

**AGENDA**  
**Planning Review Committee**  
**Pinellas County Planning Department**  
**310 Court Street, 1<sup>st</sup> Floor Small Conference Room**  
**June 8, 2015 – 10:00 AM**

**Case Summary Review:**

1. [Z/LU-13-6-15](#) (Sergio Haritos)
2. [Z-17-7-15](#) (Mary E. McCraney and Robert & Bonnie Shell)



CASE SUMMARY  
CASE NO. Z/LU-13-6-15  
(Quasi-Judicial)

PRC MEETING: June 8, 2015 @ 10:00 AM-1<sup>st</sup> Floor, Planning Conf Room

LPA HEARING: July 9, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: August 18, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

APPLICANT'S NAME: Sergio Haritos

REQUEST: Zone change from: A-E-W, Agricultural Estate Residential-Wellhead  
Protection Overlay  
to: IL-W, Institutional Limited-Wellhead Protection Overlay  
(4.08 acres) & P/C-W, Preservation Conservation-  
Wellhead Protection Overlay (0.92 acre)

Land Use change from: Residential Rural  
to: Institutional (4.08 acres) & Preservation (0.98 acre)

And a variance to allow one parking space per three beds and a Development Agreement limiting the maximum number of beds to 80, restricting the height of the building to one story, and prohibiting drug rehabilitation and mental health services.

CASE DESCRIPTION: Approximately 5 acres located on the south side of Keystone Road 1,960 feet east of East Lake Road in the unincorporated area of East Lake Tarpon (10/27/16/00000/430/0100). A legal description is available in file upon request.

APPLICANT/ADDRESS: Sergio Haritos  
c/o Todd Pressman  
334 East Lake Road, #102  
Palm Harbor, FL 34685

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

NOTICES SENT TO: Sergio Haritos, Todd Pressman, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

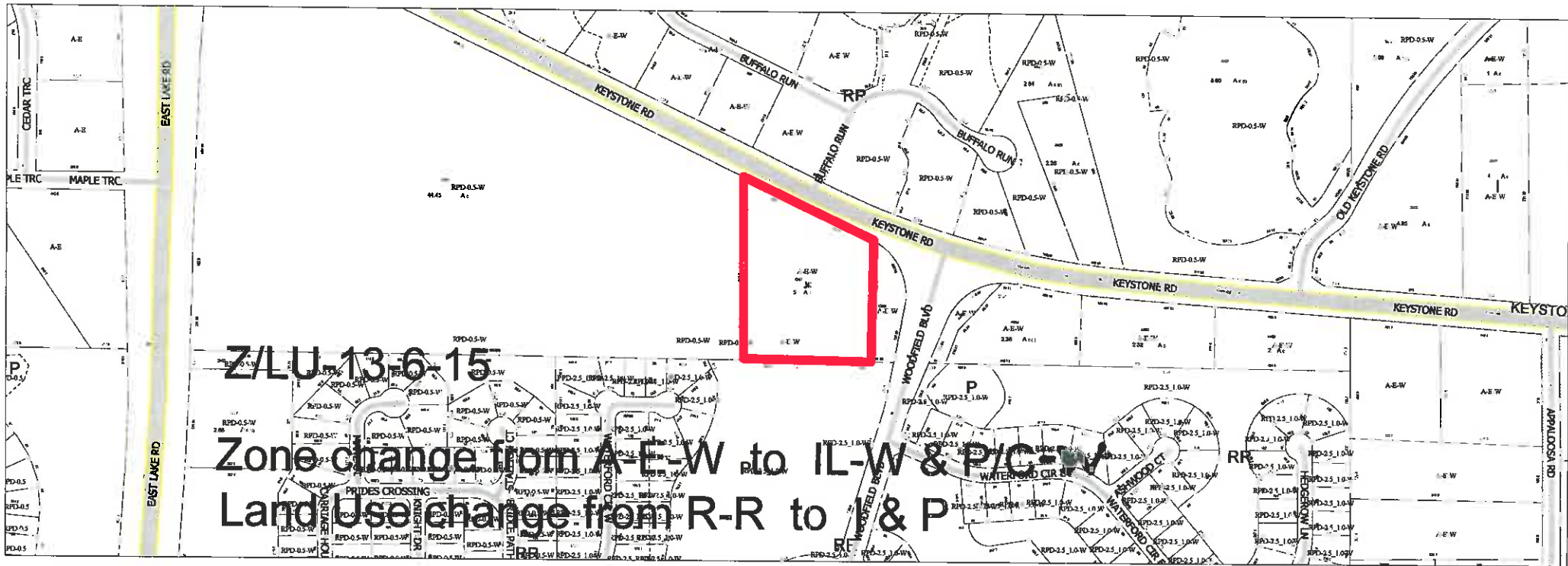
EXISTING USE: Vacant

PROPOSED USE: Assisted Living Facility

LAND USE: Residential Rural

ZONING: A-E-W





N















## Redlines

### Base Layers

Arterials Names

Major Roads

Highway

Arterial

### Roads

Roads

Road Names - Yellow

Railroad

### Parcel Layers

Parcel Lines (Yellow)







Google earth

feet  
meters



Z/LLU-13-6-15



## **DEVELOPMENT AGREEMENT**

This Development Agreement ("Agreement") is dated \_\_\_\_\_, effective as provided in Section 5 of this Agreement, and entered into between Rosewood House II, Inc., Owner and Pinellas County, Florida, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof ("County").

### **R E C I T A L S:**

- A. Sections 163.3220 – 163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act ("Act"), authorize the County to enter into binding development agreements with persons having a legal or equitable interest in real property located within the unincorporated area of the County.
- B. Under Section 163.3223 of the Act, the County has adopted Chapter 134, Article VII of Part III, the Pinellas County Land Development Code ("Code"), establishing procedures and requirements to consider and enter into development agreements.
- C. Owner is the owner of a parcel of real property, located at 0 Keystone Road, on Exhibit "A" as parcel identification number 10-27-16-00000-430-0100 hereinafter the "Property".
- D. Owner desires to develop and continue the use of the Property for an Assisted Living Facility as more particularly described herein.
- E. The Property currently has a land use designation of Residential Rural and is zoned Agricultural Estates Wellhead.
- F. Owner has requested that the County change the zoning category to Institutional Limited – Wellhead Protection Overlay and Preservation/Conservation- Wellhead Protection Overlay and change the Land Use category to Institutional and Preservation.
- G. The County cannot justify the requested action absent the restrictions contained in this Agreement and in the deed restriction required in Section 6.1.4.
- H. The County and Owner have determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the Code and the Act.
- I. The County has found that the terms of this Agreement are consistent with the Pinellas County Comprehensive Plan and the Code.



## 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 Institutional and zoning of Institutional Limited.

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

Section 1.     Obligations under this Agreement.

1.1           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.     There shall be no drug rehabilitation facility.

6.1.3.2.     There shall be no mental health facility.



6.1.3.3. The maximum use or density of the property will be 80 beds.

6.1.3.4. The structure shall be allowed only 1 story.

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 Pinellas 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.

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 this Agreement, 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 amendments 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 2. 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 the Pinellas County.

7.2 Sewer service from Pinellas County.

7.3 Fire protection from Pinellas County.



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

Section 3. 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 4. 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 5. 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 re-designations.

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 6. 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 7. 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 8. 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:     Rosewood  
                          House II,  
                          Inc.

With copy to:

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 9. 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 10. 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 11. 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 12. 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 13. 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 14. 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 15. 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 16. 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 17. 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 18. 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:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

OWNERS

Eric Moore, V.P., Rosewood House II,  
Inc.

By: \_\_\_\_\_

\_\_\_\_\_  
Cheryl Moore, Pres., Rosewood House  
II, Inc.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2015, by \_\_\_\_\_, who is personally known to me or who produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
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



**EXHIBIT "A"**  
**PROPERTY**

**PART OF SE 1/4 OF SEC 10-27-16 DESC FROM SW COR OF SE 1/4 OF SD SEC TH  
S89D25'11.9"E 632.10FT FOR POB TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582  
TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E  
221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO POB  
CONT 5AC**



Sergio Haritos

1. Owner: \_\_\_\_\_  
Mailing Address: Please use agent \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Daytime Phone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

2. Representative's Name: Todd Pressman  
Company Name: Pressman & Associates, Inc.  
Mailing Address: 334 East Lake Rd., #102, Palm Harbor, FL 34685  
City: \_\_\_\_\_ 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.

n/a

Specify interest held: \_\_\_\_\_

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

Eric and Cheryl Moore

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:



Rezoning and Land Use Amendment

4. This hearing is being requested to consider:

*And a Development Agreement & a parking variance to allow*  
0 keystone rd. 10 27 16 00000 430 0100

*FE*  
*AE-W to 1K-W + Pk*  
*R-R to Inst + Pres*  
*7 space / 3 Bels*

5. Location of subject property (street address):

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

PART OF SE 1/4 OF SEC 10-27-16 DESC FROM SW COR OF SE 1/4 OF SD SEC TH S89D25'11.9"E 632.10FT FOR PC TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582 TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E 221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO PO. CONT 5AC

7. Size of Property: \_\_\_\_\_ feet by \_\_\_\_\_ feet, \_\_\_\_\_ acres

8. Present zoning classification: AEW

9. Present Land Use Map designation: Rural

Res Suburban

10. Date subject property acquired: 1/14

11. Existing structures and improvements on subject property:

None

12. Proposed structures and improvements will be:

Proposed ALE

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 use proposed is quiet, has a low trip rate, of which it's peak hours are off set from typical daily traffic.

The proposed structure will be very nice and an asset for the area. The immediate vicinity maintains Institutional owners/uses to the East and to the West. This is a use that has a need from the public in general as our population ages. The facility will hire and maintain a number of jobs which are higher paying.

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:

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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.

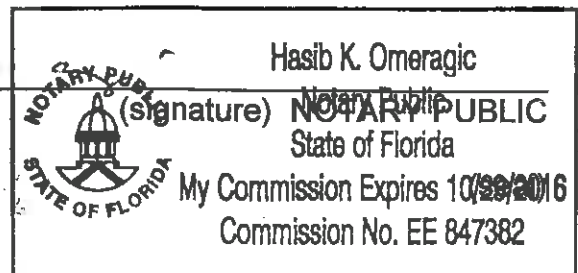
Signed by Todd Pressman, President, Pressman & Associates, Inc., AGENT

Date: 4/21/15

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 21 day of APRIL, 20 15

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



\*\*\*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:

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AKA (street address): \_\_\_\_\_

EVACUATION ZONE: \_\_\_\_\_ ATLAS PAGE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

SURROUNDING PROPERTY:

NORTH \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

EAST \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SOUTH \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

WEST \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

NOTES:

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# PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

334 EASTLAKE ROAD, SUITE #102, PALM HARBOR, FL 34685

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#: 10-27-16-00000-430-0100

Thank you.

Douglas N. Menduse BK Trustee for the Estate of Sergio H. Menduse,  
Authorized Officer, / Case # 11-6313-FPM

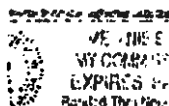
State of: Florida

County of:

Before me personally appeared Douglas N. Menduse, and  
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 15th day of April, 2015, a.d., who I personally  
know or produced identification as \_\_\_\_\_.

Melanie E. Van Schack  
Notary Public





**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

April 1, 2015

RE: Certificate of Ownership  
Parcel No. 10-27-16-00000-430-0100  
Property Address: 0 Keystone Road (unincorporated Pinellas County)

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, Sergio Haritos, is the owner of the subject property described above.

Sincerely,

BUCHANAN INGERSOLL & ROONEY PC



Thomas J. Hunt

enclosures



Exh. "A"

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

10-27-16-00000-430-0100

**Compact Property Record Card**[Portability  
Calculator](#)**Data Current as of April**  
**01, 2015**[Email](#) [Print](#)[Radius  
Search](#)

<b><u>Ownership/Mailing Address Change</u></b> <b><u>Mailing Address</u></b>	<b><u>Site Address</u></b>
HARITOS, SERGIO 40741 US HIGHWAY 19 N TARPON SPRINGS FL 34689-4735	0 KEYSTONE RD (Unincorporated)

**Property Use:** 0000 (Vacant Residential - lot & acreage less than 5 acres)**Living Units:**[\[click here to hide\]](#) **Legal Description**

PART OF SE 1/4 OF SEC 10-27-16 DESC FROM SW COR OF SE 1/4 OF SD SEC TH S89D25'11.9"E 632.10FT FOR POB TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582 TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E 221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO POB CONT 5AC

<b><u>Mortgage Letter</u></b> <input type="checkbox"/> <b><u>File for Homestead Exemption</u></b>			<b><u>2015 Parcel Use</u></b>	
<b><u>Exemption</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>		
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)**

<b><u>Most Recent Recording</u></b>	<b><u>Sales Comparison</u></b>	<b><u>Census Tract</u></b>	<b><u>Evacuation Zone</u></b> (NOT the same as a FEMA Flood Zone)	<b><u>Plat Book/Page</u></b>
16595/2598	\$212,200	121030273211	D	

**2014 Interim Value Information**

<b><u>Year</u></b>	<b><u>Just/Market Value</u></b>	<b><u>Assessed Value/ SOH Cap</u></b>	<b><u>County Taxable Value</u></b>	<b><u>School Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
2014	\$166,520	\$166,520	\$166,520	\$166,520	\$166,520

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

<b><u>Year</u></b>	<b><u>Homestead Exemption</u></b>	<b><u>Just/Market Value</u></b>	<b><u>County Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
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			<u>Assessed Value/ SOH Cap</u>		<u>School Taxable Value</u>	
2014	No	\$166,520	\$166,520	\$166,520	\$166,520	\$166,520
2013	No	\$246,939	\$246,939	\$246,939	\$246,939	\$246,939
2012	No	\$230,790	\$230,790	\$230,790	\$230,790	\$230,790
2011	No	\$238,620	\$238,620	\$238,620	\$238,620	\$238,620
2010	No	\$268,128	\$268,128	\$268,128	\$268,128	\$268,128
2009	No	\$341,285	\$341,285	\$341,285	\$341,285	\$341,285
2008	No	\$426,100	\$426,100	\$426,100	\$426,100	\$426,100
2007	No	\$453,800	\$453,800	\$453,800	N/A	\$453,800
2006	No	\$469,700	\$469,700	\$469,700	N/A	\$469,700
2005	No	\$254,400	\$254,400	\$254,400	N/A	\$254,400
2004	No	\$211,200	\$211,200	\$211,200	N/A	\$211,200
2003	No	\$158,100	\$158,100	\$158,100	N/A	\$158,100
2002	No	\$145,100	\$145,100	\$145,100	N/A	\$145,100
2001	No	\$128,400	\$128,400	\$128,400	N/A	\$128,400
2000	No	\$125,000	\$125,000	\$125,000	N/A	\$125,000
1999	No	\$131,200	\$131,200	\$131,200	N/A	\$131,200
1998	No	\$126,600	\$126,600	\$126,600	N/A	\$126,600
1997	No	\$130,100	\$130,100	\$130,100	N/A	\$130,100
1996	No	\$101,900	\$101,900	\$101,900	N/A	\$101,900

<b>2014 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <b>See all transactions</b>				
<a href="#">Click Here for 2014 Tax Bill</a>	Tax District:	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>O/U</b>	<b>V/I</b>
Tax Collector Mails 2014 Tax Bills October 31	<b>ETF</b>	22 May 2009	16595 / 2598 ■	\$250,000	U	V
2014 Final Millage Rate	20.6706					
2014 Est Taxes w/o Cap or Exemptions	\$3,442.07					
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a>						

<b>2014 Land Information</b>						
Seawall: No	Frontage: None			View:		
<b><u>Land Use</u></b>	<b><u>Land Size</u></b>	<b><u>Unit Value</u></b>	<b><u>Units</u></b>	<b><u>Total Adjustments</u></b>	<b><u>Adjusted Value</u></b>	<b><u>Method</u></b>
Wasteland/Marsh (96)	0x0	5000.00	1.0200	1.0000	\$5,100	AC
Vacant (00)	0x0	45000.00	3.9800	1.0000	\$179,100	AC

[click here to hide] 2015 Extra Features



Exh. "B"

## Corporate Warranty Deed

This Indenture, made, May 22, 2009 A.D.

Between

CHURCH OF CHRIST OF TARPON SPRINGS INC whose post office address  
is P.O. Box 742, Tarpon Springs, Florida 34688 a corporation existing under the  
laws of the State of Florida, Grantor and SERGIO HARTOS whose post office  
address is 40741 US Hwy 19 N, Tarpon Springs, Florida 34689, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Two Hundred Fifty Thousand dollars & no cents,  
(\$250,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to  
the said Grantee forever, the following described land, situate, lying and being in the County of PINELLAS, State of Florida, to wit:

From the S 1/4 corner of Section 10, run S. 89 deg 25' 11.9" E., along the South line of said Section 10, 632.10  
feet for a P.O.B.; thence N. 01 deg 01' 01.2" W., 611.41 feet to the South right-of-way line of S.R. 582; thence  
along said right-of-way line the next 2 calls, S. 64 deg 10' 11" E., 264.21 feet; thence along a curve to the  
left, radius 2914.79 feet, arc 221.42 feet, chord 221.37 feet, chord bearing S. 66 deg 20' 45.4" E.; thence S. 1  
deg 46' 27.7" W., 411.80 feet, to the South line of said Section 10; thence N. 89 deg 25' 11.0" W., 617.00 feet  
to the P.O.B. being in the Southeast 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County,  
Florida.

Subject property is vacant land.

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

Subject to that certain Purchase Money Mortgage executed of even date herewith:  
Parcel Identification Number: 10/27/16/00000/430/0100

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whomsoever

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer  
and caused its corporate seal to be affixed the day and year first above written

CHURCH OF CHRIST OF TARPON SPRINGS INC

Signed and Sealed in Our Presence:

By

JAMES BRYAN, SR.  
Its: DIRECTOR

Witness Print Name:

Witness Print Name:

JULIE T. HOLT

State of  
County of

Florida  
Pinellas

The foregoing instrument was acknowledged before me this 22nd day of May, 2009, by JAMES BRYAN, SR., the DIRECTOR of  
CHURCH OF CHRIST OF TARPON SPRINGS INC A corporation existing under the laws of the State of Florida, on behalf of the  
corporation. He is personally known to me or has produced *drivers license* as identification.

Notary Public  
Notary Printed Name

JULIE T. HOLT

My Commission Expires

Prepared by: *Return to*  
Julie T. Holt, an employee of  
Anciote Title Services, Inc.,  
38868 US Highway 19 North  
Tarpon Springs, Florida 34689

File Number: 9-303



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					
<a href="#">[click here to hide]</a> 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](#)
[Map Legend](#)
[Back to Query Results](#)
[New Search](#)
[Tax Collector](#)
[Home Page](#)
[Contact Us](#)





# **Gulf Coast Consulting, Inc.**

**Land Development Consulting**

**Engineering • Planning • Transportation • Permitting**

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

March 23, 2015

Mr. Todd Pressman  
Pressman & Associates, Inc.  
334 East Lake Road, #102  
Palm Harbor, FL 34685

RE: Keystone Road Site – Proposed ALF  
Parking and Traffic Assessment

Dear Mr. Pressman:

As requested, I have completed my assessment of the traffic and parking impacts of the proposed project. The applicant is seeking a Land Use Plan Amendment/Rezoning to accommodate a proposed 90 bed ALF on a 5.01 acre parcel located on the south side of Keystone Road between East Lake Road and Woodfield Boulevard.

Parcel ID# 10/27/16/00000/430/0100

The subject property is located in unincorporated Pinellas County, the underlying land use designation is Residential Rural (RR) and the zoning is Agricultural Estate Residential District (AE-W). The applicant seeks to amend the land use plan and rezone for the purpose of developing the existing 90 bed ALF.

## **TRANSPORTATION IMPACTS**

Transportation impacts from the proposed 90 bed ALF would be minimal. According to ITE Trip Generation, 9<sup>th</sup> Edition rates, this ALF would generate only 239 daily trips of which 13 would occur during the AM peak hour and 20 would occur during the PM peak hour. According to the MPO 2014 Level of Service Report, the adjacent segment of Keystone Road (Woodfield Boulevard – East Lake Road) is a 2-lane undivided county arterial roadway carrying 13,913 vehicles per day AADT (1,342 peak hour) and is reported to operate at LOS C. This segment is controlled by a traffic signal at East Lake Road and has a two-way peak hour capacity of 1,440 vehicles per hour. Accordingly, the PM peak hour traffic generated by the ALF represent only 1.38% of the peak hour LOS D capacity of Keystone Road. Considering the additional 20 PM peak hour trips from the rezoning this segment of Keystone Road would operate at LOS D which is the acceptable LOS standard.



## **PARKING VARIANCE**

The current code requirement is 1 space per bed, which is substantially more parking than needed for ALFs. Staff is preparing revisions to code which would reduce the requirement to 1 space/3 beds. This is based on ITE Parking Generation, 4<sup>th</sup> Edition data. Previous site specific parking studies I have conducted for ALF's in Pinellas County have indicated the parking requirement of 1 space/3 beds is more than adequate. As such, I believe it is reasonable to require 30 parking spaces for this proposed 90 bed facility. A parking variance for 1 space/3 beds should be considered reasonable.

## **CONCLUSION**

The proposed 90 bed ALF can be accommodated with 30 parking spaces and the traffic impacts would comprise 1.38% of the LOS D capacity of Keystone Road. With the traffic impact of the ALF the adjacent segment of keystone Road would continue to operate at an acceptable level of service (LOS D). In summary, an ALF use has minimal traffic impact and reduced parking requirements.

Sincerely,



Robert Pergolizzi, AICP/PTP  
Principal

15-012



# Pinellas County MPO 2014 Level of Service Map

Existing Conditions  
(PM Peak Hour Directional)  
2013 Base Data

## Level of Service

- Level of Service B, C
- Level of Service D
- Level of Service E
- Level of Service F

Generated by vTImas database  
Road Facility Capabilities based upon FDOT  
2009 Generalized Service Volume Tables

Gulf of Mexico

Old Tampa Bay

Tampa Bay



Prepared by the Pinellas County MPO  
310 Court St., Clearwater FL 33756  
(727) 464-5649, or (727) 464-5653  
www.pinellascounty.org/MPO

Approved  
September 10, 2014

Plot Date: September 22, 2014  
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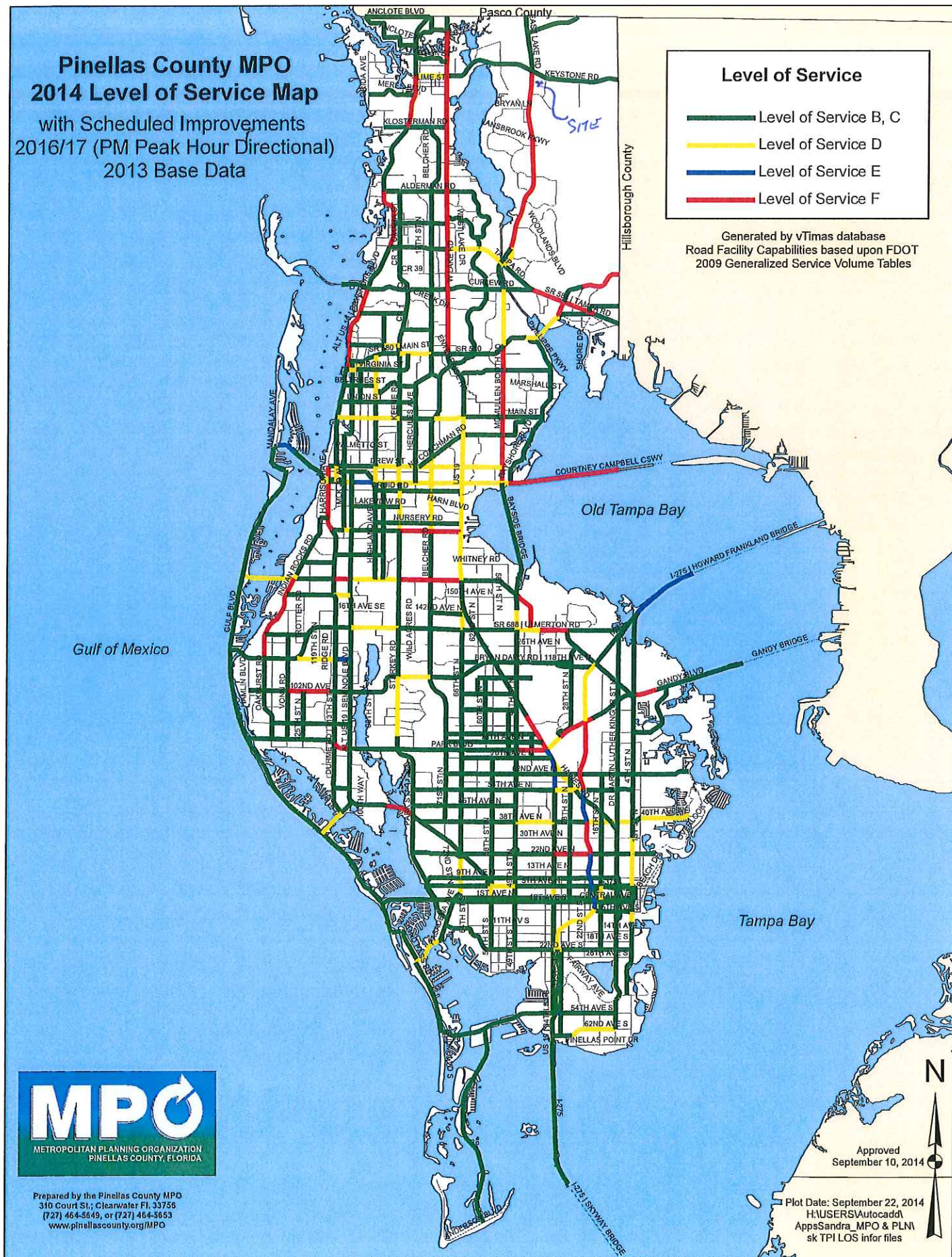


**Pinellas County MPO**  
**2014 Level of Service Map**  
 with Scheduled Improvements  
 2016/17 (PM Peak Hour Directional)  
 2013 Base Data

**Level of Service**

- Level of Service B, C
- Level of Service D
- Level of Service E
- Level of Service F

Generated by vTImas database  
 Road Facility Capabilities based upon FDOT  
 2009 Generalized Service Volume Tables



**MPO**  
 METROPOLITAN PLANNING ORGANIZATION  
 PINELLAS COUNTY, FLORIDA

Prepared by the Pinellas County MPO  
 310 Court St., Clearwater, FL 33756  
 (727) 464-5649, or (727) 464-5653  
[www.pinellascounty.org/MPO](http://www.pinellascounty.org/MPO)

Approved  
 September 10, 2014

Plot Date: September 22, 2014  
 H:\USERS\Autocadd\ Apps\Sandra\_MPO & PLN\ sk TPI LOS infor files



# Assisted Living (254)

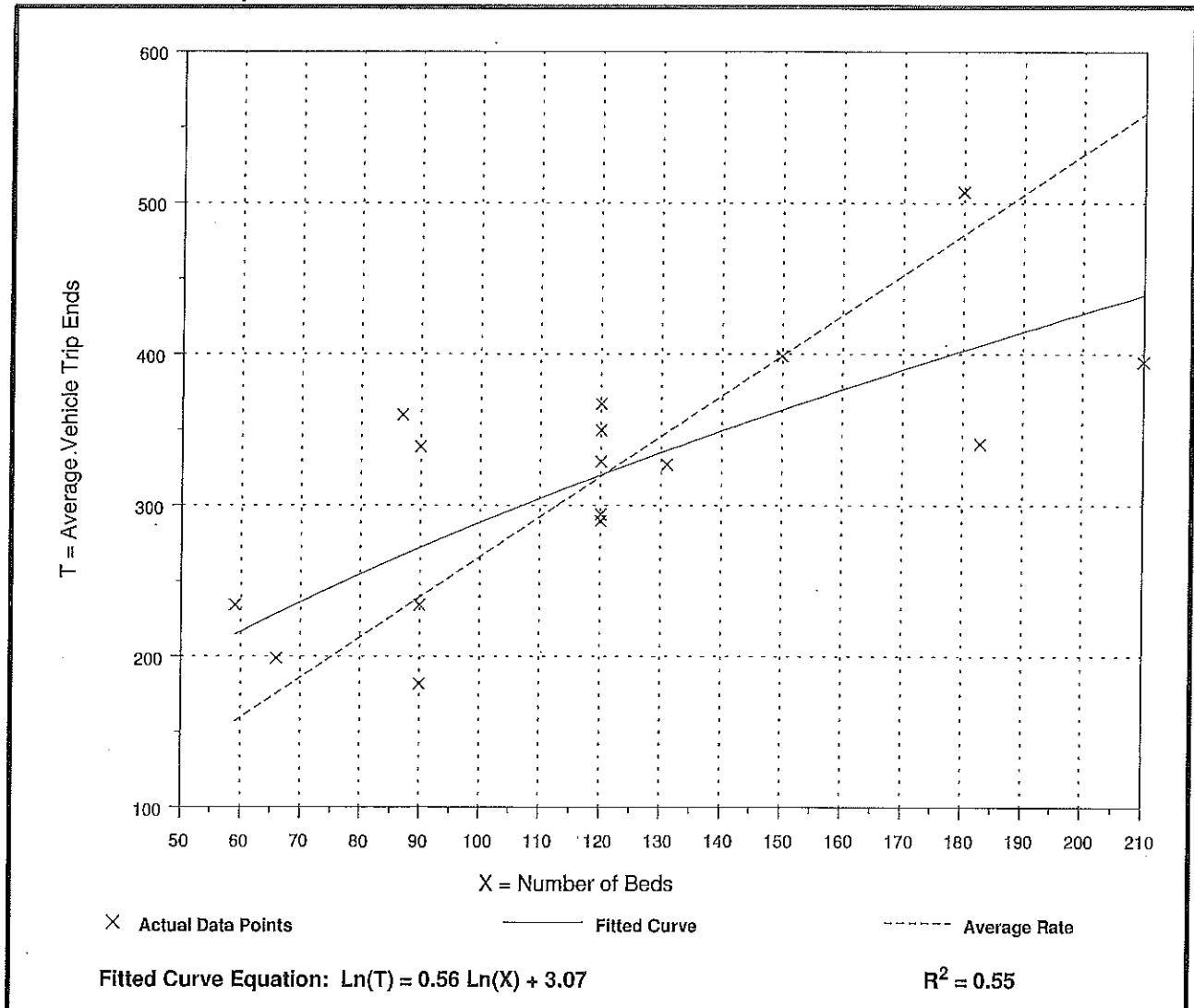
Average Vehicle Trip Ends vs: Beds  
On a: Weekday

Number of Studies: 16  
Average Number of Beds: 121  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.66	1.86 - 4.14	1.74

## Data Plot and Equation





# Assisted Living (254)

Average Vehicle Trip Ends vs: Beds

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Number of Studies: 7

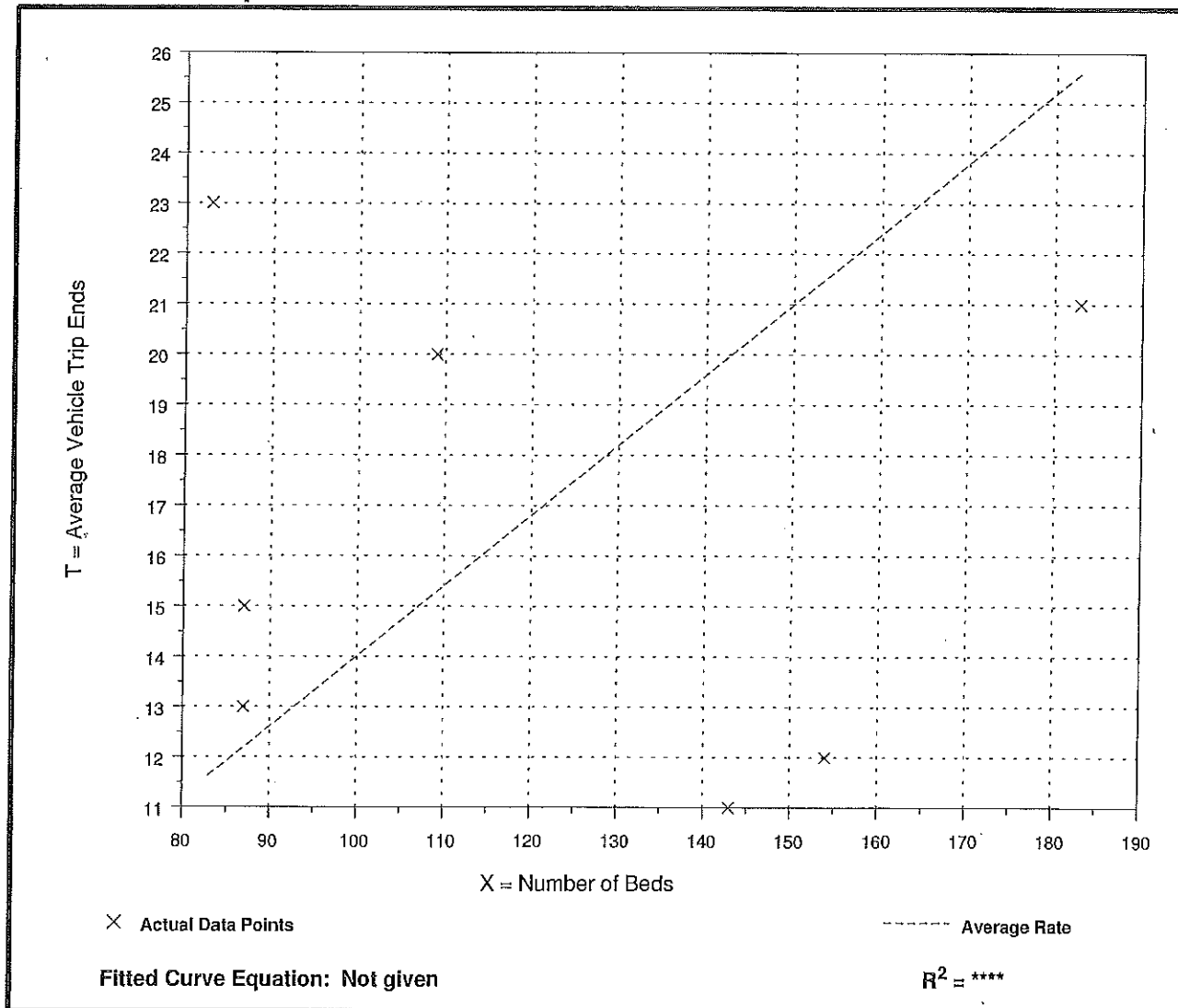
Average Number of Beds: 121

Directional Distribution: 65% entering, 35% exiting

## Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.08 - 0.28	0.37

## Data Plot and Equation





# Assisted Living (254)

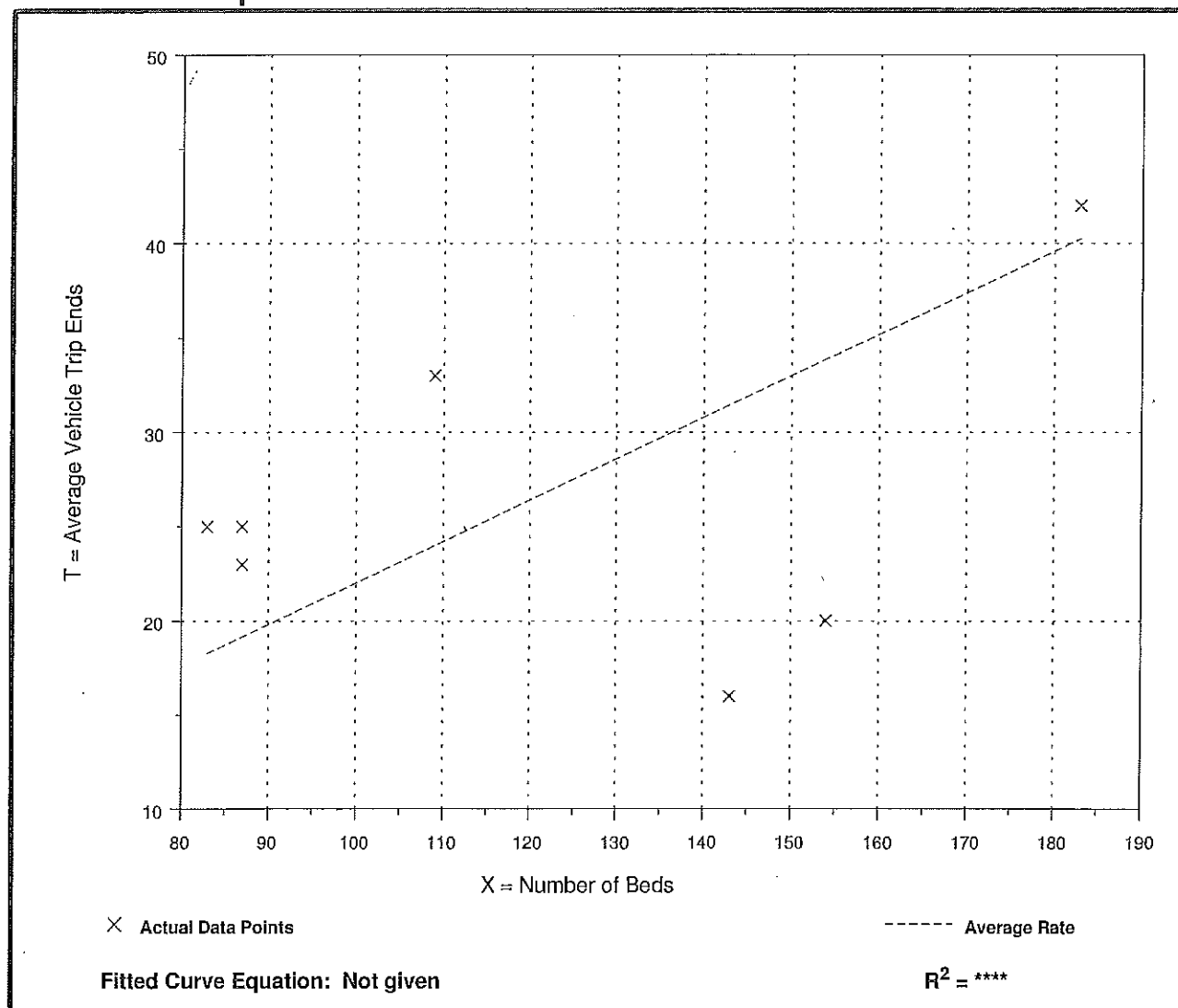
Average Vehicle Trip Ends vs: Beds  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Number of Studies: 7  
Average Number of Beds: 121  
Directional Distribution: 44% entering, 56% exiting

## Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.11 - 0.30	0.47

## Data Plot and Equation





**Generalized Peak Hour Two-Way Volumes for Florida's  
Urbanized Areas<sup>1</sup>**

**TABLE 4**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

90% 2.20 1360 1440

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes

Present in Both Directions

+ 1,800

Ramp Metering

+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE<sup>2</sup>

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE<sup>2</sup>

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage

	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)<sup>3</sup>

(Buses in peak hour in peak direction)

Sidewalk Coverage

	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

<sup>1</sup>Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation

Systems Planning Office

[www.dot.state.fl.us/planning/systems/sn/los/default.shtm](http://www.dot.state.fl.us/planning/systems/sn/los/default.shtm)



Facility	Juris	Plan Area	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Meth	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
768 - I-275: (I-375 to I-175)	SR	11	F	6F	D	.441	.00	T	115,500	5,908	6,200	.953	2	E
769 - I-275: (I-175 to 22ND AVE S)	SR	11	F	6F	D	2.002	.00	T	96,069	4,914	6,200	.793	0	D
770 - I-275: (PINELLAS SHORELINE to 4TH ST N)	SR	11	F	8F	D	2.220	.00	T	149,000	7,621	8,400	.907	2	E
771 - I-275: (22ND AVE S to 54TH AVE S)	SR	11	F	6F	D	2.017	.00	T	88,000	4,501	6,200	.726	0	C
774 - I-375: (I-275 to 7TH ST N)	SR	11	F	6F	D	2.333	.00	T	27,500	1,407	6,200	.227	0	B
775 - INDIAN ROCKS RD: (BELLEVUE BLVD to MEHLENBACHER RD)	BL	07	SA	2U	D	1.550	.65	T	9,153	478	792	.604	0	C
776 - INDIAN ROCKS RD: (MEHLENBACHER RD to SUNSET BLVD)	CR	07	NA	2D	D	.432	.00	T	9,153	478	1,512	.316	0	C
777 - INDIAN ROCKS RD: (SUNSET BLVD to W BAY DR)	CR	07	SA	4D	D	.142	7.04	T	12,766	667	1,530	.436	0	D
778 - INDIAN ROCKS RD: (W BAY DR to WALSHINGHAM RD)	CR	07	SA	2U	D	2.793	1.07	T	16,378	856	792	1.081	2	F
789 - KEENE RD: (E BAY DR to BELLEAIR RD)	CR	07	SA	4D	D	1.526	1.31	T	29,267	1,529	1,764	.867	0	C
790 - KEENE RD: (BELLEAIR RD to DRUID RD)	CR	06	SA	4D	D	1.255	2.39	T	29,267	1,529	1,683	.908	1	D
791 - KEENE RD: (ORUID RD to GULF-TO-BAY BLVD)	CR	06	SA	6D	D	.252	3.97	T	29,267	1,529	2,547	.600	0	C
792 - KEENE RD: (GULF-TO-BAY BLVD to DREW ST)	CR	06	SA	6D	D	.393	5.09	T	28,426	1,485	2,313	.642	0	D
793 - KEENE RD: (DREW ST to SUNSET POINT RD)	CR	06	SA	4D	D	1.518	.66	T	29,678	1,551	1,764	.879	0	C
794 - KEENE RD: (SUNSET POINT RD to SR 580)	CR	04	SA	4D	D	2.032	1.97	T	31,256	1,633	1,764	.926	1	C
795 - KEYSTONE RD: (HILLSBOROUGH CL to WOODFIELD BLVD)	CR	02	NA	2U	D	2.301	.00	T	12,408	648	1,440	.450	0	C
796 - KEYSTONE RD: (WOODFIELD BLVD to EAST LAKE RD)	CR	01	SA	2U	D	2.995	.33	T	23,022	1,203	792	1.519	2	F
797 - KEYSTONE RD: (WOODFIELD BLVD to EAST LAKE RD)	CR	02	SA	2U	D	.543	1.84	T	13,913	727	792	.918	1	C
801 - KLOSTERMAN RD: (ALT US 19 to US 19)	CR	01	SA	4D	D	1.275	1.57	T	19,366	1,012	1,764	.574	0	B
802 - KLOSTERMAN RD: (ALT US 19 to CARLTON RD)	CR	01	NA	2U	D	.745	.00	T	10,748	582	1,440	.390	0	C
804 - LAKE AVE: (EAST BAY DR to BELLEAIR RD)	CR	07	SC	2U	D	1.534	.65	T	3,355	175	572	.306	0	B
806 - LAKE AVE: (BELLEAIR RD to GULF-TO-BAY BLVD)	CR	06	SC	2U	D	1.508	1.99	T	3,355	175	572	.306	0	B
811 - LAKE ST GEORGE DR: (HIGHLANDS BLVD to TAMPA RD)	CR	03	NMC	2U	D	.381	.00	T	4,892	266	1,440	.178	0	B
812 - LAKE ST GEORGE DR: (TAMPA RD to COUNTRYSIDE BLVD)	CR	06	SA	2U	D	1.192	.84	T	4,892	266	572	.448	0	B
817 - LAKEVIEW RD: (MISSOURI AVE to KEENE RD)	CR	01	SC	2U	D	1.533	1.96	T	8,770	458	792	.578	0	B
822 - LIVE OAK ST: (ALT 19 to US19)	CR	01	SC	2U	D	1.061	.94	T	3,569	186	572	.325	0	B
840 - MAIN ST: (MC MULLEN BOOTH RD to BAYSHORE DR)	CR	05	NA	2U	D	1.274	.00	T	8,045	420	1,440	.292	0	C
841 - MAIN ST: (BROADWAY AVE to SKINNER BLVD)	DN	04	SC	2U	D	.600	5.00	T	3,608	189	514	.368	0	D
853 - MC MULLEN BOOTH RD: (GULF-TO-BAY BLVD to SUNSET PT RD   MAIN ST)	CR	06	SA	6D	D	2.267	1.76	T	69,459	3,629	2,646	1.372	2	F
854 - MC MULLEN BOOTH RD: (SUNSET PT RD   MAIN ST to SR 580)	CR	05	SA	6D	D	2.233	1.79	T	69,459	3,629	2,646	1.372	2	F
855 - MC MULLEN BOOTH RD: (SR 580 to CURLEW RD)	CR	06	SA	6D	D	1.768	1.70	T	49,768	2,600	2,646	.983	1	D
856 - MC MULLEN BOOTH RD: (CURLEW RD to SOUTH SPLIT)	CR	03	NA	6D	D	.546	.00	T	45,010	2,352	5,650	.416	0	B
861 - MEHLENBACHER   8TH AVE NW: (CLWTR-LARGO RD to INDIAN ROCKS RD)	CR	07	SC	2U	D	1.009	.99	T	4,670	244	572	.427	0	B
862 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION to MEMORIAL CSWY   WB/EB SPLIT)	SR	06	NA	2O	D	.165	.00	H	13,500	705	3,400	.220	0	B
863 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT to ISLAND WAY)	SR	06	SA	4D	D	.447	2.24	T	34,500	1,803	1,870	.964	2	E
864 - MEMORIAL CSWY: (MEMORIAL CSWY   WB/EB SPLIT to COURT ST CONNECTION)	SR	06	NA	2O	D	.162	.00	H	15,500	810	3,400	.260	0	B
865 - MEMORIAL CSWY: (ISLAND WAY to MEMORIAL CSWY   WB/EB SPLIT)	SR	06	NA	4D	D	1.118	.00	T	34,500	1,803	3,760	.480	0	C
866 - MERES BLVD: (ALT 19 to FLORIDA AVE)	CR	01	NMC	2U	D	1.606	.00	T	7,342	384	1,440	.267	0	B
869 - MICHIGAN BLVD: (CR 1 to ALT 19)	DN	04	SMC	2U	D	1.537	1.30	T	4,861	254	572	.444	0	B
871 - MILWAUKEE AVE: (VIRGINIA ST to UNION ST)	DN	04	SMC	2U	D	1.020	1.96	T	5,153	269	572	.470	0	B
874 - MISSOURI AVE: (CLEVELAND ST to COURT ST)	CL	06	SA	4D	D	.328	3.05	T	11,939	624	1,683	.371	0	C
877 - MLK JR AVE: (BELLEAIR RD to DREW ST)	CL	06	SC	2U	D	2.015	2.98	T	5,731	299	559	.535	0	C
878 - MLK JR AVE: (DREW ST to FAIRMONT ST)	CL	06	SC	2U	D	1.004	1.99	T	3,699	183	559	.345	0	C
889 - NE COACHMAN RD: (DREW ST to US 19)	SR	06	SA	2U	D	1.741	1.72	T	11,500	601	880	.683	0	C

Fac Type: "F"=Freeway, "SA"=Signalized Arterial, "SC"=Signalized Collector, "SMC"=Signalized Collector (Major), "NA"=Non-Signalized Arterial, "NC"=Non-Signalized Collector, "NMC"=Non-Signalized Collector (Major)  
 LOS Meth: "A"=A/Calc, "H"=Conceptual, "T"=Generalized Tables

Abbreviations: "Fac"=Facility, "V:Cap"=Volume to Physical Capacity

Def Flag: "1"=V/C Ratio >= .9 and LOS=A, LOS=B, LOS=C or LOS=D

"2"=V/C Ratio >= .9 and LOS=E or LOS=F



Tindale-Oliver and Associates  
 Tampa, Florida

Produced using: vTIMAS v1.163

792 ÷ .55 = 1,440 two-way capacity



LOS Calc Method  
2009 (FDOT)

Network:	Level Of Service
Analysis File:	2013
Analysis File:	N/A

Sort By:	N/A
Report Date:	03/2
Report Time:	3:53

2013	N/A
------	-----

Facility ID: 797			Plan Area: 02			Def Flag: 1																	
KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)																							
			Length		Table Record		Area Type		LOS Method		LOS STD		LOS Mult		MSV Mult		Weighted		V:C				
			.543		CR-20		2		Generalized		D		1.00		1.00		AADT		Vol				
			%																				
			Table																				
			# Fac		SIS/ Lane		Jur FHWS Type		ALF Len		Sp Typ		AADT		K/Fact		D/Fact		Volume				
Segment:																							
640- KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)			CR	N/O	2U	.0	.543	1	SA	13,913	.095*	.55	727	CR-20	20.00			Physical Capacity		Seg			
																792				LOS		C	
																792							
																.918							

Def Flag: "1"=V/C Ratio >= .9 and LOS=A, LOS=B, LOS=C or LOS=D "2"=V/C Ratio >= .9 and LOS=E or LOS=F



## Count Station Report (Volume)

### Pinellas County MPO

Count Station: **MP03**

Interstate (Y or N): **N**

Summary Begin Date: **11/05/2013**

Roadway: **KEYSTONE RD**

Summary Begin Time: **12:00 AM**

Location: **E OF EAST LAKE RD**

Begin Day of Week: **Tuesday**

SPS File: **H:\USERS\Autocadd\Marc\Timas\Counts\Out\2013\15MP03.TXT**

Hour Ending	Day 1		Day 2		Day 3		Total			Average		Two-Way Total	Hour Ending
	West	East	West	East	West	East	Day 1	Day 2	Day 3	West	East		
01:00	30	19	35	24	0	0	49	59	0	32	22	54	01:00
02:00	17	17	16	21	0	0	34	37	0	16	19	35	02:00
03:00	15	13	15	11	0	0	28	26	0	15	12	27	03:00
04:00	12	10	17	14	0	0	22	31	0	14	12	26	04:00
05:00	14	32	18	33	0	0	46	51	0	16	32	48	05:00
06:00	59	157	63	153	0	0	216	216	0	61	155	216	06:00
07:00	185	534	182	514	0	0	719	696	0	184	524	708	07:00
08:00	398	646	366	619	0	0	1,044	985	0	382	632	1,014	08:00
09:00	419	572	405	559	0	0	991	964	0	412	566	978	09:00
10:00	338	392	366	402	0	0	730	768	0	352	397	749	10:00
11:00	319	309	316	338	0	0	628	654	0	318	324	642	11:00
12:00	321	289	335	326	0	0	610	661	0	328	308	636	12:00
13:00	366	324	322	360	0	0	690	682	0	344	342	686	13:00
14:00	334	337	315	330	0	0	671	645	0	324	334	658	14:00
15:00	365	412	387	379	0	0	777	766	0	376	396	772	15:00
16:00	520	425	537	416	0	0	945	953	0	528	420	948	16:00
17:00	600	449	600	424	0	0	1,049	1,024	0	600	436	1,036	17:00
18:00	803	519	811	551	0	0	1,322	1,362	0	807	535	1,342	18:00
19:00	631	422	635	498	0	0	1,053	1,133	0	633	460	1,093	19:00
20:00	320	266	409	256	0	0	586	665	0	364	261	625	20:00
21:00	337	207	253	181	0	0	544	434	0	295	194	489	21:00
22:00	195	126	168	148	0	0	321	316	0	182	137	319	22:00
23:00	104	77	113	66	0	0	181	179	0	108	72	180	23:00
24:00	64	30	63	36	0	0	94	99	0	64	33	97	24:00
Totals:	6,766	6,584	6,747	6,659	0	0	13,350	13,406	0	6,755	6,623	ADT:	13,378

QC Checks:	Day 1	Day 2	Day 3	Difference	Standard	Passed
AM P:D:	8.3%	7.7%	0%	8%	10%	Yes
AM DFactor:	0.585	0.605	0.000	3.5%	10%	Yes
AM Pk Hr Begins:	7:30am	7:15am		15	30	Yes
PM P:D:	9.9%	10.2%	0%	2.5%	10%	Yes
PM DFactor:	0.619	0.595	0.000	4%	10%	Yes
PM Pk Hr Begins:	5:15pm	5:00pm		15	30	Yes

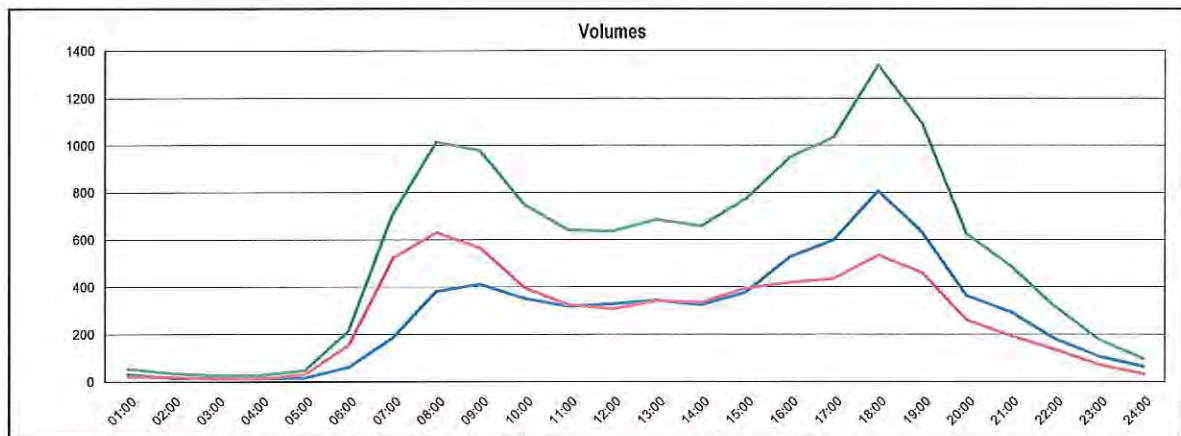
AADT Factor:	1.04	AADT:	13,913
Axle Factor:	1.00		
PS Factor:	1.04		
		PSDT:	13,378

Average Traffic Characteristics:

	AM	PM
P:D Ratio:	.08%	.1%
DFactor:	0.595	0.607
PHF:	0.935	0.918

Traffic:	Day 1	Day 2	Day 3	Low	High	Passed
P:D Ratio:	9.9%	10.2%	0%	0.075	0.120	Yes
Pk Dr DFactor:	0.619	0.605	0.000	50%	65%	Yes
Daily DFactor:	0.507	0.503	0.000	50%	55%	Yes
Peak Direction:	West	West	North			Yes

Checked By: \_\_\_\_\_





CASE SUMMARY  
CASE NO. Z-17-7-15  
(Quasi-Judicial)

PRC MEETING: June 8, 2015 @ 10:00 AM-1<sup>st</sup> Floor, Planning Conf Room

LPA HEARING: July 9, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: August 18, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

APPLICANT'S NAME: Mary Elizabeth McCraney and Robert & Bonnie Shell

REQUEST: Zone change from: A-E, Agricultural Estate Residential  
to: RPD-2.5, Residential Planned Development, 2.5 units per acre

CASE DESCRIPTION: Approximately 8.32 acres located on the south side of Virginia Street 450 feet west of Keene Road in the unincorporated area of Dunedin (35/28/15/00000/110/0100 & 0400). A legal description is available in file upon request.

APPLICANT/ADDRESS: Mary Elizabeth McCraney  
1441 Virginia Street  
Dunedin, FL 34698

Robert & Bonnie Shell  
1461 Virginia Street  
Dunedin, FL 34698

REP/ADDRESS: C. Reed Haydon  
Haydon Engineering & Design Inc.  
5795 Ulmerton Road, Suite 200  
Clearwater, FL 33760

NOTICES SENT TO: Mary Elizabeth McCraney, Robert & Bonnie Shell, C. Reed Haydon, Dunedin, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners

EXISTING USE: Vacant

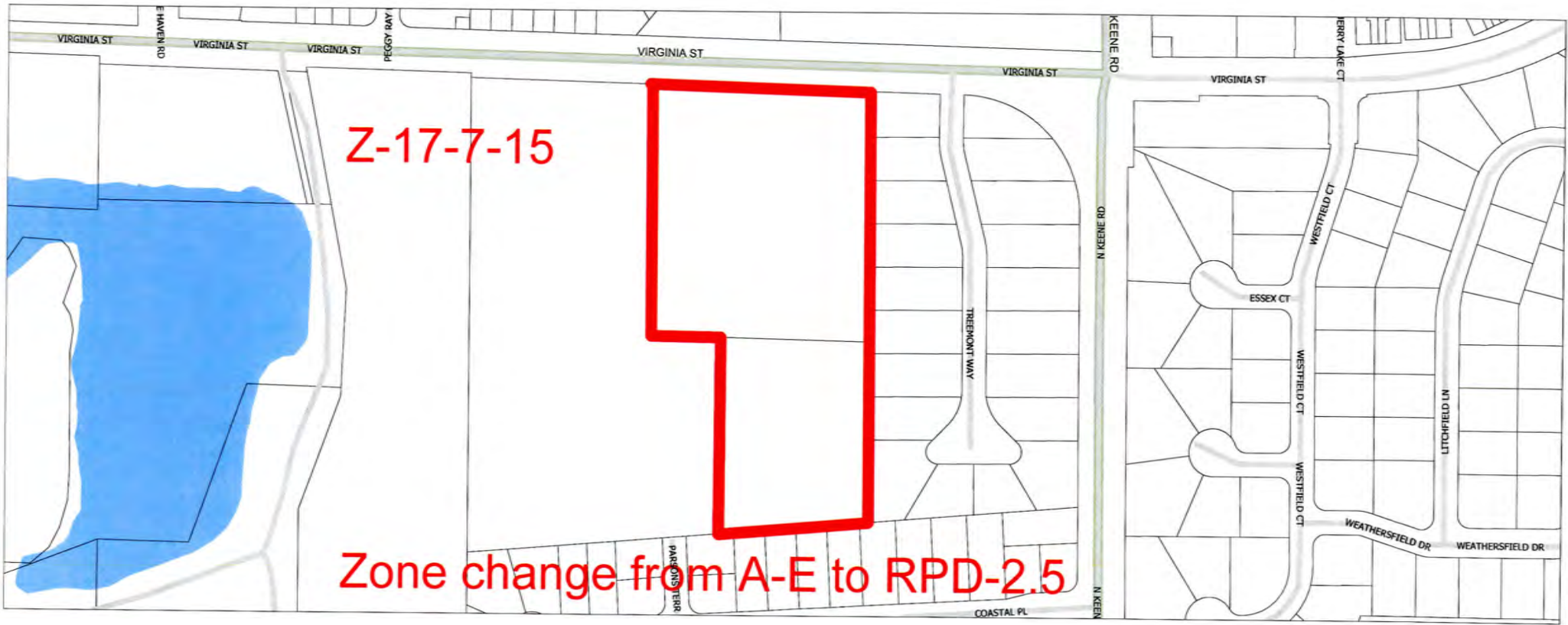
PROPOSED USE: Single Family Subdivision

LAND USE: Residential Suburban

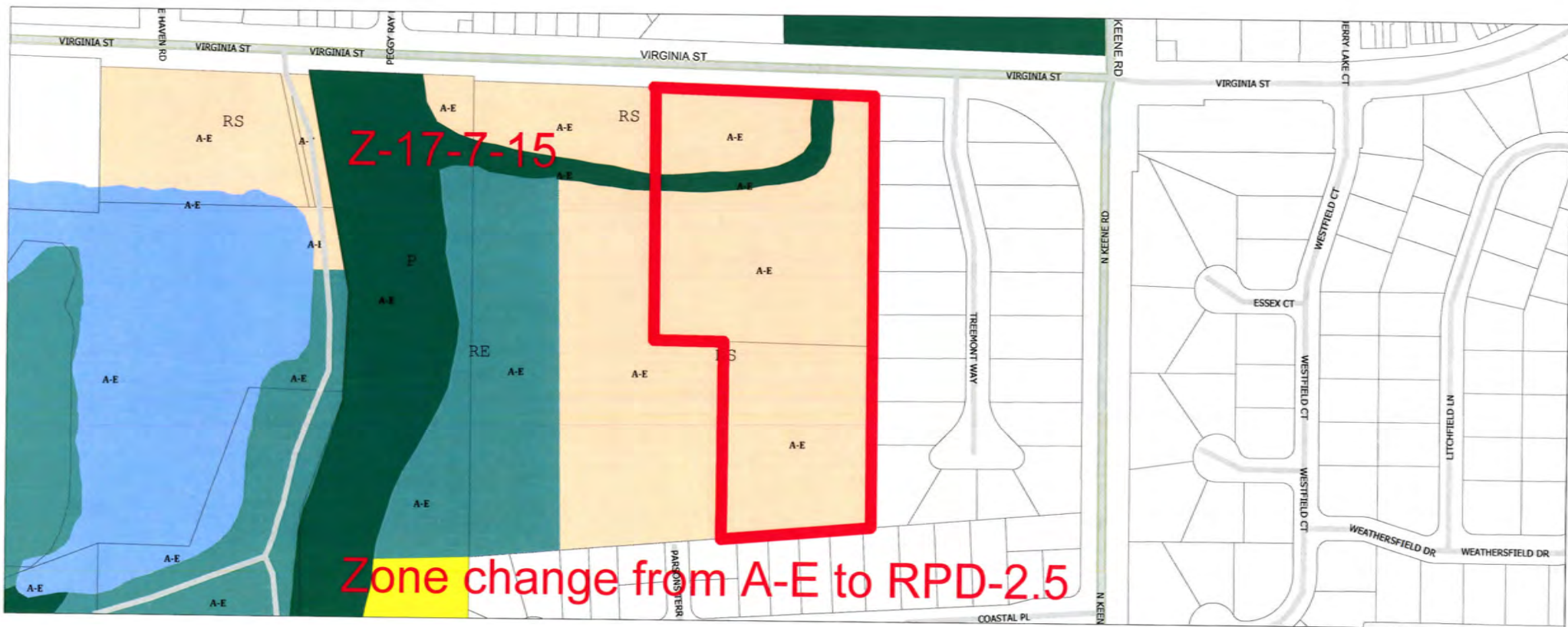
ZONING: A-E

Z15-000012















1. Owner: Mary Elizabeth McCrahey / Robert & Bonnie Shell

**Mailing Address:** 1441 Virginia Street / 1461 Virginia Street

City: Dunedin State: FL Zip Code: 34698 Daytime Phone: (      )           

Email: \_\_\_\_\_

2. Representative's Name: C. Reed Haydon

Company Name: Haydon Engineering & Design Inc.

**Mailing Address: 5795 Ulmerton Road, Suite 200**

City: Clearwater State: FL Zip Code: 33760 Daytime Phone: (727) 446-3444

Email: reedhaydon@gmail.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.

Mary Elizabeth McCraney, David Alvin McCraney, Robert Shell and Bonnie Sheel

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:

**Mary Elizabeth McCraney, David Alvin McCraney, Robert Shell and Bonnie Sheel**

Haydon Development Group, LLC

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: Rezoning
5. Location of subject property (street address): 1441 & 1461 Virginia Street, Dunedin, FL
6. Legal Description of Property: (attach additional documents if necessary)
- See attached Legal Description
7. Size of Property: \_\_\_\_\_ feet by \_\_\_\_\_ feet, 8.32 acres
8. Present zoning classification: A-E
9. Present Land Use Map designation: RS
10. Date subject property acquired: \_\_\_\_\_
11. Existing structures and improvements on subject property:
- Two single family homes
12. Proposed structures and improvements will be:
- 20 lot residential subdivision
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).
- See Submittal Letter
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:

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

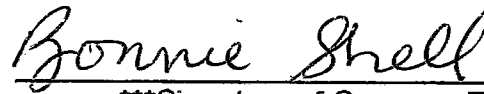
- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.  
*(Warranty deeds, title insurance 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.

  
ROBERT SHELL


  
\*\*\*Signature of Owner or Trustee  
BONNIE SHELL  
a/k/a BONNIE ROSE SHELL

Date: May, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 19<sup>th</sup> day of May, 20 15

personally appeared ROBERT SHELL and BONNIE SHELL  
who, being duly sworn, deposes and says that the above is a true and correct certification.

  
(signature) NOTARY PUBLIC



(seal)

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



### CERTIFICATION OF OWNERSHIP

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

Mary Elizabeth McCraney  
\*\*\*Signature of Owner or Trustee  
MARY ELIZABETH McCRANEY, individually and  
as Succ. Trustee under REVOCABLE LIVING TRUST  
OF ALVIN M. McCRANEY dated 10/12/1995

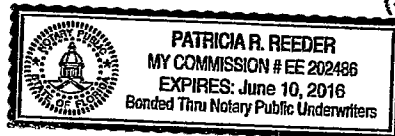
Date: May 19, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 19<sup>th</sup> day of May, 20 15

personally appeared MARY ELIZABETH McCRANEY  
who, being duly sworn, deposes and says that the above is a true and correct certification.

Patricia R. Reeder  
(signature) NOTARY PUBLIC



(seal)

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



### CERTIFICATION OF OWNERSHIP

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

Marcia McCraney  
MARCIA McCRANEY

David Alvin McCraney  
\*\*\*Signature of Owner or Trustee  
DAVID ALVIN McCRANEY, individually and as  
Succ. Trustee under REVOCABLE LIVING TRUST OF  
SARAH L. McCRANEY dated 10/12/1995

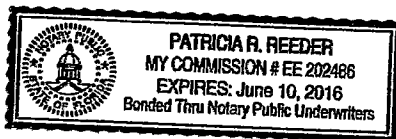
Date: May 18, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 18th day of May, 20 15

personally appeared MARCIA McCraney and DAVID ALVIN McCRANEY  
who, being duly sworn, deposes and says that the above is a true and correct certification.

Patricia R. Reeder  
(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).




## EXHIBIT "A"

**SELLER:** Mary Elizabeth McCraney, as Successor Trustee under the Revocable Living Trust of Alvin M. McCraney dated 10/12/1995

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence N 88 deg. 29' 16" W, along the North boundary of said Section 35, 490.00 feet for a Point of Beginning; thence S 00 deg. 07' 46" E, 571.93 feet; thence N 88 deg. 29' 16" W, 459.16 feet; thence N 00 deg. 02' 54" E, parallel to the west boundary of the NE 1/4 of the NE 1/4 of said Section 35, 571.89 feet; thence S 88 deg. 29' 16" E, along the North boundary of said Section 35, 457.38 feet to the Point of Beginning. (LESS THAT PART OF THE ABOVE DESCRIBED TRACT OCCUPIED BY COUNTY ROAD NO. 34 [VIRGINIA STREET] AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE EASTERLY 20 FEET THEREOF).  
PARCEL NO. 35/28/15/00000/110/0100

**SELLER:** Mary Elizabeth McCraney, as Successor Trustee under the Revocable Living Trust of Alvin M. McCraney dated 10/12/1995 (as to an undivided 1/2 interest)  
AND David Alvin McCraney, as Successor Trustee under the Revocable Living Trust of Sarah L. McCraney dated 10/12/1995 (as to an undivided 1/2 interest)  
AND Robert Shell and Bonnie Shell, husband and wife (as to a Life Estate)

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence N 88 deg. 29' 16" W, along the North boundary of said Section 35, 490.00 feet; thence S 00 deg. 07' 47" E, 571.93 feet for a Point of Beginning; thence continue S 00 deg. 07' 46" E, 375.47 feet; thence S 85 deg. 29' 20" W, 316.44 feet; thence N 00 deg. 02' 54" E, parallel to the West boundary of the NE 1/4 of the NE 1/4 of said Section 35, 408.66 feet; thence S 88 deg. 29' 16" E, 314.38 feet to the Point of Beginning. TOGETHER WITH a 20 foot wide easement for ingress and egress described as follows: Commence at the NE corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence N 88 deg. 29' 16" W, along the North boundary of said section 35, 490.00 feet for a Point of Beginning; thence S 00 deg. 07' 46" E, 571.93 feet; thence N 88 deg. 29' 16" W, 20.00 feet; thence N 00 deg. 07' 46" W, 571.93 feet; thence S 88 deg. 29' 16" E, 20.00 feet to the Point of Beginning.  
PARCEL NO. 35/28/15/00000/110/0400





**LAW OFFICE OF DAVID BROWDER, JR.**

**305 South Duncan Avenue**

**Clearwater, FL 33755**

**Phone: (727) 461-5788 Fax: (727) 442-2851**

May 20, 2015

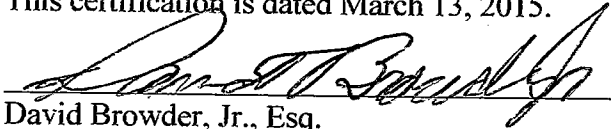
Pinellas County Planning Dept.  
And all others it may concern

This is to advise that I am an attorney licensed to practice in the State of Florida, County of Pinellas (Florida Bar Member No. 0126312). I have conducted a search of the Public Records of Pinellas County, Florida, concerning the real property described in Exhibit A attached hereto.

It is my opinion that title to these properties is vested as follows:

David Alvin McCraney, as Successor Trustee under the Revocable Living Trust of Sarah L. McCraney dated 10/13/1995; David Alvin McCraney, individually, jointed by his wife, Marcia McCraney; Robert Shell and Bonnie Shell, husband and wife; Mary Elizabeth McCraney, individually, and as Successor Trustee under the Revocable Living Trust of Alvin M. McCraney dated 10/13/1995

This certification is dated March 13, 2015.



David Browder, Jr., Esq.

DBJ:pr



EXHIBIT A "

Parcel 1:

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.00 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 571.93 feet; thence North 88 degrees 29' 16" West, 459.16 feet; thence North 00 degrees 02' 54" East, parallel to the West boundary of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 35, 571.89 feet; thence South 88 degrees 29' 16" East, along the North boundary of said Section 35, 457.38 feet to the Point of Beginning. ( Less that part of the above described tract occupied by County Road No. 34 [Virginia Street] and subject to an easement for ingress and egress across the Easterly 20 feet thereof).

AND

Parcel 2:

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.00 feet; thence South 00 degrees 07' 47" East, 571.93 feet for a Point of Beginning; thence continue South 00 degrees 07' 46" East, 375.47 feet; thence South 85 degrees 29' 20" West, 316.44 feet; thence North 00 degrees 02' 54" East, parallel to the West boundary of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 35, 408.66 feet; thence South 88 degrees 29' 16" East, 314.38 feet to the Point of Beginning. Together with a 20 foot wide easement for ingress and egress described as follows:

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.00 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 571.93 feet; thence North 88 degrees 29' 16" West, 20.00 feet; thence North 00 degrees 07' 46" West, 571.93 feet; thence South 88 degrees 29' 16" East, 20.00 feet to the Point of Beginning.





May 20, 2015

Glenn Bailey, AICP  
Zoning Manager  
Pinellas County - Planning  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

RE: Submittal Letter for the Rezoning Application for Parcels **35-28-15-00000-110-0400** and **35-28-15-00000-110-0100** located at 1441 and 1461 Virginia Street, Dunedin, FL, respectively

Dear Mr. Bailey:

We are making application for rezoning of the subject properties (Project Site) which are located within unincorporated Pinellas County. The current zoning designation the Project Site is Agricultural Estate Residential District (A-E), and this application is for the rezoning of the Project Site to Residential Planned Development-2.5 District (RPD-2.5).

This letter shall serve as the narrative for the Rezoning Application, and statement to Item 13 of the Rezoning Application. The following Items have been attached.

1. Check for <sup>1,875</sup>~~\$1,370~~ made out to Pinellas County BOCC
2. Pinellas County Planning Department's Application for a Zoning Change
3. Certification of Ownership – from all owners of both parcels
4. Certification of Title from Attorney
5. Legal Description for both parcels
6. RPD-2.5 Zoning Conceptual Site Plan with 20 Lots

#### **Project Site Area**

The Project Site is located on Virginia Street in Dunedin, FL, and consists of two (2) parcels totaling 8.32 acres in size. The site is bounded by the platted subdivision Virginia Crossing to the north, the platted subdivision Wooden Acres to the east, the platted subdivision Coastal Highlands to the south, and an un-platted 9.66 acre parcel with the Parcel ID of 35-28-15-00000-110-0300 to the west.

The Virginia Crossing is a duplex townhome community that is zoned PRD. The Wooden Acres subdivision is located in Dunedin, and is zoned R-90. The R-90 zoning class in Dunedin requires a minimum lot size of 9,000 square feet, and minimum lot width of ninety (90) feet. The Coastal Highlands subdivision is located in Dunedin, and is zoned R-60. The R-60 zoning class in Dunedin requires a minimum lot size of 6,000 square feet, and minimum lot width of sixty (60) feet.

#### **Project Site Future Land Use and Existing Zoning**

The Project Site has a Future Land Use (FLU) designation of Residential Suburban (RS). This allows for a residential use density of up to 2.5 dwelling units per acre. The Project Site is 8.32 acres so that allows for a density of twenty (20) dwelling units.





The current zoning designation of A-E requires a minimum lot size of two (2) acres. Based on that criteria the Project Site would only be able to accommodate four (4) lots, which is only 20% of its allowable density per the Pinellas County Comprehensive Plan.

In order for the Project Site to accommodate its allowable density a rezoning of the Project Site is required.

#### **Rezoning Plan**

The zoning category that most compatible with the two communities adjacent to the Project Site, is compatible with the FLU is the RPD-2.5 District, and allows for the most flexibility to preserve trees is the RPD-2.5 District.

In the RPD-2.5 District the maximum allowable density is 2.5 dwelling units per acre, which matches that of the Project Site's FLU. Lot sizes must be a minimum of 6,000 square feet, which is very compatible with the surrounding communities.

The Project Plan will be to ultimately develop a 20 lot residential community called Aberdeen Oaks using the RPD-2.5 zoning guidelines. The RPD-2.5 District will give this site the flexibility to modify the lot sizes where practical for designing around some of the site's natural features, while being compatible with the surrounding area. The RPD-2.5 District will accommodate the allowable density per the FLU, and the flexibility the Project Site needs.

Attached is the Aberdeen Oaks Conceptual Plan of what this project will ultimately look like, and it shall serve as a guideline for site plan permitting.

#### **Conclusion**

As Pinellas County grows there are areas where the zoning classification has not yet caught up with the Comprehensive Plan, and this is one of those locations. We look forward to working with Pinellas County on developing a nice community at this location.

Please send your response to my attention at the address below. Call me with any questions you may have at 737-465-8352. Thanks for your time and consideration.

Sincerely,

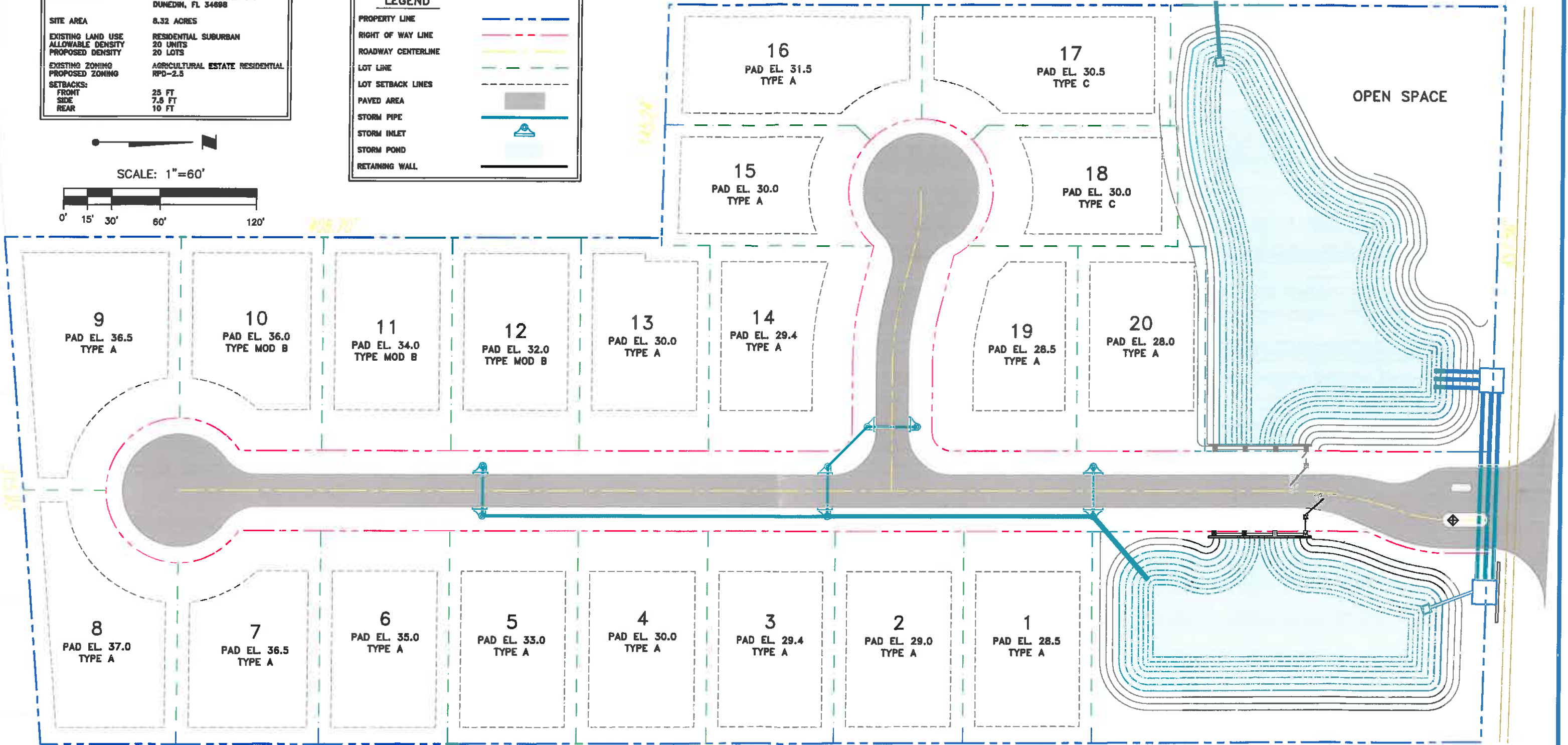
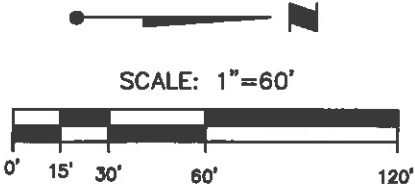
A handwritten signature in black ink, appearing to read "C. Reed Haydon", with a stylized flourish at the end.

C. Reed Haydon  
Haydon Engineering and Design, Inc.  
5795 Ulmerton Road, Suite 200  
Clearwater, FL 33760  
Office: 727-446-3444  
Cell: 727-465-8352  
reedhaydon@gmail.com



SITE DATA	
PARCEL ID'S	35-28-15-00000-110-0100 35-28-15-00000-110-0400
SITE ADDRESS	1441 & 1481 VIRGINIA ST. DUNEDIN, FL 34688
SITE AREA	8.32 ACRES
EXISTING LAND USE	RESIDENTIAL SUBURBAN
ALLOWABLE DENSITY	20 UNITS
PROPOSED DENSITY	20 LOTS
EXISTING ZONING	AGRICULTURAL ESTATE RESIDENTIAL
PROPOSED ZONING	RPD-2.5
SETBACKS:	
FRONT	25 FT
SIDE	7.5 FT
REAR	10 FT

LEGEND	
PROPERTY LINE	
RIGHT OF WAY LINE	
ROADWAY CENTERLINE	
LOT LINE	
LOT SETBACK LINES	
PAVED AREA	
STORM PIPE	
STORM INLET	
STORM POND	
RETAINING WALL	



<div> <div></div> <div></div> </div>	CLIENT:	05/20/15	TITLE:	RPD-2.5 ZONING 20 LOT CONCEPT PLAN	<div> <div></div> <div></div> </div>
	PROJECT:				
ABERDEEN OAKS				2-17-7-15	1 2