

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
June 13, 2016 – 10:00 AM

Case Summary Review:

1. [\(Q\) CU-16-7-16 \(Duke Energy Florida\)](#)
2. [\(Q\) CU-17-7-16 \(Renee' Letosky-Smith \(Briggs\)\)](#)
3. [\(Q\) Z-18-7-16 \(Chapel of Pinellas, Inc.\)](#)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. CU-16-7-16
Quasi-Judicial

PRC MEETING: June 13, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: July 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: August 23, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Duke Energy Florida, Inc.
c/o Dan Hendricks

REQUEST: A Conditional Use for the expansion of a utility substation.

CASE DESCRIPTION: Approximately 1.7 acres located at 6700 32nd Street North in Lealman (35/30/16/03240/000/0300). A legal description is available in file upon request.

APPLICANT/ADDRESS: Duke Energy Florida, Inc.
c/o Dan Hendricks
3300 Exchange Place
Lake Mary, FL 32746

REP/ADDRESS: Jamie Poulos, P. E.
Poulos & Bennett, LLC
2602 East Livingston Street
Orlando, FL 32803

NOTICES SENT TO: Duke Energy Florida, Inc., c/o Dan Hendricks, Jamie Poulos, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

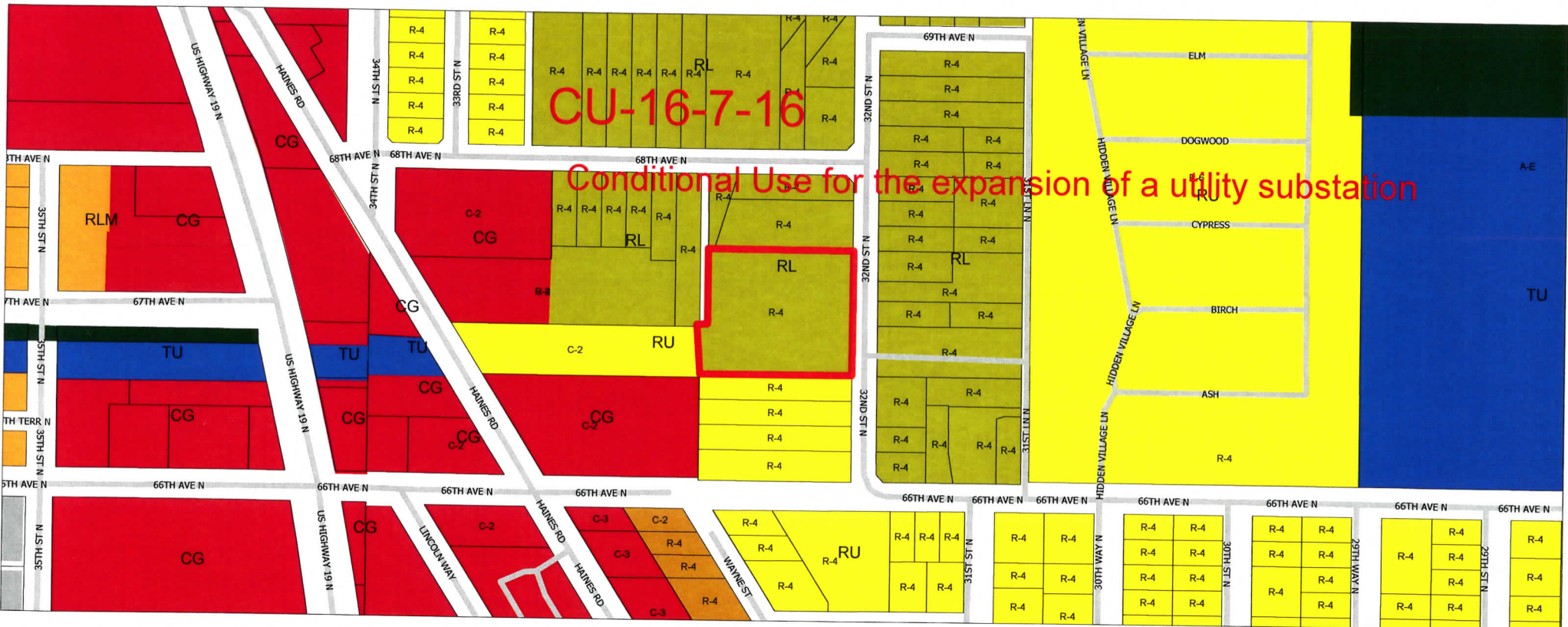
EXISTING USE: Utility Substation

PROPOSED USE: Expanded Utility Substation

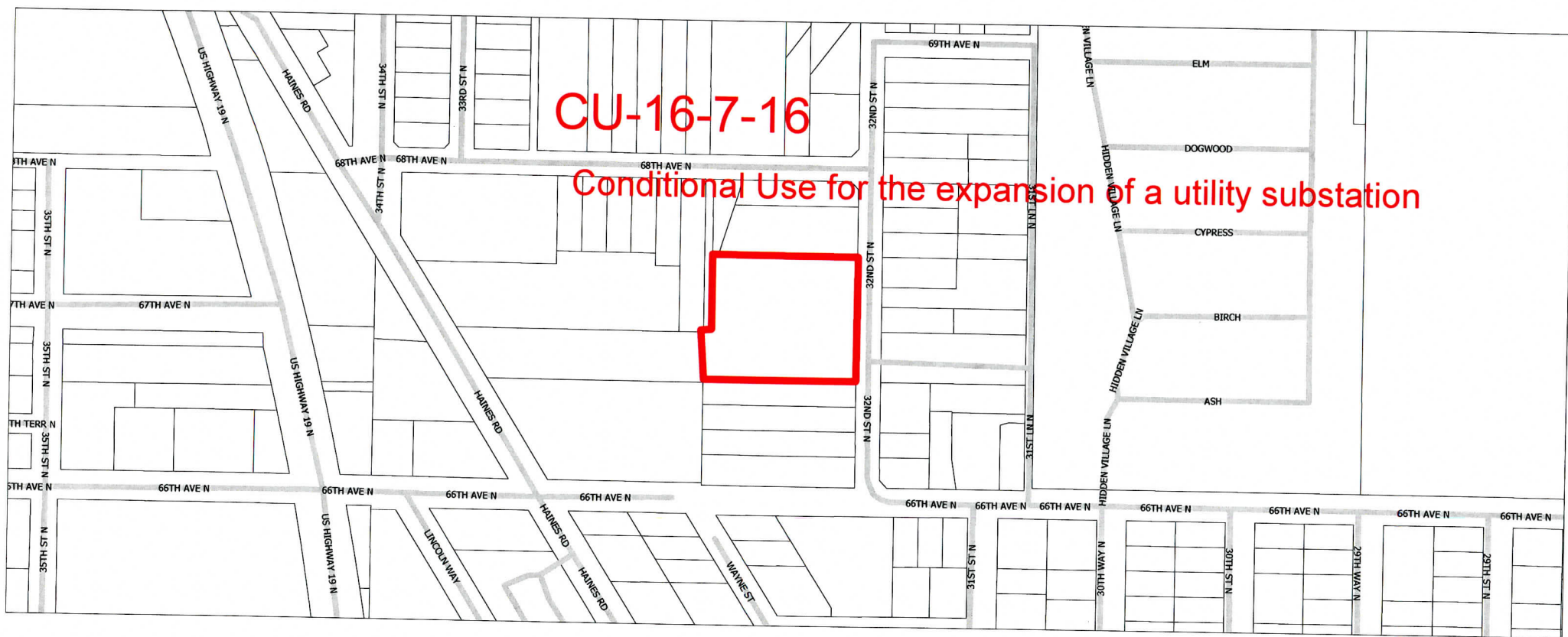
LAND USE: Residential Low

ZONING: R-4

Z16-000010







1. Owner: Duke Energy Florida, Inc. c/o Dan Hendricks
Mailing Address: 3300 Exchange Place
City: Lake Mary State: FL Zip Code: 32746 Daytime Phone: (407) 942-9455
Email: Daniel.Hendricks@duke-energy.com

2. Representative's Name: Jamie Poulos, P.E.
Company Name: Poulos & Bennett, LLC
Mailing Address: 2602 East Livingston Street
City: Orlando State: FL Zip Code: 32803 Daytime Phone: (407) 487-2594
Email: jpoulos@poulosandbennett.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.

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: Expansion of an existing electrical substation
5. Location of subject property (street address): 6700 32nd Street North
6. Legal Description of Property: (attach additional documents if necessary)
- See Attached.
7. Size of Property: 300 feet by 250 feet, 1.7 acres
8. Present zoning classification: R-4
9. Present Land Use Map designation: RL
10. Date subject property acquired: 1987
11. Existing structures and improvements on subject property:
- Fenced electrical substation with a Control Electrical Enclosure (CEE)
12. Proposed structures and improvements will be:
- Expansion of existing substation on west and south sides an addition of a second CEE
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).
- Expansion of the existing substation is necessary to serve the electrical needs in this
area of the County.
Proposed substation yard expansion will remain within applicant-owner property and new
CEE is proposed to be located outside of applicable perimeter building setbacks.
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:

N/A

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

If so, give complete legal description of contiguous property:

N/A

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: May 11th 2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 11 day of May, 20 16

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

(signature) NOTARY PUBLIC



Bruce Todd Boyer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF208977
Expires 3/26/2019

(seal)

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

Duke 32nd Street Substation Property

LEGAL DESCRIPTION

LOTS 30 THROUGH 34, E. C. BAUGHMAN'S GARDEN HOMES, AS RECORDED IN PLAT BOOK 25, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF LOT 37, E. C. BAUGHMAN'S GARDEN HOMES AS RECORDED IN PLAT BOOK 25, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 0° 03' 26" E, ALONG THE EAST BOUNDARY OF LOTS 35 THROUGH 37 OF SAID PLAT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF LOT 34, SAID PLAT; THENCE N 89° 48' 07" W, ALONG THE NORTH BOUNDARY OF LOT 34, SAID PLAT, A DISTANCE OF 291.48 FEET; THENCE S 0° 03' 09" E, ALONG THE WEST BOUNDARY OF LOTS 32 THROUGH 34, SAID PLAT, A DISTANCE OF 150.00 FEET; THENCE N 89° 48' 07" W, ALONG THE NORTH BOUNDARY OF LOT 31, SAID PLAT, A DISTANCE OF 16.00 FEET; THENCE S 0° 03' 09" E, ALONG THE WEST BOUNDARY OF LOTS 30 AND 31, SAID PLAT, A DISTANCE OF 100.00 FEET; THENCE S 89° 48' 07" E, ALONG THE SOUTH BOUNDARY OF LOT 30, SAID PLAT, A DISTANCE OF 307.50 FEET, TO THE SOUTHEAST CORNER OF LOT 30, SAID PLAT; THENCE N 0° 03' 26" W, ALONG THE EAST BOUNDARY OF LOTS 30 THROUGH 34, SAID PLAT, 250.00 FEET TO THE POINT OF BEGINNING.

ALL BEING IN THE NW 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LAND AREA

CONTAINING 1.710 ACRES (74,472 SQUARE FEET) MORE OR LESS.

First American Title Insurance Company

7360 Bryan Dairy Road, Suite 200, Largo, Florida 33777

Telephone (727) 549.3200 Facsimile (727) 549.3480

TITLE CERTIFICATION

TO: Protected Title Services, LLC
9887 4th Street North, Ste 202
St. Petersburg, FL 33702

File No. 2061-3561483

To Whom It May Concern:

In accordance with Florida Statutes Section 177.041 this is to certify to the County of Pinellas, that we have made a thorough search of the Public Records of Pinellas, County, Florida, as contained in the office of the Clerk of the Circuit Court, with reference to the last Deed of record and any unsatisfied Mortgages, Judgments and Liens of record against the following described property, lying and being in Pinellas County, Florida, to wit:

SUBDIVISION NAME: E.C. Baughman's Garden Homes

LEGAL DESCRIPTION: Attached as Exhibit "A"

I, Darin Rader, the *Abstractor of First American Title Insurance Company*, hereby confirm that apparent record title to the land described above and shown on E.C. Baughman's Garden Homes (*Subdivision Name*) is in the name of Duke Energy Florida, LLC, a Florida limited liability company successor by conversion from Duke Energy Florida, Inc. f/k/a Florida Power Corporation (*Property Owner*) the (person(s) (or organization) executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:

OFFICIAL RECORD BOOK AND PAGE (S):

None

LIENS:

None

EASEMENTS:

Pinellas County

O.R. Book 6523, Page 408


OTHER MATTERS AFFECTING SUBJECT PROPERTY:

E.C. Baughman's Garden Homes Plat Book 25, Page 18

FIRST AMERICAN TITLE INSURANCE COMPANY assumes no responsibility for any defects or omissions, in any instance, in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments or instruments void or voidable. As this service is furnished for a nominal consideration, the liability of the Company shall not in any event exceed the amount of the charge made for such service.

IN WITNESS HEREOF FIRST AMERICAN TITLE INSURANCE COMPANY has caused this Title Certification to be executed in its name at Pinellas County, Florida, this 16th day of May 2016.

Signature



(Attorney or Abstractor)

Printed Name/Title: Darin Rader, Senior Commercial Title Examiner

First American Title Insurance Company 7360 Bryan Dairy Road, Suite 200, Largo,
Florida 33777

This Title Certificate is prepared pursuant to Florida Statute 177.041(2).

Exhibit "A"

Lots 30, 31, 32, 33 and 34, E.C. BAUGHMAN'S GARDEN HOMES, according to the map or plat thereof, as recorded in Plat Book 25, Page 18, of the Public Records of Pinellas County, Florida.

DUKE ENERGY FLORIDA, LLC
CERTIFICATE OF INCUMBENCY

I, Nancy M. Wright, assistant secretary of Duke Energy Florida, LLC, a Florida limited liability company (the "Company"), do hereby certify that the following individual has due authorization to sign on behalf of the Company as of this date:

Daniel S. Hendricks Manager, Land Services – Transactions –
Florida – Fee and Transmission Acquisition

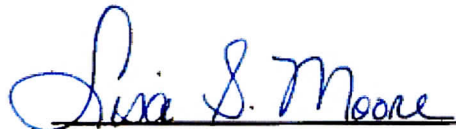
WITNESS my hand this 12th day of April, 2016.

By: 
Nancy M. Wright
Assistant Secretary

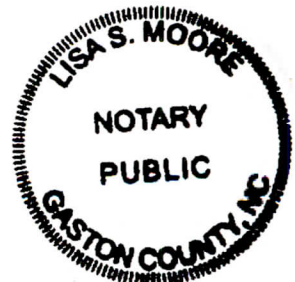
NORTH CAROLINA
MECKLENBURG COUNTY

I, Lisa S. Moore, a Notary Public for Gaston County, North Carolina, do hereby certify that Nancy M. Wright personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 12th day of April, 2016.


Notary Public

My Commission Expires: 04/13/2019



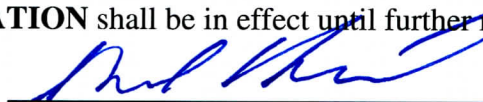


Project: _____
Section, Township, Range: _____
Tax Parcel No.: _____

AFFIDAVIT OF AUTHORIZATION

I, **Daniel S. Hendricks**, do hereby authorize **Jamie, Poulos**, whose signature is shown below, to act as Duke Energy's Agent in filing and execution of all electrical/construction permits for the above referenced project, occupational licenses, applications, registrations and all other necessary documents necessary to operate, Duke Energy's Utility and Electrical Contracting business until further notice. This includes, but is not limited to the project referenced above in your jurisdiction.

This **AFFIDAVIT OF AUTHORIZATION** shall be in effect until further notice.



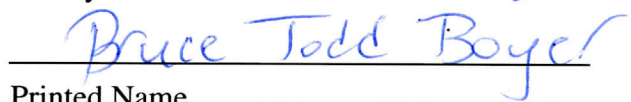
Daniel S. Hendricks
Duke Energy, Florida
State of Florida General Contractor's
License Number: CGC1518083

STATE OF FLORIDA

This foregoing **AFFIDAVIT OF AUTHORIZATION** was acknowledged before me this 10th day of May, 2016 by **Daniel S. Hendricks**, who is personally known to me and who did not take an oath.



Notary Public



Printed Name

Jamie Poulos



Bruce Todd Boyer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF208977
Expires 3/26/2019



CASE SUMMARY
CASE NO. CU-17-7-16
(Quasi-Judicial)

PRC MEETING: June 13, 2016 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: July 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: August 23, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Renee' Letosky-Smith (Briggs)

REQUEST: A modification of an existing conditional use to allow for the day care, grooming and overnight boarding of up to 100 dogs and to allow for the boarding of two horses on a property without a primary residential use. A variance to allow an existing 6-foot high fence to remain with a 0-foot front setback where 50 feet is required in an A-E zone and a variance to allow for the construction of a 48 square foot sign where a maximum 24 square foot sign is permitted in a residential district.

CASE DESCRIPTION: Approximately 1.3 acres located at 2845 Belcher Road in the unincorporated area of Dunedin (30/28/16/07254/000/3600). A legal description is available in file upon request.

APPLICANT/ADDRESS: Renee' Letosky-Smith (Briggs)
2845 Belcher Road
Dunedin, FL 34698

REP/ADDRESS: Housh Ghovae, CEO
Northside Engineering
300 South Belcher Road
Clearwater, FL 33765

NOTICES SENT TO: Renee' Letosky-Smith (Briggs), Housh Ghovae, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

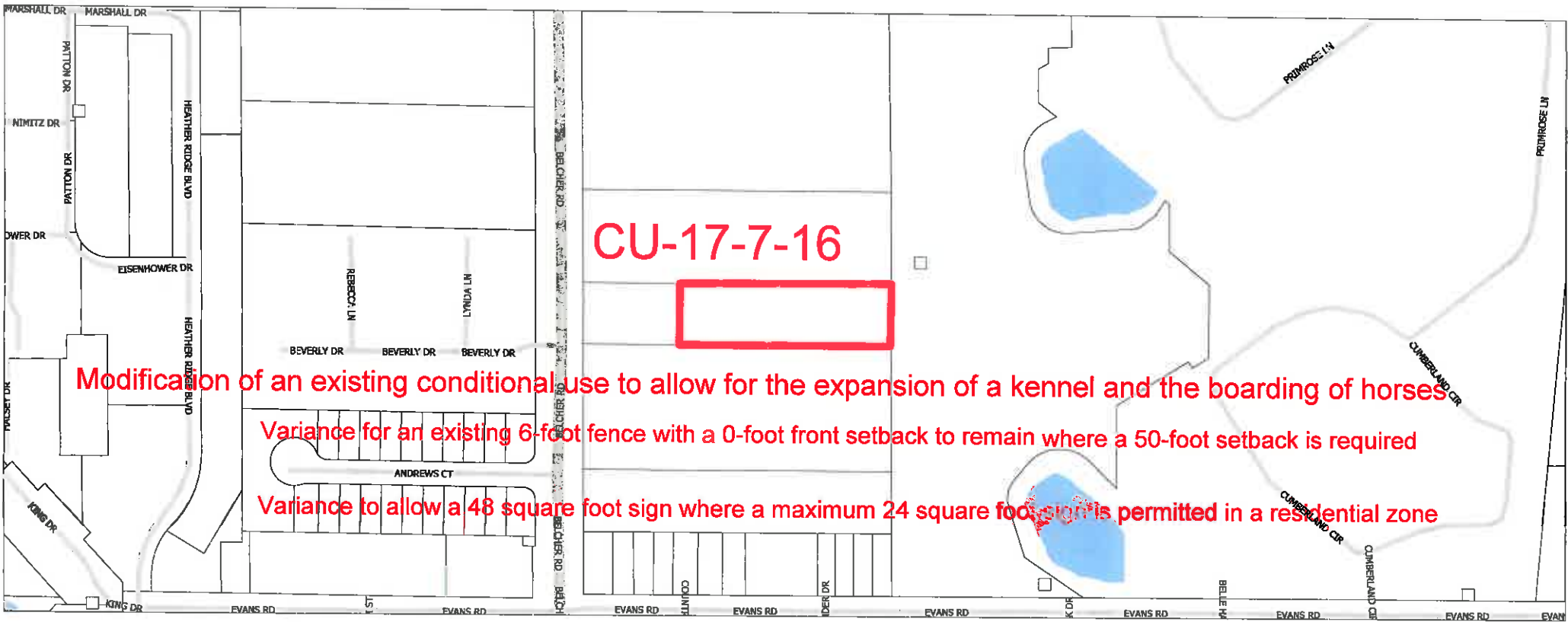
EXISTING USE: Kennel and the boarding of two horses

PROPOSED USE: Expanded kennel and the boarding of two horses

LAND USE: Residential Low Medium

ZONING: A-E

Z16-000011



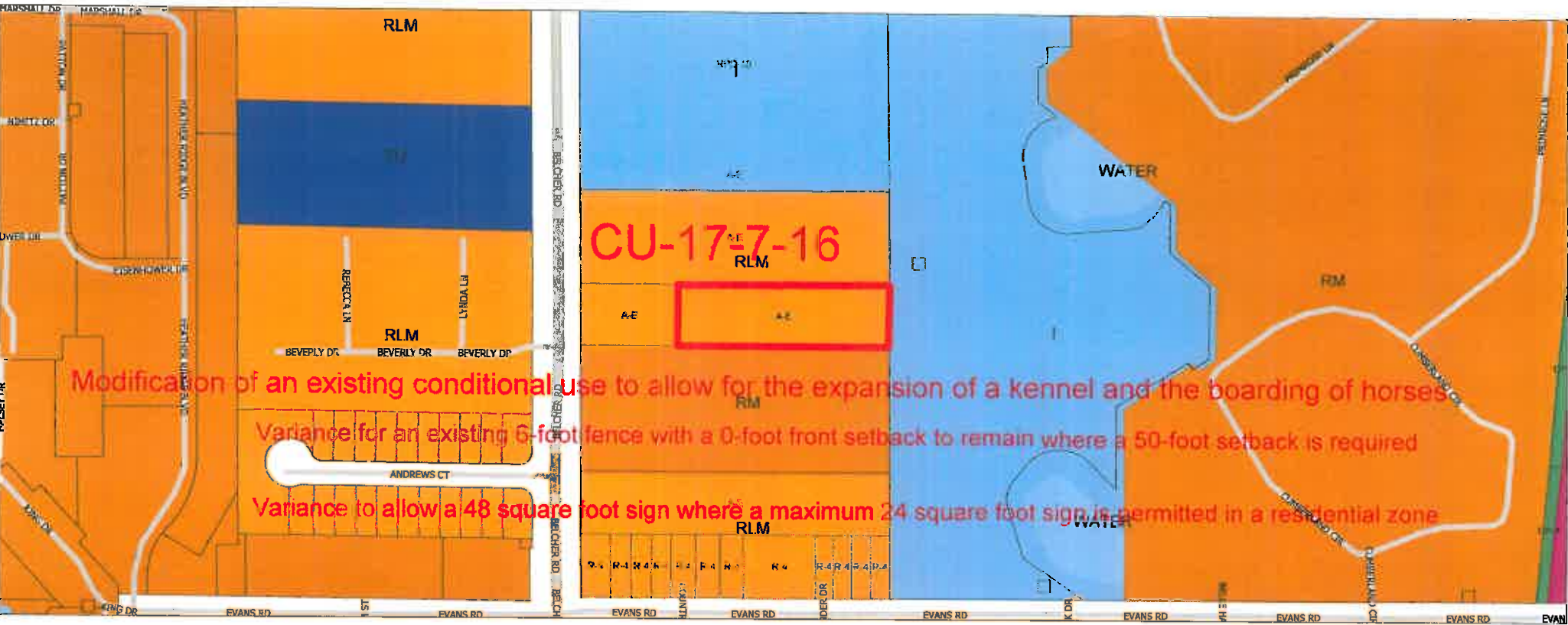
CU-17-7-16

Modification of an existing conditional use to allow for the expansion of a kennel and the boarding of horses

Variance for an existing 6-foot fence with a 0-foot front setback to remain where a 50-foot setback is required

Variance to allow a 48 square foot sign where a maximum 24 square foot sign is permitted in a residential zone





Modification of an existing conditional use to allow for the expansion of a kennel and the boarding of horses

Variance for an existing 6-foot fence with a 0-foot front setback to remain where a 50-foot setback is required

Variance to allow a 48 square foot sign where a maximum 24 square foot sign is permitted in a residential zone





1. Owner: Renee' Letosky-Smith (Briggs)
Mailing Address: 2845 Belcher Road
City: Dunedin State: FL Zip Code: 34698 Daytime Phone: (727) 421-5541
Email: Renee Letosky [ppldr@verizon.net]

2. Representative's Name: Housh Ghovaei, CEO
Company Name: Northside Engineering, Inc.
Mailing Address: 300 South Belcher Road
City: Clearwater State: FL Zip Code: 33765 Daytime Phone: (727) 443-2869
Email: housh@northsideengineering.net

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.

Renee Letosky-Smith (Briggs)

Specify interest held: 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: Conditional Use

5. Location of subject property (street address): 2845 Belcher Road, Dunedin, Florida 34698

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

Please See Site Plan

7. Size of Property: 130' feet by 440' feet, 1.32 acres

8. Present zoning classification: AE

9. Present Land Use Map designation: RLM

10. Date subject property acquired: 08.20.03

11. Existing structures and improvements on subject property:

Existing Building that Serves Day Care and Boarding for Dogs with the associated parking and horse barn with two horses and pasture.

12. Proposed structures and improvements will be:

Signage, fencing with additional parking and pond.

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).

Please See Attached Exhibit "A"

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

I hereby certify that I am the owner and record title holder or trustee of the property described herein; that I have read and understand the contents of this application, and that this application, together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

The issuance of a Flood Variance to construct a structure below the base flood level will result in an increase in insurance coverage premiums as well as increase risk to life and property. This information is provided to insure your awareness of the potential cost factors involved prior to your investment of time and money. It is suggested you contact your insurance agent to determine the effects a variance to the flood elevation requirements might have on flood insurance premiums.

Renee L. Hootky-Snell

Signature of Owner or Trustee

*(See note below)

Date: 5/25/2016

STATE OF FLORIDA; COUNTY OF PINELLAS

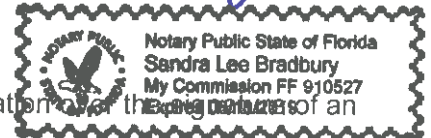
The foregoing instrument was acknowledged before me this 25 day of May,

20 16 by Renee (Biggs) Hootky-Snell who is known to me or has produced Drivers License as identification and who did (did not) take an oath.

L322-132-68-770-0

Sandra Lee Bradbury

Notary Public
(seal)



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

May 26th, 2016

Attachment A

Precious Pets Luxury Dog Resort is located approximately 200' east of Belcher Road Enclosed with fence and trees that buffer the property from public view and neighborhood. Site is surrounded by Clearwater Community Church to the North, Guardian Angel Catholic School to the East, Dunedin Fire Department to the South and Investment Property to the West. Access to the site is through an existing ingress/egress easement.

There is an existing building and there is no plan to expand, there is dog play area to the north and west of the building that is buffered by heavy vegetation trees and fence. There is an existing vehicular use on site that is being expanded to provide adequate parking and turn around. An existing 4 foot fence just east of the parking separates the site and provides a pasture for 2 horses that belong to the owner.

Site currently provides day care and boarding for an average of 45 dogs, but would like to be capable to increase to 100 dogs and provide grooming services. Although there will be care 24 hours for boarding, the business operation hours will be from 7 am to 10 pm. This business provides a unique service to neighbors and the residence in the area by providing day care and boarding. The property is isolated and does not impact the surrounding neighbors.

There was an existing 6 foot high fence that was in poor condition as was recently replaced with a 6 foot high PVC fence.

Signage at the fence large enough to be visible from the road; we are requesting a 48 square foot sign. Also a cartoon image of a puppy dog be allowed at the mail box to ease access to the property.

MACFARLANE FERGUSON & McMULLEN

ATTORNEYS AND COUNSELORS AT LAW

ONE TAMPA CITY CENTER, SUITE 2000
201 NORTH FRANKLIN STREET
P.O. BOX 1531 (ZIP 33601)
TAMPA, FLORIDA 33602
(813) 273-4200 FAX (813) 273-4396

www.mfmlegal.com
EMAIL: info@mfmlegal.com

625 COURT STREET
P.O. BOX 1669 (ZIP 33757)
CLEARWATER, FLORIDA 33756
(727) 441-8966 FAX (727) 442-8470

IN REPLY REFER TO:

May 26, 2016

Post Office Box 1669
Clearwater, FL 33757

CERTIFICATE OF OWNERSHIP

TO: Pinellas County
State of Florida

This is to certify that I, **MICHAEL C. FOLEY**, an attorney with the law firm of Macfarlane, Ferguson & McMullen, have examined the public records of Pinellas County, State of Florida, and find the record titleholder to the real property described as follows:

East 440 feet of Lot 36, BELLE HAVEN UNIT B, according to the plat thereof as recorded in Plat Book 25, page 60, public records of Pinellas County, Florida, together with an easement for road-way and utility purposes along the South 8 feet of the West 220 feet of Lot 3 of said BELLE HAVEN UNIT B.

PARCEL I.D. # 30-28-16-07254-000-3600

as the same is identified on attached Composite Exhibit "A", as the same is recorded in O.R. Book 15397, page 1831 to be vested in **RENEE BRIGGS n/k/a RENEE LYNNE LETOSKY** (name change pursuant to that certain Final Judgment entered on October 3, 2006), public records of Pinellas County, Florida.

DATED this 26 day of May, 2016.

MACFARLANE FERGUSON &
McMULLEN

By: 

Michael C. Foley

Return to: Kevin J. Morris, Esq.
P.O. Box 1600
St. Petersburg, FL 33731-1600

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed on this the 13th day of September, 2006, by **ROBERT BRIGGS**, hereinafter Grantor, to **RENEE BRIGGS**, hereinafter Grantee, whose mailing address is 3398 Clarine Way W., Dunedin, FL 34698.

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

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

ALL THAT CERTAIN piece or parcel of land **SITUATE** and **BEING** in the County of Pinellas in the and State of Florida, bounded and described as follows:

East 440 feet of Lot 36, BELLE HAVEN UNIT B, according to the plat thereof as recorded in Plat Book 25, Pages 60, Public Records of Pinellas County, Florida, together with an easement for road-way and utility purposes along the South 8 feet of the West 220 feet of Lot 36 of said BELLE HAVEN UNIT B.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel ID # 30/28/16/07254/000/3600

Subject to easements and restrictions of record.

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

In Witness Whereof, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in presence of:

Witness, Erin E. Heiden

ROBERT BRIGGS

BEFORE ME, the undersigned authority, personally appeared **ROBERT BRIGGS**, who has produced identification, and who deposed and said that he represents the Grantor herein, that he has read the foregoing, and that all facts and matters therein are true and correct and that he executed the same freely and voluntarily for the purposes therein expressed.

SWORN TO and subscribed before me this September 13, 2006.

Donna B. Castellanos
NOTARY PUBLIC

My Commission Expires:

Identification Produced:

Donna B Castellanos

My Commission DD200162

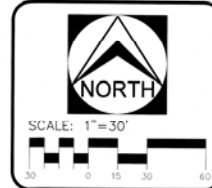
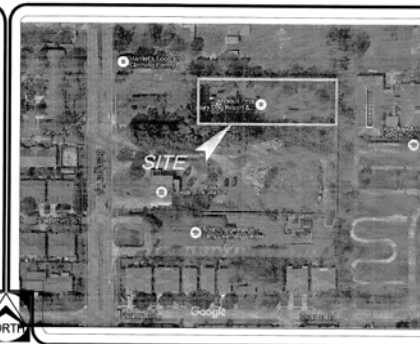
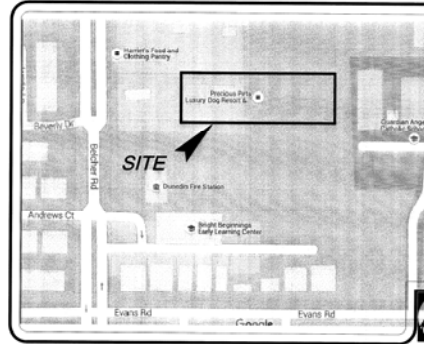
Expires May 27 2007

DRIVERS LICENSE



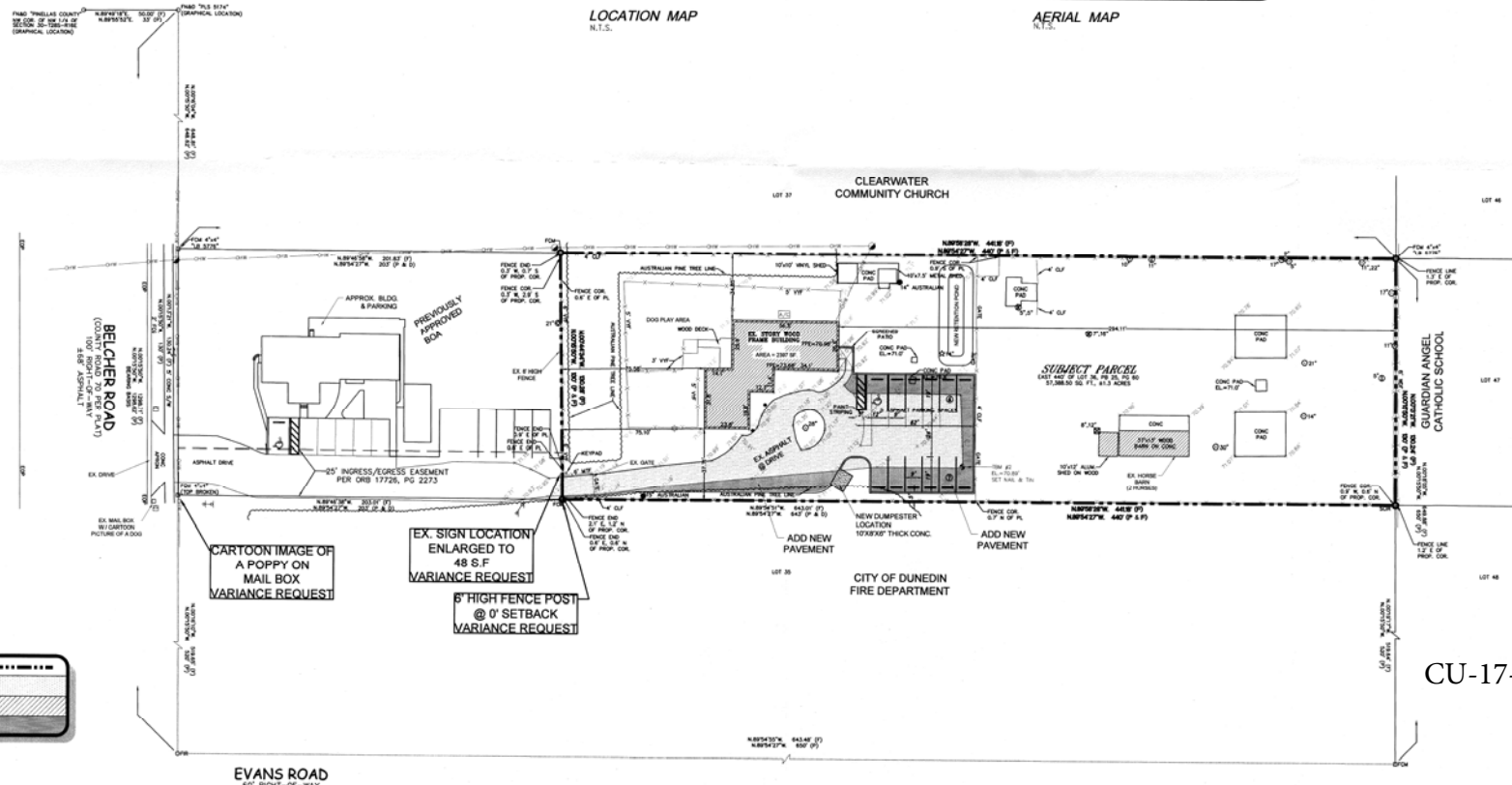
SITE DATA			
	EXISTING	PROPOSED	ALLOWED
ZONING:	A-E	A-E	A-E
USAGE:	DOG DAYCARE, BOARDING	DOG DAYCARE, BOARDING, GROOMING	BOA
FUTURE LAND USE:	RLM	RLM	RLM
GROSS FLOOR AREA (S.F.):	2,307 SF	2,307 SF	20%
F.A.R.:	0.15	0.15	
LOT AREA:	1.32 AC 57,388.40 SF	1.32 AC 57,388.40 SF	2 ACRES MIN (VESTED)
BLDG. SETBACKS:			
WEST SIDE:	75.5F	75.5F	50'
NORTH SIDE:	34.8F	34.8F	25'
SOUTH SIDE:	37.7F	37.7F	25'
EAST SIDE:	294.11F	294.11F	25'
BLDG. HEIGHT:	15'	15'	45'
VEHICULAR USE AREA (V.U.A.)	5,396.00 SF	7,706.00 SF	OK
IMPERVIOUS SURFACE RATIO (I.S.R.)	11,086 SF 19%	13,418 SF 23%	0.9 MAX
OPEN SPACE (S.F. & % OF GROSS SITE)	46,332.4 SF 81%	43,972.4 SF 77%	10% MIN
PARKING:	5	12	12 SPACES
PARKING CALCULATIONS:	2,307 S.F. @ 5 SP. / 1000 = 12 SPACE		

SECTION 30, TOWNSHIP 28S, RANGE 16 E
TAX I.D. # 30-28-16-07254-000-3600
PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION:

East 440 feet of Lot 36, BELLE HAVEN UNIT B, according to the plat thereof as recorded in Plat Book 25, Page 60, Public Records of Pinellas County, Florida, together with an easement for road-way and utility purposes along the South 8 feet of the West 220 feet of Lot 36 of said BELLE HAVEN UNIT B.



LEGEND	
PROPERTY LINE	---
EXISTING ASPHALT AREA	▨
EXISTING BUILDING	▩
NEW ASPHALT AREA	▧

CU-17-7-16

Northside

Engineering, Inc.

340 South 28th Street, Suite 200
Dunedin, FL 34608
Tel: 727.425.2889 Fax: 727.425.2890
www.northsideengineering.com

Project # 1610
Issue Date: 05/25/16
Revisions:

Rev	Date	Description

BOARD OF ADJUSTMENT SITE PLAN

PRECIOUS PETS LUXURY DOG RESORT & DOGGIE DAY CARE
2845 BELCHER RD.
DUNEDIN, FL. 34608

Northside Engineering, Inc.

C1.1

CASE SUMMARY
CASE NO. Z-18-7-16
(Quasi-Judicial)

PRC MEETING: June 13, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: July 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: August 23, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Chapel of Pinellas, Inc.

REQUEST: Zone change from: AE, Agricultural Estate Residential
to: IL, Institutional Limited (6.6 acres)
& P/C, Preservation Conservation (4.4 acres)

CASE DESCRIPTION: Approximately 11 acres located at 2795 Keystone Road in East Lake Tarpon (09/27/16/00000/420/0100). A legal description is available in file upon request.

APPLICANT/ADDRESS: Chapel of Pinellas, Inc.
2795 Keystone Road
Tarpon Springs, FL 34688

REP/ADDRESS: Housh Ghovae, CEO
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765

NOTICES SENT TO: Chapel of Pinellas, Inc., Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners

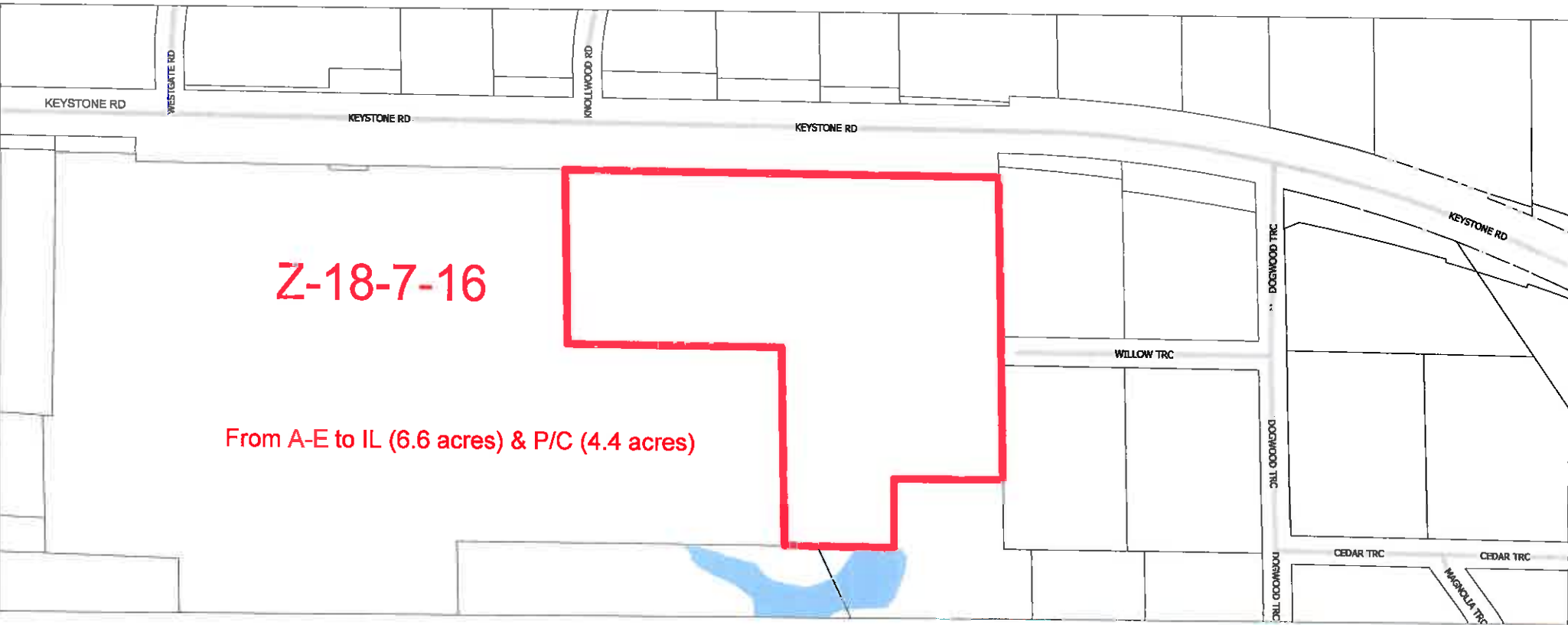
EXISTING USE: Church

PROPOSED USE: Church

LAND USE: Preservation

ZONING: AE

Z16-000012



1. Owner: Chapel of Pinellas, Inc.
Mailing Address: 2795 Keystone Road
City: Tarpon Springs State: FL Zip Code: 34688 Daytime Phone: (727) 501-2326
Email: _____

2. Representative's Name: Housh Ghovaei, CEO
Company Name: Northside Engineering, Inc.
Mailing Address: 300 South Belcher Road
City: Clearwater State: FL Zip Code: 33765 Daytime Phone: (727) 443-2869
Email: housh@northsideengineering.net

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.

Mark Quattrochi, Paul Salveson, Jeff Graves and Brandon Tracy

Specify interest held: Board Memebers

- 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: _____

5. Location of subject property (street address): 2795 Keystone Road, Tarpon Spring, FL

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

See Site Plan

7. Size of Property: 627.59 feet by 900.00 feet, 10.99mol acres

8. Present zoning classification: A-E

9. Present Land Use Map designation: I w/P

10. Date subject property acquired: 02.13.14

11. Existing structures and improvements on subject property:

Fellowship Hall, Church Sanctuary, Administration Offices, Gymnasium, Youth & Activity Building, Classrooms & School

12. Proposed structures and improvements will be:

Church is in need of a lobby expansion and game room. This addition will not trigger parking requirements, and it is low impact to the site relative to open space and floor area ratio (FAR).

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 Chapel has a zoning of AE with Institutional Land Use Designation, we would like to rezone property to Institutional Limited to make zoning consistent with land use. Site is almost fully developed and this zoning modification will not cause any additional requirements that AE would not permit.

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:

Previous: Two additional modular buildings for classrooms and parking reconfiguration and additions.

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

If so, give complete legal description of contiguous property:


OAK HILL ACRES LOT 2 LESS THAT PART FOR RD R/W DESC FROM NE COR OF SE
1/4 OF SEC 09-27-16 TH N89D28'31"W 1183.58FT TH S00D51'56"E 62.36FT TO NE
COR OF LOT 2 FOR POB THE S00D51'56"E 37.75.

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: 5/25/18

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 25th day of May, 2018

personally appeared Mark Guatrich
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).

Northside

Engineering, Inc.

300 South Bayshore Road, Suite 100
Tampa, FL 33606
Tel: 714-451-8888 Fax: 714-451-8889
www.northsideeng.com

Civil Land Planning Traffic Studies Landscaping
Surveying Engineering Construction Administration

Project # 1310

Issue Date: 01/21/16

Revisions:

No.	Date	Description
1	02/23/16	REVISED SITE PLAN

SURVEY

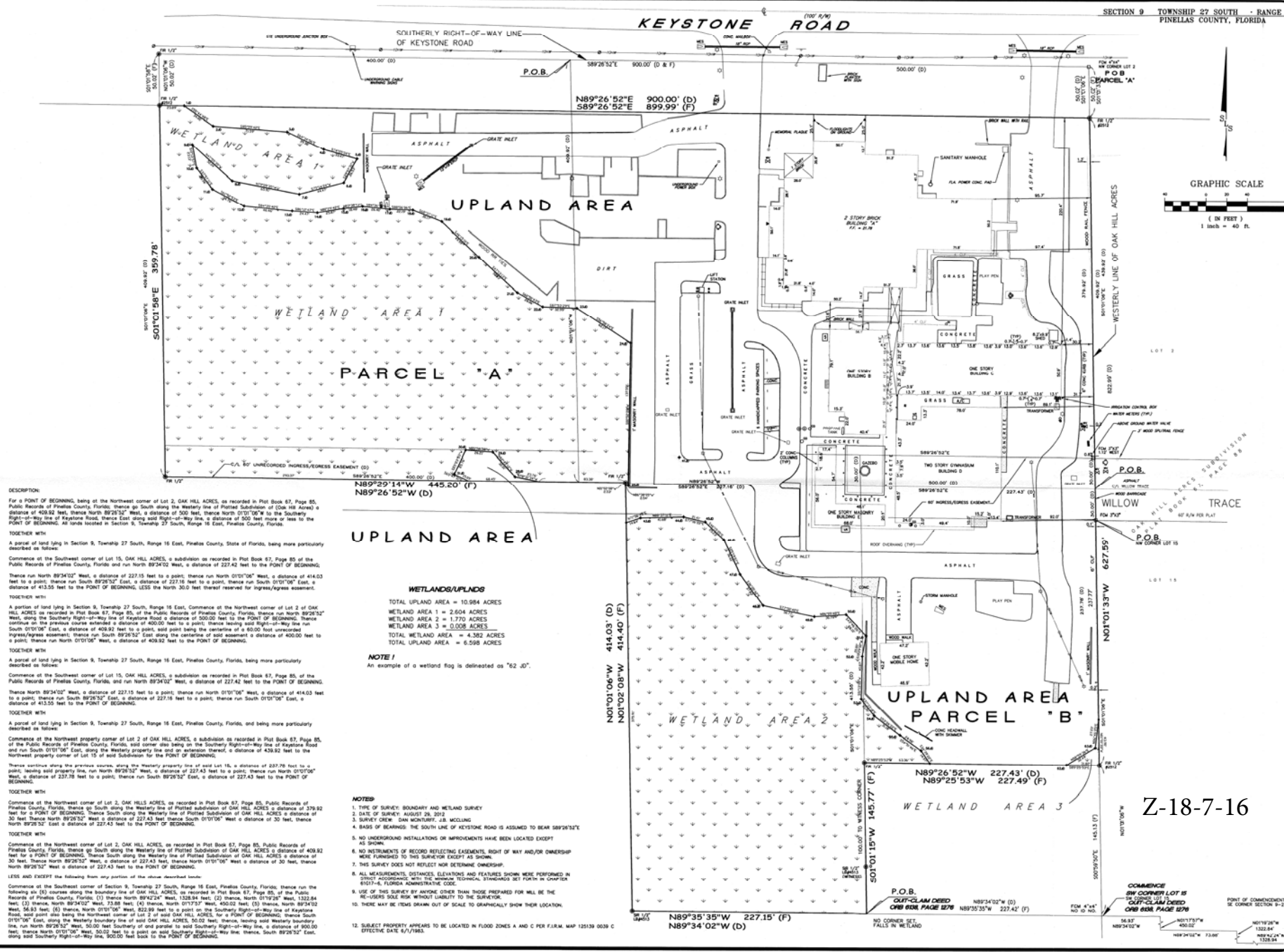
THE CHAPEL

2795 KEYSTONE ROAD
TARPON SPRINGS, FL
34689

Northside

Engineering, Inc.

C3.1



Z:\2012 AutoCAD Projects\1310 - The Chapel\Layout Site Plan\Site OS 28 16.dwg, 5/26/2016 11:33:07 AM, Xerox Direct