEST: _____

GENERAL DESCRIPTION:

AKA (street address): _____

EVACUATION ZONE: _____ ATLAS PAGE: _____ INITIALS: _____

SURROUNDING PROPERTY:

NORTH _____ / _____ / _____

EAST _____ / _____ / _____

SOUTH _____ / _____ / _____

WEST _____ / _____ / _____

NOTES:

*And a variance to allow fence columns exceeding 3-ft
in height within the front setback having a 0-ft front setback.*

LAW OFFICES
OF
Bacon, Bacon & Furlong, P.A.
A Professional Association

2959 FIRST AVENUE NORTH
ST. PETERSBURG, FLORIDA 33713

ADRIAN S. BACON (19242001)
DAVID A. BACON
CHRISTOPHER S. FURLONG

TELEPHONE: 727-327-3935
FACSIMILE: 727-323-4936
DBACON@BACONANDBACON.COM
CHRIS@BACONANDBACON.COM

April 8, 2015

Pinellas County
Zoning and Land Use
440 Court Street
Clearwater, FL 33756

**IN RE: Attorney's Opinion of Title
Application of Gustavo Lopez for Zoning and/or Land Use Change
Property - 11695 Walsingham Road, Seminole, Florida**

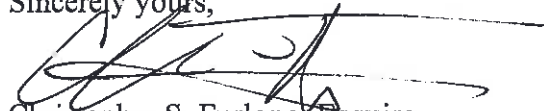
To whom it shall concern:

I am an attorney duly licensed to practice law under the laws of the State of Florida. I have been requested to provide an opinion of title of and pertaining to the real property which is described upon Exhibit "A" attached hereto (herein referred to as the "Property"). I have reviewed matters of public record, including, but not limited to tax records, property appraiser records, as well as the Owner's Policy of Title Insurance issued by Commonwealth Land Title Insurance Company (file #4758205).

Based upon my review, it is my opinion that fee simple title of the Property is presently owned and held by Gustavo Lopez, having acquired such title by deed dated December 5, 2014, recorded in O.R. Book 18611, Page 470, Public Records of Pinellas County, Florida.

My opinion is provided in connection with the Application of Mr. Lopez for zoning and/or land use change in Pinellas County, Florida, and is intended for exclusive use of Pinellas County, for that purpose only.

Sincerely yours,



Christopher S. Furlong, Esquire
Enclosure

Exhibit "A"

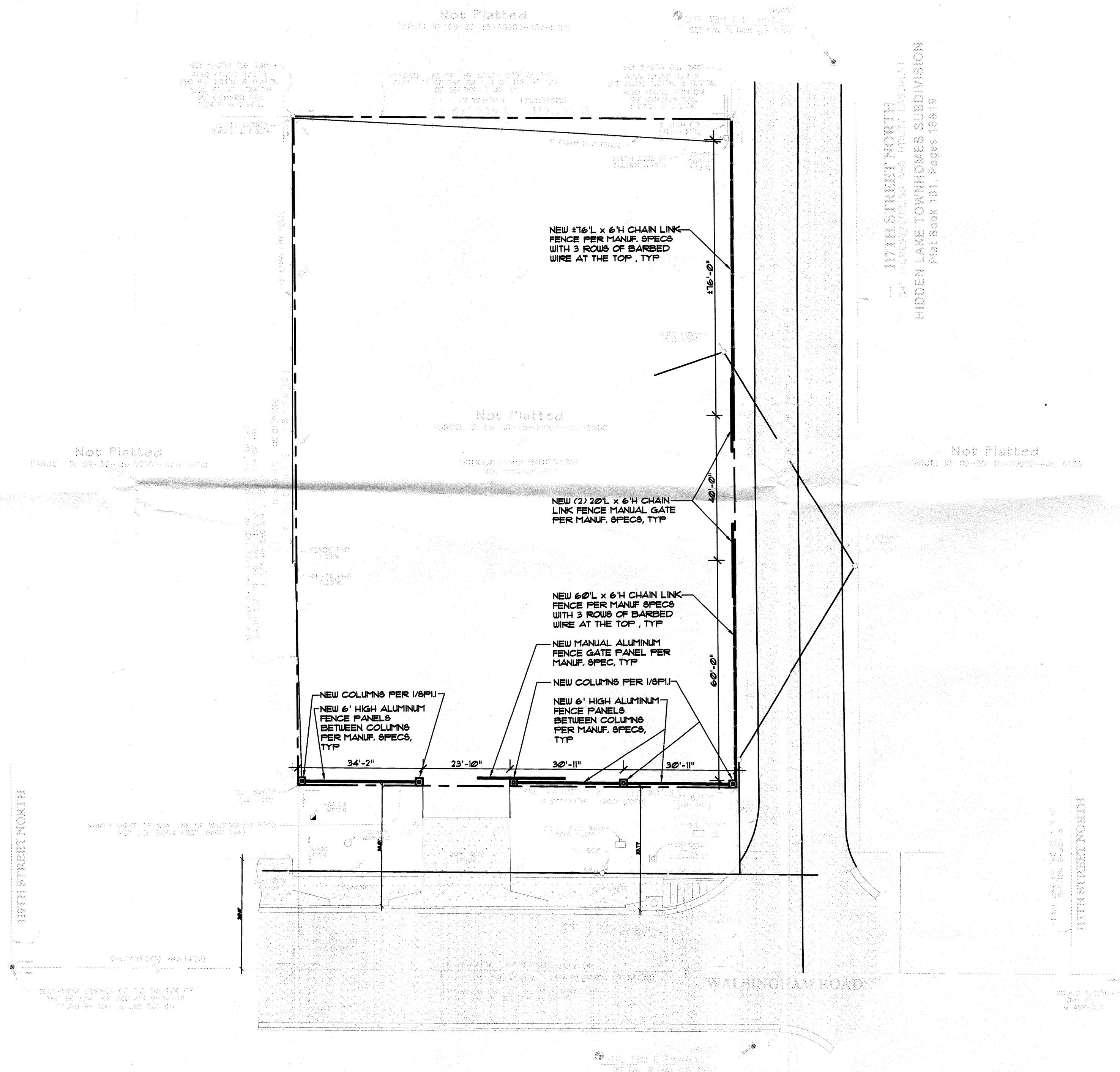
LEGAL DESCRIPTION:

The East 120 feet of the West 300 feet of the South 233 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 30 South, Range 15 East, Pinellas County, Florida; LESS AND EXCEPT the South 50 feet thereof as deeded to Pinellas County by Deed recorded in Official Records Book 4862, Page 1941, of the Public Records of Pinellas County, Florida.

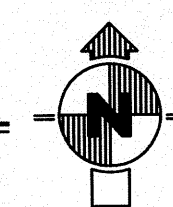
PARCEL ID #:

09-30-15-00000-430-5500

B: 912 PQ: 59&60
 Job Number: 1403-59
 Survey Date: 4/01/14
 Brown: DS
 Checked: JCB



SITE PLAN
SCALE: 1"=10'-0"



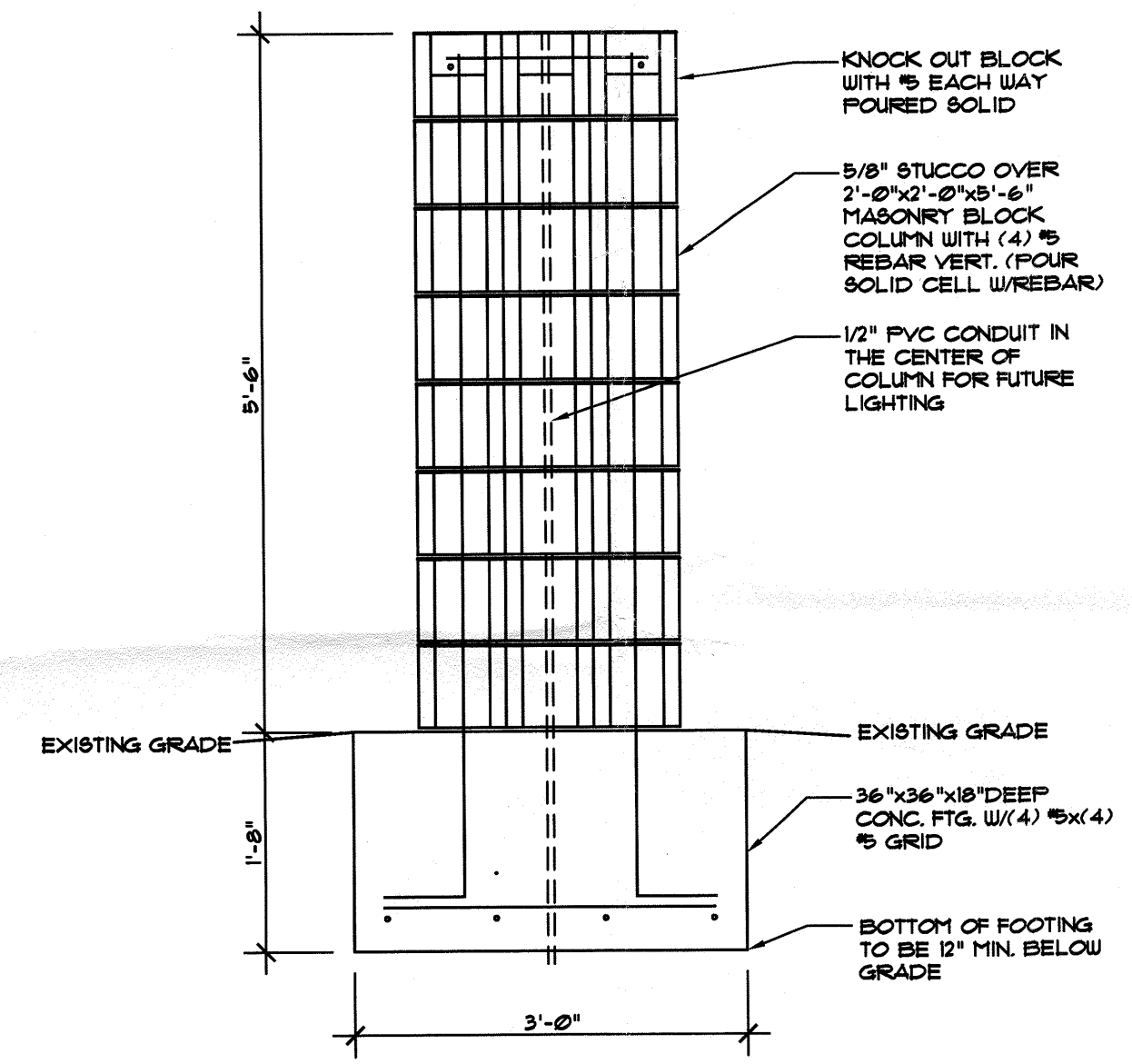
EVERYTHING SHOWN ON THE SITE PLAN IS EXISTING UNLESS NOTED "NEW"

BUILDING DATA

THE FENCE CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:
2010 FLORIDA BUILDING CODE
2010 FLORIDA MECHANICAL CODE
2010 FLORIDA PLUMBING CODE
2010 FLORIDA EXISTING BUILDING
2010 FLORIDA FUEL GAS
2010 FLORIDA BUILDING CODE-ENERGY CONSERVATION
2010 FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
2010 FLORIDA FIRE PREVENTION CODE
2010 FLORIDA ACCESSIBILITY CODE
2008 NATIONAL ELECTRIC CODE (NFPA 70)

DESIGN CRITERIA

FLORIDA BUILDING CODE 2010	
ULTIMATE WIND LOAD	145 MPH
EXPOSURE	"C"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18, - 0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	2,000 PSF



COLUMN FOOTING DETAIL, TYP.

SCALE: 3/4"=1'-0"

1
sp.1

Z-146-15

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

rchitectonics Studio

Lic. # AA-0003347
218 6th Ave. N
St. Petersburg, FL 33701
Tel 727-323-5826
info@architectonicsstudio.com
www.architectonicsstudio.com

11695 Walsingham Rd

Fence Construction

Florida

Site Plan

Project No. 2015-088C
Date, April 7, 2015

MICHAEL ARRIGO
LIC. NO. AR0201335

sp1.1

CASE SUMMARY
CASE NO. Z-15-6-15
(Quasi-Judicial)

PRC MEETING: May 11, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: June 11, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: July 21, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Wal-Mart Stores East, LP

REQUEST: Zone change from: CP-1, Commercial Parkway
to: CP-2, Commercial Parkway

CASE DESCRIPTION: Approximately 12.3 acres located on the NW corner of US-19 and Alderman Road in Palm Harbor (street address: 35404 US-Hwy 19) (a portion of 31/27/16/00000/240/0100). A legal description is available in file upon request.

APPLICANT/ADDRESS: Wal-Mart Stores East, LP
35404 US Highway 19
Palm Harbor, FL 34684

REP/ADDRESS: Ryan Brady
CPH, Inc.
5601 Mariner Street, Suite 105
Tampa, FL 33609

NOTICES SENT TO: Wal-Mart Stores East, LP, Ryan Brady, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Wal-Mart

PROPOSED USE: Wal-Mart

LAND USE: Residential/Office/Retail

ZONING: CP-1

Z15-000011

Z-15-6-15

FEB-10

153 AVE

from CP-1 to

Zone change from CP-1 to CP-2







1. Owner: Wal-Mart Stores East, LP
Mailing Address: 35404 US Highway 19
City: Unincorporated Pinella Co. State: FL Zip Code: 34684 Daytime Phone: (727) 784-8797
Email: jdmeaggi.s01513.us@wal-mart.com

2. Representative's Name: Ryan Brady, El
Company Name: CPH, Inc.
Mailing Address: 5601 Mariner Street, Suite 105
City: Tampa State: FL Zip Code: 33609 Daytime Phone: (813) 288-0233
Email: rbrady@cphcorp.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.

See attached list within submittal package from sunbiz.org

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:

N/A

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:

N/A

4. This hearing is being requested to consider: Re-Zoning from CP-1 to CP-2

5. Location of subject property (street address): 35404 US Highway 19, Palm Harbor, Florida, 34684

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

See attached Pinellas County Property Appraiser's card with included legal description of property

7. Size of Property: 814.0 feet by 1160.7 feet, 15.3 acres

8. Present zoning classification: CP-1

9. Present Land Use Map designation: ROR

10. Date subject property acquired: 05/27/2009

11. Existing structures and improvements on subject property:

Remove parking aisles on the property and replace with a screened in / fenced in outdoor storage area

12. Proposed structures and improvements will be:

Remove parking aisles on the property and replace with a screened in / fenced in outdoor storage area

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).

This site is located at major arterial highway intersections, where established land use planning criteria indicate that

more intense uses of land as permitted in this division are appropriate. This is consistent with zone CP-2 per section

138-911(a)(2) of the Pinellas County Land Development code.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?

Yes X No When? N/A In whose name? N/A

Briefly state the nature and outcome of the hearing:

N/A

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

See attached Pinellas County Property Appraiser's card with included legal description of 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

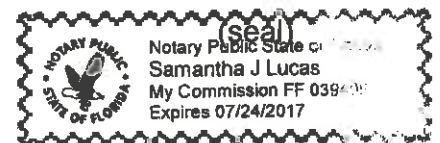
Date: APRIL 10, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 10th day of APRIL, 20 15

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


(signature) NOTARY PUBLIC



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

PARCEL NO: 31-27-16-00000-240-0100

SEARCH _____ FT.

CURRENT ZONING CP-1 & LAND USE ROR

OCCUPIED BY: Wal-Mart INTENDED USE: Retail

REQUEST: Re-Zone

GENERAL DESCRIPTION:

This project involves the re-zoning from CP-1 to CP-2. The proposed site work includes removing parking
aisles on the property and replacing those parking spaces with a screened in / fenced in outdoor storage area.

AKA (street address): 35404 US Highway 19, Unincorporated Pinellas County, Florida, 34684

EVACUATION ZONE: Not an evacuation zone ATLAS PAGE: _____ INITIALS: _____

SURROUNDING PROPERTY:

NORTH CP-1 / RPD-15 / _____

EAST CP-1 / _____ / _____

SOUTH CP-1 / R-3 / _____

WEST RPD-10 / _____ / _____

NOTES:

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Liability Company**

WSE MANAGEMENT, LLC

Filing Information

Document Number	M02000000296
FEI/EIN Number	710862403
Date Filed	02/05/2002
State	DE
Status	ACTIVE

Principal Address702 SW 8TH STREET
BENTONVILLE, AR 72716

Changed: 04/14/2012

Mailing Address702 SW 8TH STREET
BENTONVILLE, AR 72716

Changed: 04/14/2012

Registered Agent Name & AddressC T CORPORATION SYSTEM
1200 SOUTH ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 05/03/2004

Address Changed: 05/03/2004

Authorized Person(s) Detail**Name & Address**

Title MGR

MOORE, MIKE
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title MGR

HARRIS, PHYLLIS

702 SW 8TH STREER
BENTONVILLE, AR 72716

Title MGR

SIKORSKI, BRAD
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title MGR

LAZENBY, ANDREA
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title MGR

ROTTLER, MARY E
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title MGR

LETTS, SHANNON E
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title MGR

SUAREZ, JOHN P
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title MGR

RENFROW, JAMES R
702 SW 8TH STREET
BENTONVILLE, AR 72716

Title Manager

MULLER, CHARLES R
702 SW 8TH STREET
BENTONVILLE, AR 72716

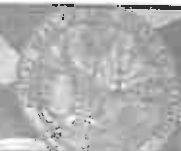
Annual Reports

Report Year	Filed Date
2014	03/31/2014
2014	05/12/2014
2014	07/04/2014

Document Images

07/04/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
05/12/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View Image in PDF format
04/16/2013 -- ANNUAL REPORT	View image In PDF format
08/16/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
04/09/2010 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View Image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
03/15/2007 -- ANNUAL REPORT	View image In PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
05/02/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
04/06/2004 -- Reg. Agent Change	View image in PDF format
05/06/2003 -- ANNUAL REPORT	View image in PDF format
02/05/2002 -- Foreign Limited	View image in PDF format

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Partnership**

WAL-MART STORES EAST, LP

Filing Information

Document Number	B01000000392
FE/EIN Number	710862119
Date Filed	11/16/2001
State	DE
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	12/11/2009
Event Effective Date	NONE

Principal Address702 SW 8TH STREET
BENTONVILLE, AR 72716

Changed: 04/14/2012

Mailing Address702 SW 8TH STREET
BENTONVILLE, AR 72716

Changed: 04/14/2012

Registered Agent Name & AddressC T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 03/31/2004

Address Changed: 03/31/2004

General Partner Detail**Name & Address**

Document Number M02000000296

WSE MANAGEMENT, LLC
702 SW 8TH STREET
BENTONVILLE, AR 72716

Annual Reports

Report Year	Filed Date
2012	04/14/2012
2013	04/12/2013
2014	03/31/2014

Document Images

<u>03/31/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/11/2009 -- LP Amendment</u>	View image in PDF format
<u>04/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/13/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/13/2005 -- Contribution Change</u>	View image in PDF format
<u>05/11/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/11/2004 -- Contribution Change</u>	View image in PDF format
<u>03/31/2004 -- Reg. Agent Change</u>	View image in PDF format
<u>05/08/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/08/2003 -- Contribution Change</u>	View image in PDF format
<u>04/03/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2002 -- Contribution Change</u>	View image in PDF format
<u>03/14/2002 -- Amendment</u>	View image in PDF format
<u>11/16/2001 -- Foreign LP</u>	View image in PDF format

Delegation of Signature Authority

I, JP Suarez, as Senior Vice President (Real Estate Strategy, Design and Construction) of Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's Property Co.; Benchmark Realty Advisors, Inc.; Benchmark Resources, Inc.; North Arkansas Wholesale Co., Inc.; and Sam's PW, Inc.; and as Executive Vice President of Wal-Mart Stores, Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart Stores East, LLC, Sam's East, Inc.; Sam's West, Inc.; Wal-Mart.com USA, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to:

Vice President, Construction
Vice President, Prototype and New Format Development
Vice President, Realty, Disposition and Appraisal
Vice President, Store Planning

the authority to sign documents and to delegate the signing of documents on behalf of the Company to their respective teams, down to manager level, in compliance with Walmart US Governance and Operating Standards and Walmart Realty Division Corporate Governance.

All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.



JP Suarez
Senior Vice President

Subscribed and sworn before me on this 2nd day of December, 2013



Notary Public

Notary Seal

OFFICIAL SEAL
DARRELL D. BARNES
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXP. DEC. 17, 2019
COMMISSION# 12374233

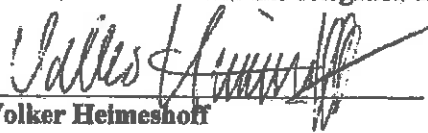
DELEGATION OF SIGNATURE AUTHORITY

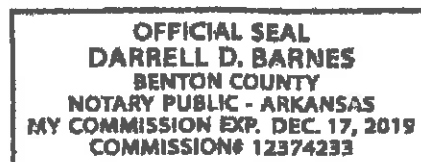
I, **Volker Heimeshoff**, being a Vice President of Wal-Mart Stores, Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Company; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores, Texas, LLC; Wal-Mart Stores East, LP; Wal-Mart Louisiana, LLC; WSE Management, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's PW, Inc., Sam's Property Company, Wal-Mart.com USA, LLC, and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company"), do hereby delegate to:

Sr. Director of Project Design & Management
Sr. Director of Proto, Architecture & Engineering
Director of Project Design & Management
Senior Manager of Project Design and Management (remodel team)

authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of new stores, site relocations, expansions, remodels and takeovers, including but not limited to civil engineering agreements; architectural agreements; easements, deeds, municipal maintenance agreements, municipal improvement/development agreements, plats and any permit, application or other document required by various jurisdictions, as long as such contracts are for amounts less than \$750,000.00, and in compliance with Walmart Realty Division Corporate Governance ("Governance"), on behalf of the Company, in their respective capacity for the Company. Notwithstanding the foregoing, the Senior Managers of Project Design and Management on the remodel team may only sign such items related to remodel projects.

All signing authority contained herein must be done in compliance with Governance and agreements signed may not commit the Company to amounts in excess of the individual's invoice approval authority as maintained by the VP of Real Estate Finance. This delegation shall supersede and revoke any signature authority previously given to those in the above positions, as of the date set forth below. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.


Volker Heimeshoff
Vice President



Subscribed and sworn before me this 19th day of December, 2013


Notary Public

My commission expires: 12/17/19

[Notary Seal]

**Authorization to Represent Property Owner(s) –
Property Owner is a Corporation, Limited Liability Company (LLC),
Limited Company (LC), Partnership, Limited Partnership, or Trustee**

Please be advised that

CPH, Inc.

(Name of Authorized Representative(s) and business entity, if any)

is authorized to submit an application and represent me in the hearing(s) to the Planning & Zoning Commission/Local Planning Agency, Board of Zoning Adjustments and Appeals and /or City Council for a Planned Development Project.

Unit _____ Block _____ Lot _____ Subdivision _____

Or Legal Description: ☐ (described as an exhibit A in Microsoft Word format and attached hereto)

• Wal-Mart Stores East, LP

** Name of Entity (Corporation, Partnership, LLC, etc)

Signature Jeff Waggener

SR. DIRECTOR PROJECT MANAGEMENT

Title of Signatory

JEFF WAGGENER
Name (Please print or type)

(SIGNATURE MUST BE NOTARIZED)

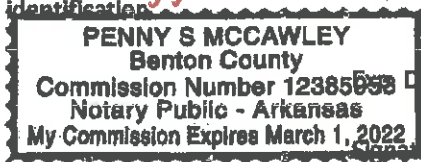
STATE OF

AR

COUNTY OF

Benton

Sworn to (or affirmed) and subscribed before me this 10 day of July, 2014, by
Jeff Waggener who is personally known or produced
as identification _____



Date: 3/1/22 Commission Number: 12385953

Signature of Notary Public:

Printed name of Notary Public:

Penny S. McCawley
Penny S. McCawley

*Please include additional pages for multiple property owners.

****Notes:**

If the applicant is a corporation, then it is executed by the corp. pres. or v. pres, sec, tres, or a director,

If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should be signed by the Company's "Managing Member."

If the applicant is a partnership, then a partner can sign on behalf of the partnership.

If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.

If the applicant is a trust, then they must include their title of "trustee."

In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Law Offices
LIEBLER, GONZALEZ & PORTUONDO
COURTHOUSE TOWER
44 WEST FLAGLER STREET
TWENTY-FIFTH FLOOR
MIAMI, FLORIDA 33130

MIGUEL M. CORDANO, ESQ.
E-MAIL MC@LGPIAFL.COM

TELEPHONE: (305) 379-0400
FACSIMILE: (305) 379-9626

April 20, 2015

VIA FEDERAL EXPRESS
7734 1149 1579

Mr. Ryan Brady, E.I.
CPH Corp.
5601 Mariner Street, Suite 105
Tampa, FL 33609

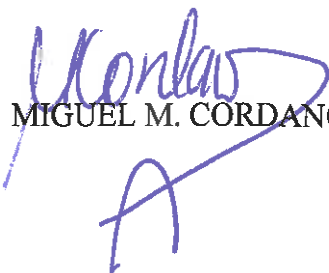
**Re: Wal-Mart Palm Harbor Outdoor Storage
(Our File No. 294-0011)**

Dear Ryan:

Please find enclosed the original executed Certification of Real Property Ownership.
Please contact me with any questions or comments.

Thank you.

Very truly yours,


MIGUEL M. CORDANO

MMC:lbr
Encl.

CERTIFICATION OF REAL PROPERTY OWNERSHIP

To: Pinellas County, Zoning Division

With the understanding that this Certification of Ownership is furnished to Pinellas County, Zoning Division, it is hereby certified that I have examined a complete Abstract of Title covering the period from the beginning to the 13th day of April, 2015, at the hour of 11:00 pm, inclusive, of the following described property:

Please see attached Exhibit "A"

I hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Wal-Mart Stores East, LP, a Delaware limited partnership

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 20th day of April, 2015.

LIEBLER, GONZALEZ & PORTUONDO

Courthouse Tower - 25th Floor
44 West Flagler Street
Miami, FL 33130
(305) 379-0400

By: _____

Bernardo A. Portuondo
BERNARDO A. PORTUONDO
Florida Bar No. 744026
bap@lgplaw.com

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20th day of April, 2015, by BERNARDO A. PORTUONDO, who is personally known to me or has produced _____, as identification.

Notary Public _____

Print Name

My Commission Expires:

6/26/17



Exhibit “A”

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

WM

[Portability Calculator](#)**31-27-16-00000-240-0100**[Compact Property Record Card](#)**Data Current as of January 14, 2015**[Email](#) [Print](#) [Radius Search](#) [Improvement Value per F.S. 553.844](#)**Ownership/Mailing Address Change Mailing Address**WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE AR 72712-8055**Site Address**35434 US HIGHWAY 19 N
(Unincorporated)[Property Use:](#) 1423 (Supermarket & Superstore - free standing (Albertsons, Publix))

Living Units: 0

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

PT OF SE 1/4 OF NW 1/4 DESC AS BEG SE COR OF VILLAS OF BEACON GROVES UNIT 1 TH N01DW 805.19FT TH N89DE 50FT FOR POB TH CONT N89DE 1160.7FT TH S ALG W R/W OF US HWY 19N 814FT (S) TH S45DW 6.97FT TH N89DW 97.82FT TH N85DW 59.08FT TH S89DW 74.68FT TH S83DW 110.65FT TH W ALG N R/W OF ALDERMAN RD 304.9 FT TH N01DW 564.81FT TH S89DW 511.99FT TH N01DW 255.99FT TO POB CONT 14.64 AC(C)

[File for Homestead Exemption](#)

2015 Parcel Use

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

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone	Plat Book/Page
16607/0136	Sales Query	121030272053	(NOT the same as a FEMA Flood Zone) NON EVAC	

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$8,555,000	\$8,555,000	\$8,555,000	\$8,555,000	\$8,555,000

[\[click here to hide\] 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	\$8,555,000	\$8,555,000	\$8,555,000	\$8,555,000	\$8,555,000
2013	No	\$8,285,000	\$8,285,000	\$8,285,000	\$8,285,000	\$8,285,000
2012	No	\$8,050,000	\$8,050,000	\$8,050,000	\$8,050,000	\$8,050,000
2011	No	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000
2010	No	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
2009	No	\$6,550,000	\$6,550,000	\$6,550,000	\$6,550,000	\$6,550,000
2008	No	\$7,650,000	\$7,650,000	\$7,650,000	\$7,650,000	\$7,650,000
2007	No	\$7,600,000	\$7,600,000	\$7,600,000	N/A	\$7,600,000
2006	No	\$7,600,000	\$7,600,000	\$7,600,000	N/A	\$7,600,000
2005	No	\$7,600,000	\$7,600,000	\$7,600,000	N/A	\$7,600,000
2004	No	\$6,850,000	\$6,850,000	\$6,850,000	N/A	\$6,850,000
2003	No	\$6,000,000	\$6,000,000	\$6,000,000	N/A	\$6,000,000
2002	No	\$5,942,300	\$5,942,300	\$5,942,300	N/A	\$5,942,300
2001	No	\$5,963,800	\$5,963,800	\$5,963,800	N/A	\$5,963,800
2000	No	\$5,951,300	\$5,951,300	\$5,951,300	N/A	\$5,951,300

1999	No	\$5,949,100	\$5,949,100	N/A	\$5,949,100
1998	No	\$5,256,600	\$5,256,600	N/A	\$5,256,600
1997	No	\$5,914,200	\$5,914,200	N/A	\$5,914,200
1996	No	\$5,914,200	\$5,914,200	N/A	\$5,914,200

2014 Tax Information

[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills October 31

2014 Final Millage Rate

2014 Est Taxes w/o Cap or Exemptions

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.](#)

Tax District: PHMT

20.6906

\$177,008.08

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

Sale Date	Book/Page	Price	Q/U	V/I
30 May 1989	07009 / 2267	\$4,000,000	U	V

2014 Land Information

Seawall: No

Frontage: None

Land Use

Land Size

Unit Value

Units

Total Adjustments

View:

Supermarket (14)

0x0

6.50

667180.0000

1.0000

Adjusted Value

Method

SF

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

Site Address: 35404 US HIGHWAY 19 N

Quality: Average

Square Footage: 113744.00

Foundation: Spread/Mono Footing

Floor System: Slab Above Grade

Exterior Wall: Concrete Block

Roof Frame: Bar Joint/Rigid Frame

Roof Cover: Blt Up Metal/Gypsum

Stories: 1

Living units: 0

Floor Finish: Vinyl

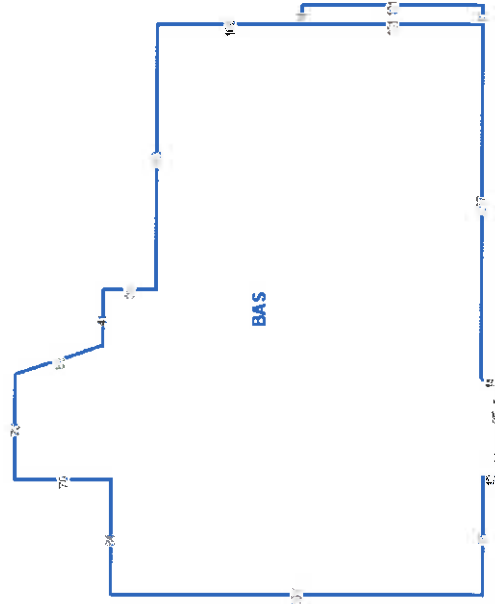
Interior Finish: Dry Wall

Fixtures: 27

Year Built: 1990

Effective Age: 16

Cooling: Heat & Cooling Pkg


[Compact Property Record Card](#)

Building 1 Sub Area Information

Building Finished Ft²Gross Area Ft²Effective Ft²

0

1,834

367

0

100

30

111,810

111,810

111,810

Total Building finished SF: 111,810

Total Gross SF: 113,744

Total Effective SF: 112,207

[\[click here to hide\] 2015 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
LOFT	\$19.00	6,175.00	\$117,325.00	\$65,702.00	1990
ASPHALT	\$1.75	242,000.00	\$423,500.00	\$423,500.00	0
FIRESPRINK	\$2.00	111,810.00	\$223,620.00	\$125,227.00	1990
FENCE	\$11.00	600.00	\$6,600.00	\$2,772.00	1991

Prepared by: Brad Rogers
Return to: Wal-Mart Real Estate Business Trust
c/o REIT Management Dept. 9385
2001 S.E. 10th Street
Bentonville, AR 72716-0550

Parcel I.D. Number: 31 27 16 00000 240 0100

GENERAL WARRANTY DEED

THIS INDENTURE, made the 8th day of May, 2009, between **WAL-MART STORES INC.**, a Delaware Corporation with offices in the County of Benton, State of Arkansas and a mailing address of 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantor") and **WAL-MART STORES EAST, LP**, a Delaware limited partnership, with offices located at Property Tax Dept. P.O. Box 8050, MS-0555 Store #1513 Bentonville, Arkansas 72716-8050 (hereinafter referred to as "Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Zero Dollars and No Cents, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land located in Pinellas County, to wit:

See Exhibit A attached.

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

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

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said lands in fee simple; that the Grantor has good right and lawful authority to sell and convey the lands; Grantor does hereby fully warrant title to said land; and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above



ATTEST

By

Heather Clark
Heather Clark
Assistant Secretary

WAL-MART STORES INC.

BY:

Romona L. West
Romona L. West
Its: Director of REIT Management

Signed, sealed, and delivered in the presence of:

WITNESS:

Brandie Patton
Brandie Patton

WITNESS:

B.A. Glass
B.A. Glass

STATE OF ARKANSAS

COUNTY OF BENTON

)
) ss
)

In the State of Arkansas, County of Benton, on this 27th day of May, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Romona L. West, to me personally known, who being by me duly sworn did say that she is the Director, REIT Management, Wal-Mart Realty of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of said Romona L. West acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Patricia Williams
Notary Public

Mail Tax Information To:

Wal-Mart Stores East LP
Wal-Mart Property Tax Dept 8013 RE: Store 1513
Attn: 0555
P.O. Box 8050
Bentonville, AR 72716

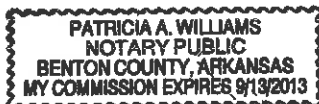


Exhibit A
Store#1513 Palm Harbor, FL
Property Address: 35404 U.S. Highway 19

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, NORTH 89°22'13" WEST, 100.04 FEET; THENCE NORTH 00°55'47" WEST, 65.03 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF ALDERMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 6828, PAGE 1961 AND OFFICIAL RECORDS BOOK 6828, PAGE 2002, SOUTH 44°18'19" WEST, 20.75 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 89°22'13" WEST, 1201.18 FEET; THENCE NORTH 00°34'01" WEST, 805.19 FEET; THENCE NORTH 88°53'12" EAST, 59.16 FEET; THENCE SOUTH 89°22'13" EAST, 1151.63 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 19, SOUTH 00°55'47" EAST, 792.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, NORTH 89°22'13" WEST, 100.04 FEET; THENCE NORTH 00°55'47" WEST, 65.03 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF ALDERMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 6828, PAGE 1961 AND OFFICIAL RECORDS BOOK 6828, PAGE 2002, SOUTH 44°18'19" WEST, 20.75 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 89°22'13" WEST, 1201.18 FEET; THENCE NORTH 00°34'01" WEST, 805.19 FEET TO THE SOUTHWESTERLY CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6549, PAGE 1799, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 88°53'12" EAST, 59.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°53'12" EAST, 1151.21 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 19; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°55'47" EAST, 35.03 FEET; THENCE ALONG THE NORTH BOUNDARY LINE ESTABLISHED IN DEEDS RECORDED IN DEED BOOK 1443, PAGES 594, 597 AND 601, AND OFFICIAL RECORDS BOOK 4864, PAGE 2041 AND OFFICIAL RECORDS BOOK 6878, PAGE 1245, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, NORTH 89°22'13" WEST, 1151.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE GRANTOR'S TRACT, AS RECORDED IN OFFICIAL RECORDS BOOK 7009, PAGES 2267-2268, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, RUN NORTH 89°22'04" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, FOR A DISTANCE OF 100.04 FEET; THENCE NORTH 00°55'31" WEST TO A POINT ON THE EAST LINE OF GRANTOR'S TRACT, THE SAME BEING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19, FOR A DISTANCE OF 65.02 FEET AND THE POINT OF BEGINNING; THENCE SOUTH 44°51'13" WEST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ALDERMAN ROAD, RECORDED IN OFFICIAL RECORDS BOOK 6828, PAGES 1961-1963, 2002-2004, FOR A DISTANCE OF 20.93 FEET; THENCE NORTH 89°22'04" WEST, ALONG SAID RIGHT-OF-WAY LINE, THE SAME BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, FOR A DISTANCE OF 330.57 FEET; THENCE NORTH 88°30'19" EAST, FOR A DISTANCE OF 184.04 FEET; THENCE SOUTH 52°22'04" EAST, ALONG A LINE 56.83 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 146.48 FEET; THENCE NORTH 44°51'52" EAST TO A POINT ON THE EAST LINE OF AFORESAID GRANTOR'S TRACT, THE SAME BEING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19, FOR A DISTANCE OF 20.93 FEET; THENCE SOUTH 00°55'31" EAST, ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE, THE SAME BEING 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF AFORESAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, FOR A DISTANCE OF 6.83 FEET TO POINT OF BEGINNING.

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1/14/2015

Property Appraiser General Information

FRGT RAMP	\$12.00	4,452.00	\$53,424.00	\$53,424.00	2010
CONC PAVE	\$4.00	24,000.00	\$96,000.00	\$96,000.00	0

[\[click here to hide\] 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
CB08-04428	COMMERCIAL ADD	27 Jul 2009	\$5,479,829
CB08-09296	SPECIAL USE	27 Jul 2009	\$42,932
CB08-09294	FENCE	27 Jul 2009	\$174,840
CB06-05275	COMMERCIAL ADD	10 Oct 2006	\$50,000
CB06-06272	HEAT/AIR	12 Apr 2006	\$50,000
CB05-05639	ROOF	16 Dec 2005	\$0
CB326017	COMMERCIAL ADD	24 Aug 2005	\$38,000
CB274682	ROOF	08 May 2003	\$45,000
CB259002	ROOF	30 Jun 2002	\$10,558
CB213624	ROOF	06 Apr 2000	\$27,000
CB209598	COMMERCIAL ADD	26 Jan 2000	\$40,000
CB186616	ROOF	21 Oct 1998	\$14,280
CB178961	COMMERCIAL ADD	04 Jun 1998	\$10,000

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



EXHIBIT 1
WAL-MART PALM HARBOR
PROPOSED OUTDOOR SCREENED AREA

cph

Engineers
Architects
Planners
Landscape Architects
Transportation/Traffic
Surveyors
Environmental Scientists
Construction Management

Z-15-6-15