

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

**Case Summary Review:**

1. [Z/LU-19-9-15](#) (Alice K. Gast, Trustee of the Nichols Family Trust)
2. [Z/LU-20-9-15](#) (Indian Springs Marina, Inc.)
3. [LU-21-9-15](#) (Chapel of Pinellas, Inc.)

CASE SUMMARY  
CASE NO. Z/LU-19-9-15  
(Quasi-Judicial)

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

LPA HEARING: September 10, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: October 20, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

PPC HEARING: December 9, 2015 @ 3:00 PM-5<sup>th</sup> Floor, Board Assembly Room

FINAL DETERMINATION BY: January 12, 2016

APPLICANT'S NAME: Alice K. Gast, Trustee of the Nichols Family Trust

REQUEST: Zone change from: A-E, Agricultural Estate Residential  
to: RM-12.5, Residential, Multiple Family, 12.5 units  
per acre

Land Use change from: Residential Urban  
to: Residential Medium

And a Special Exception to allow a 50% affordable housing density bonus.

CASE DESCRIPTION: Approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South) (07/30/16/70956/200/0701). A legal description is available in file upon request.

APPLICANT/ADDRESS: Alice K. Gast, Trustee  
of the Nichols Family Trust  
6000 64<sup>th</sup> Street North  
St. Petersburg, FL 33709

REP/ADDRESS: Richard Cavalieri  
Norstar Development USA, LP  
3629 Madaca Lane  
Tampa, FL 33618

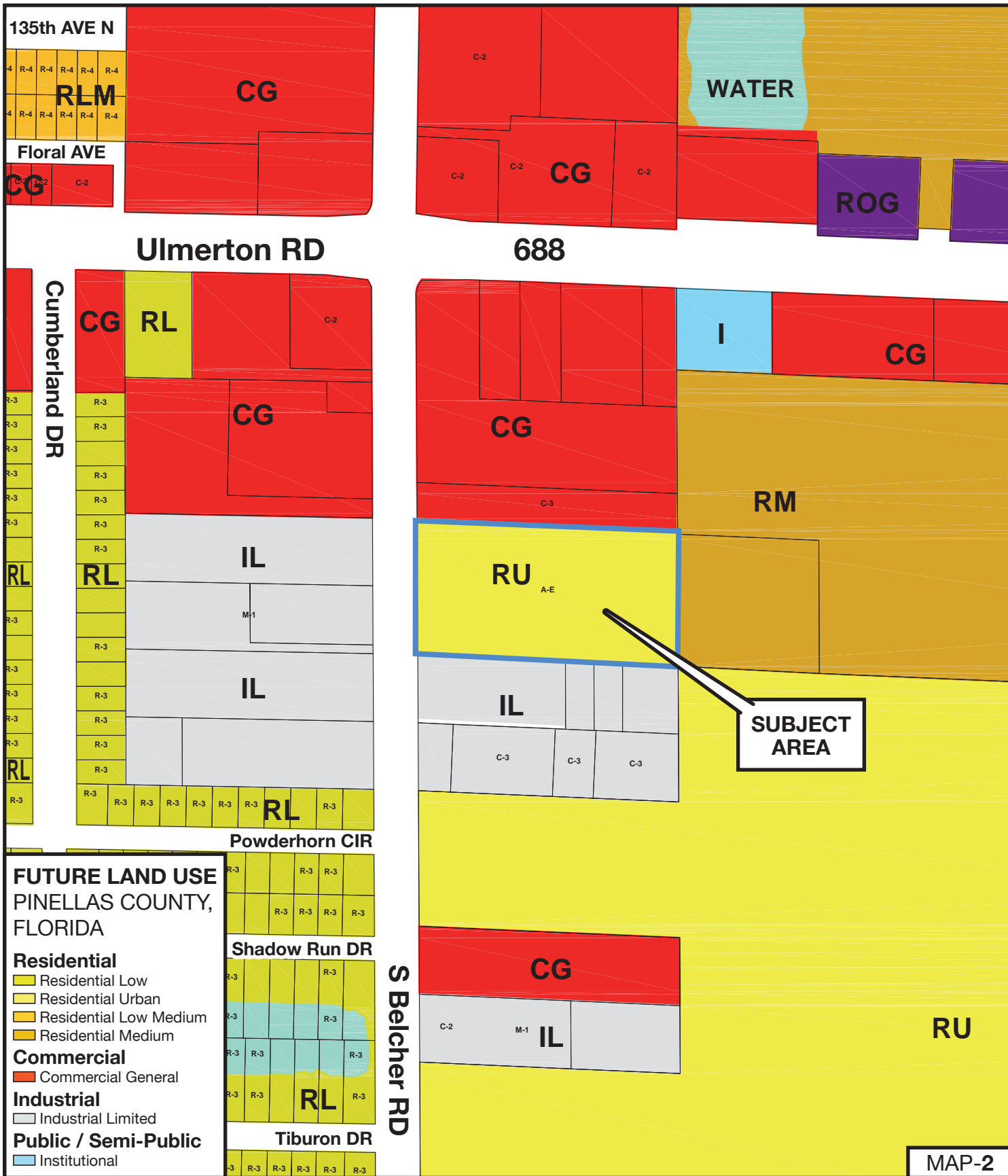
NOTICES SENT TO: Alice K. Gast, Trustee of the Nichols Family Trust, Richard Cavalieri,  
Largo, Mike Meidel-Economic Development Council, DOT, Clint Herbic-  
Pinellas County School Board, Surrounding Owners

EXISTING USE: Single Family Residential

PROPOSED USE: Multi Family Residential

LAND USE: Residential Urban

ZONING: A-E



# **FUTURE LAND USE** PINELLAS COUNTY, FLORIDA

## **Residential**

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium

## **Commercial**

- Commercial General

## **Industrial**

- Industrial Limited

## **Public / Semi-Public**

- Institutional

**Z/LU-19-9-15**

**Zoning** From: A-E, Agricultural Estate Residential  
To: RM-12.5, Residential, Multiple Family, 12.5 units per acre  
**Land Use** From: Residential Urban  
To: Residential Medium  
And a Special Exception to allow a 50% affordable housing density bonus.

Parcel I.D. 07/30/16/70956/200/0701

Prepared by: Pinellas County Planning Department - July 2015







**Z/LU-19-9-15**

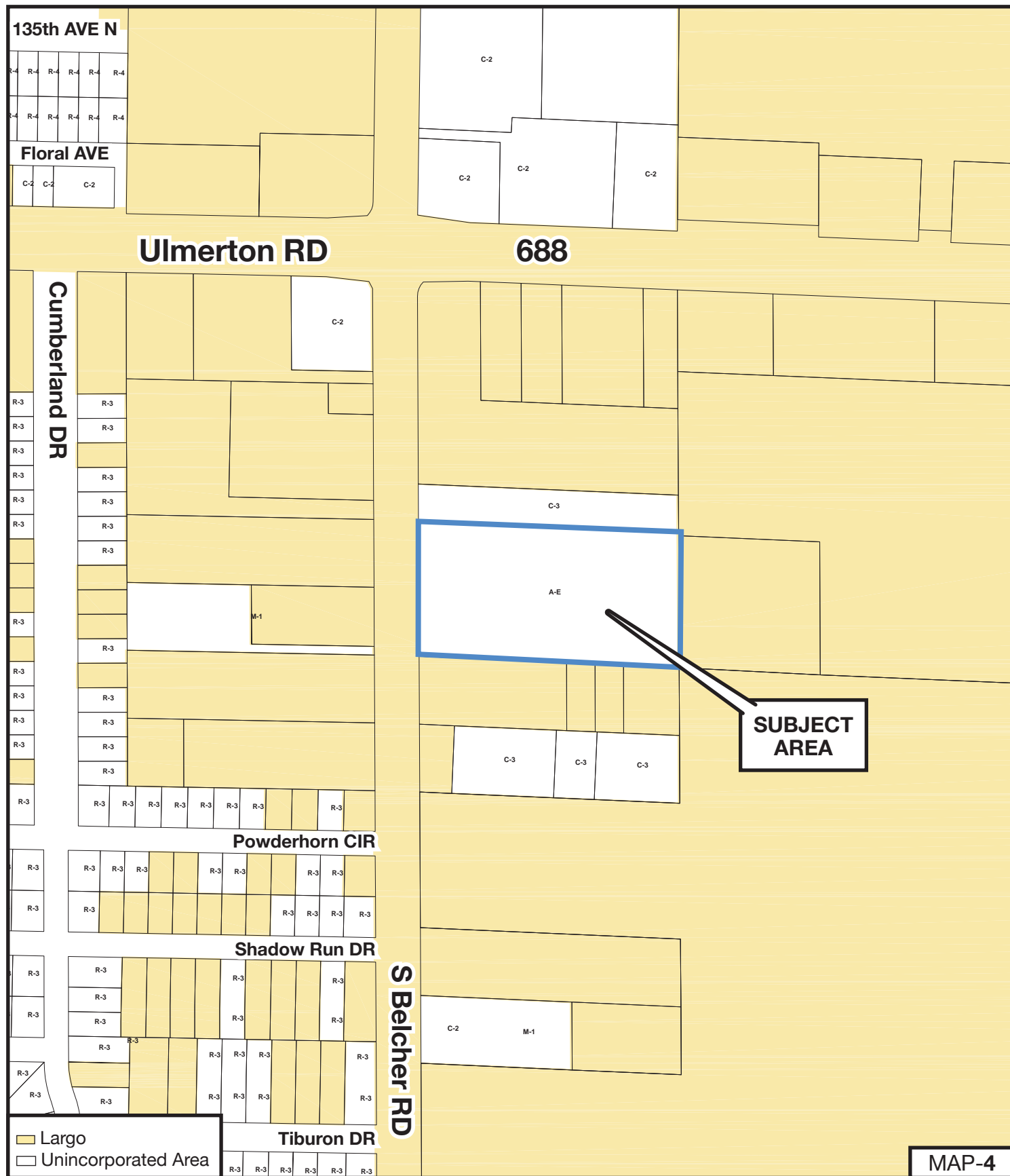
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Prepared by: Pinellas County Planning Department - July 2015







## MAP-4

**Z/LU-19-9-15**

**Zoning** From: A-E, Agricultural Estate Residential  
To: RM-12.5, Residential, Multiple Family, 12.5 units per acre

**Land Use** From: Residential Urban  
To: Residential Medium

And a Special Exception to allow a 50% affordable housing density bonus.

Parcel I.D. 07/30/16/70956/200/0701

Prepared by: Pinellas County Planning Department - July 2015



1. Owner: ALICE K. GAST, AS SOLE SURVIVING TRUSTEE OF THE NICHOLS FAMILY TRUST UTD 4- 8-92 (REMAINDER)

Mailing Address: 6000 64th Street North

City: St. Petersburg State: FL Zip Code: 33709 Daytime Phone: (727) 631-1048

Email: kgcruiser@verizon.net

2. Representative's Name: Richard Cavalieri

Company Name: Norstar Development USA, LP

Mailing Address: 3629 Madaca Lane

City: Tampa State: FL Zip Code: 33618 Daytime Phone: (813) 267-8457

Email: rcavalieri@norstarus.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.

ALICE K. GAST, AS SOLE SURVIVING TRUSTEE OF THE NICHOLS FAMILY TRUST  
UTD 4- 8-92 (REMAINDER)

Norstar Development USA, LP

Pinellas County Housing Authority

Specify interest held: Property under contract with trust

- 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:

Primerica Group One, Inc. - Richard Trzcinski, President

Norstar Development USA, LP - Richard Higgins, President

Pinellas County Housing Authority - Debra Johnson, Executive Director

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 and Land Use Change  
From AE to Rm 12.5 / From RU to RM
5. Location of subject property (street address): 13101 BELCHER RD S LARGO, FL 33773-1644

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

The North Half N 1/2 of Lot 7, PINELLAS GROVES in the Northwest Quarter (NW 1/4) of  
Section 7, Township 30 South, Range 16 East, according to the plat thereof recorded in  
the Public Records of Pinellas County, Florida. Less Road Right-of-Way.

7. Size of Property: 639 feet by 332.59 feet, 4.8704 acres
8. Present zoning classification: A-E
9. Present Land Use Map designation: R-U
10. Date subject property acquired: 4/8/92
11. Existing structures and improvements on subject property:

Single Family Home, Small shed

12. Proposed structures and improvements will be:

92 Apartments - 5 Residential 2 and 3 Story buildings and a clubhouse

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 location and surrounding uses warranty the density requested. The subject  
apartment complex will be affordable housing owned by the Pinellas County Housing  
Authority and financed in part by Pennies for Pinellas and the Pinellas County Land  
Trust.

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:

The applicant requests the density to building 92 affordable housing unit with the proper  
zoning and land use to carry out this request.

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.

Alice K. Gast

\*\*\*Signature of Owner or Trustee

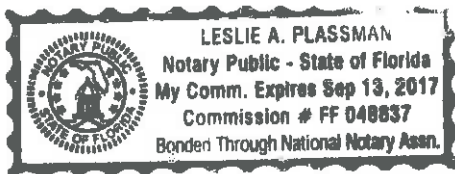
Date: June 18, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 18 day of June, 20 15

personally appeared Alice K. Gast

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



Leslie A. Plassman

(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).



## APPLICATION

### AFFORDABLE HOUSING DEVELOPMENT CERTIFICATION MULTI-FAMILY HOUSING

Norstar Development USA, LP Palms of Pinellas  
Company Name Project/Development Name

3629 Madaca Lane, Tampa, Florida 33618  
Company Address (Include Zip Code)

Paula McDonald Rhodes  
Contact Person/Position Title (who can best answer questions about this application)

Phone: (813) 933-0629 (ext. 212) Fax: (813) 935-3420 E-Mail: prhodes@norstarus.com

13101 Belcher Road South, Largo, Florida 33773  
Project Location/Address (Include Zip Code)

1. Is Applicant registered and qualified to do business in Florida? ☒ YES - State License No. B97000000284  
☐ NO

2. Applicant is a ☐ Corporation ☒ Partnership ☐ Joint Venture ☐ Sole Owner  
☒ For-Profit ☐ Not-for-profit: ☐ 501(c)3 ☐ 501(c)4; IRS Determination Letter date:                      ☐ Attached

#### PROJECT DATA:

3. General Description of Project: 91-unit affordable multifamily complex situated on a 4.98 acre site comprising 43 1BR/1B, 40 2BR/2B, and 8 3BR/3B units of which 80% will be affordable at 120% AMI and 20% at 60% AMI

Project Amenities: swimming pool, clubhouse, fitness center, and business center

4. Proposed Housing includes: ☐ Town Homes ☐ Homes ☐ Duplex/Triplex ☒ Other: Garden Apartments  
Please provide the following information on the Project's Market Rate and Affordable Housing units:

TYPE OF UNITS	NUMBER OF UNITS		PROJECTED SALES/LEASE PRICE		UNIT SQUARE FOOTAGE	
	MARKET RATE	AFFORDABLE	MARKET RATE	AFFORDABLE	MARKET RATE	AFFORDABLE
<u>1</u> br <u>1</u> bath	34	9	910	697	710	710
<u>2</u> br <u>2</u> bath	32	8	1,175	879	1025	1025
<u>3</u> br <u>2</u> bath	6	2	1,375	1,179	1250	1250
<u>      </u> br <u>      </u> bath	0	0	NA	NA	NA	NA

5. Project will include 91 Apartments (rental) units / 0 Condominium (ownership) units.  
How many of these units have been pre-sold? NA

6. Estimated beginning date of rehabilitation/construction: June 2016

Pinellas County Community Revitalization Division of the Health and Community Services Department  
Application - Affordable Housing Development Certification

7. Estimated date of project completion: August 2017\_\_\_\_\_.

8. How will you market this project to obtain tenants or owners at the required income levels?

Pinellas County Housing Authority will market the product through their website and normal channels.

**SITE DATA:**

9. Property Owner's Name and Address, if not Applicant: Pinellas County Housing Authority  
11479 Ulmerton Road, Largo, Florida 33778

10. Property Size: 4.98 acres; approximate date of site acquisition: 2/28/16

11. Outstanding site attributes (water feature, view, self-advertising) Location for access\_\_\_\_\_

12. Current use and income of Property: Single family home

Annual Property Taxes: \$ 11,563.38\_\_\_\_\_ Property is: ☒ Vacant ☐ Occupied

If occupied, number of residential tenants/owners: \_\_\_\_\_ Number of commercial tenants/owners: \_\_\_\_\_

13. Zoning & Land Use: Current: A-E & R-U Proposed: RM

Is the proposed use permitted in this zoning district? ☐ YES ☒ NO

14. Does your Project require County and/or City site plan review? ☒ YES ☐ NO

Has the site plan been submitted for approval? ☐ YES ☒ NO ☒ Copy Attached

15. Does your Project require a special exception or variance? ☒ YES ☐ NO

If you are requesting a modification of development standards as an Affordable Housing Incentive, please provide the following information:

SPECIFY AND DESCRIBE THE REQUESTED EXCEPTION OR VARIANCE	CHAPTER AND SECTION INVOLVED	AFFORDABLE HOUSING INCENTIVE?
Density Bonus for Affordable Housing	Section 138-1346	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

16. Level of environmental audit completed for the site: Phase I\_\_\_\_\_

17. The Proposed Project is ☒ New Construction ☐ Rehabilitation/Reconstruction.

Project has been audited for lead paint, asbestos, etc.: ☐ YES ☒ NO

**PROJECT COST AND FUNDING:**

18. Financial Feasibility Study: ☐ Copy Attached ☒ Will forward on completion, date: TBD

19. Market Study: ☒ Copy Attached ☐ Will forward on completion, date: \_\_\_\_\_

20. Project Financing:

- ☒ YES Funding assistance is requested. Applicant must complete an Application for Affordable Housing Funding, available from the Community Development Department.

A Funding Request is anticipated for the following activity (check all that applies):

<input checked="" type="checkbox"/> Property Acquisition	Estimated Amount \$900,000
<input type="checkbox"/> Conversion	Estimated Amount \$
<input checked="" type="checkbox"/> New Construction	Estimated Amount \$1,000,000
<input type="checkbox"/> Rehabilitation/Reconstruction	Estimated Amount \$
<input type="checkbox"/> Other: _____	Estimated Amount \$

- ☐ NO Financing assistance is not required.

**Eligibility for Affordable Housing Incentives**

Pursuant to Section 138-1346 of the Pinellas County Land Development Code, the Community Revitalization Division of the Health and Community Services Department administers the Affordable Housing Development (AHD) Certification process, enforces mechanisms to ensure affordability of the units and compliance with applicable regulations, and provides for relief of county review, connection and impact fees. Affordable Housing Development Certification establishes that the proposed project meets the definition of Affordable Housing Development, and is eligible for Affordable Housing Incentives.

The Development Review Services Department processes all requests for modification of development standards; Affordable Housing Development Certification must accompany all requests for modification of development standards on the basis of "Affordable Housing Development Incentives". Certification serves as the Applicant's voucher for Affordable Housing Incentives, and specifies the amount of fee relief for which the proposed project is eligible. The Certification must be submitted with all permit review applications; therefore, Certification must be obtained prior to application for permits. Certification must also be submitted with all requests for fee relief and reimbursement.

The information in this Application will serve as the basis for preparing an Affordable Housing Development Contract between the Applicant and Pinellas County, and is prerequisite to issuance of Certification.

Eligibility for incentives is subject to specific performance as defined by the terms and conditions of the Contract. Acceptance of Affordable Housing Incentives constitutes a binding agreement to comply with the requirements described therein, and Section 138-1346 of the Pinellas County Land Development Code.

Affordable Housing Development Certification must be maintained current for the duration of the Project in order to maintain eligibility for Affordable Housing Development Incentives. Certification must be renewed periodically, for which documentation of project progress and compliance is required.

A Pre-Application Meeting is **required**. Please call the Community Revitalization Division at (727) 464-8210 for more information and scheduling. Have you had an Affordable Housing Pre-Application Meeting? ☐ YES ☒ NO

The undersigned affirms that the information contained in this Application is true and accurate, and acknowledges that this Application shall be considered public records of the County.

Applicant Signature: Richard E. Cavalieri

Date: 2/10/15

Print / Type Name Richard E. Cavalieri

Return To:

Pinellas County Community Revitalization Division of the Health and Community Services Department  
600 Cleveland Street, Suite 800  
Clearwater, FL 33755



**AFFORDABLE HOUSING DEVELOPMENT CERTIFICATION  
For Multi-Family Homes (Ownership and Rental Units)**

**Certification Date:** July 15, 2015

**Certification Expires:** July 14, 2016

**Company Name & Address:** Norstar Development USA, LP  
3629 Madaca Lane, Tampa, FL 33618

**Project/Development Name:** Palms of Pinellas

**Project Location/Address:** 13101 Belcher Road South, Largo, FL 33773

**Contact Person/Title:** Paula McDonald Rhodes

**Phone/Fax:** (813) 933-0629 ext. #212 / (813) 935-3420

**E-Mail:** prhodes@norstarus.com

**Project Eligibility Considerations**

**Density Bonus:** Up to 50% above zoning – Subject to Special Condition(s)

**Fee Relief:** Zoning Clearance Fees (site plan, special exception, variance, etc.)  
Habitat Management Permit Fees  
Driveway Permit Fees

**Special Condition(s):** An Affordable Housing Development Contract and Land Use Restriction Agreement are required prior to final Site Plan approval and issuance of Building Permits, as a condition of eligibility for incentives.

Eligibility for Incentives is subject to specific performance as defined by the terms and conditions of the Affordable Housing Development Contract. Acceptance of Affordable Housing Development Incentives constitutes a binding agreement to comply with the requirements described therein, and Section 138-1346 of the Pinellas County Land Development Code. Certification must be maintained current for the duration of the Project in order to maintain eligibility for incentives. Certification must be renewed periodically, for which documentation of project progress and compliance is required. Applicant's request for Certification renewal, with supporting documentation, must be received prior to expiration of Certification in order to remain eligible for incentives.

**CERTIFICATION APPROVAL:** Pursuant to Section 138-1346 of the Pinellas County Land Development Code, the Pinellas County Community Development Division certifies that the proposed project meets the definition of Affordable Housing Development, and is eligible for incentives as described in said Section, subject to the recommendation of the Pinellas County Development Review Services, and approval by the appropriate reviewing bodies.

By: Bruce Bussey, Housing Development Manager



75159939

TUTTLEMAN, PINELLAS COUNTY, FLORIDA  
PAGE 17-18Belcher Road  
Parcel 112**This Indenture**

Wherever used herein, the term "party" shall include the heirs, personal representatives, survivors and/or assigns of the respective parties herein, the use of the singular number shall include the plural, and the plural the singular. The use of any gender shall include all genders, and, if used, the term "male" shall include all the males herein described if more than one.

Made this

31<sup>st</sup>day of **OCTOBER**

A. D. 1975

Between **TARQUIN A. NICHOLS, JR. and ALICE S. NICHOLS, his wife**

and Pinellas and State of Florida, of the County of  
PINELLAS COUNTY, a political subdivision of party of the first part,  
the State of Florida

~~Witnesseth~~ ~~that the said party of the first part, for and in consideration of~~  
the sum of One dollar and other valuable considerations ~~DOING~~,  
in hand paid by the said party of the second part, the receipt whereof is hereby acknow-  
ledged, has remised, released and quitclaimed, and by these presents does remise,  
release and quitclaim unto the said party of the second part all the right, title, interest  
claim and demand which the said party of the first part has in and to the following  
described lot, piece or parcel of land, situate lying and being in the County of  
Pinellas State of Florida, to wit:

The east 15.00 feet of the west 55.00 feet of the  
north one half of the southwest quarter (SW $\frac{1}{4}$ ) of  
the northwest quarter (NW $\frac{1}{4}$ ) of the northwest quarter  
(NW $\frac{1}{4}$ ) of Section 7, Township 30 South, Range 16 East.  
Being a part of the north one half of Lot 7, Pinellas  
Groves Subdivision in the northwest quarter (NW $\frac{1}{4}$ ) of  
said Section 7, as recorded in Plat Book 1, page 55,  
Public Records of Pinellas County, Florida.

Containing 0.114 acre, M.O.L.

For Public Right of Way

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 and claim whatsoever of the said party of the first part, either in  
law or equity, to the only proper use, benefit and behoof of the said party of the second  
part.

In Witness Whereof, the said party of the first part has hereunto set his  
hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Thomas J. Shira**Thomas J. Shira**Alice S. Nichols*

State of Florida.

County of **PINELLAS**

I Hereby Certify That on this day personally appeared before me, an officer  
duty authorized to administer oaths and take acknowledgments,

**TARQUIN A. NICHOLS JR. and ALICE S. NICHOLS**

to me well known to be the person described in and who executed the foregoing  
instrument and acknowledged before me that  
executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at **CLEARWATER**  
County of **PINELLAS** and State of Florida, this **31<sup>st</sup>**  
day of **OCTOBER** A. D. 1975.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR. 9, 1978  
JAMES T. JAMES, INSURANCE UNDERWRITER

*Thomas J. Shira*

Notary Public

My Commission Expires

Prepared by:  
Paul Bonifant  
315 Raven Street  
Clearwater, Florida 34614

RETURN TO:  
PINELLAS COUNTY C/W  
SPECIAL ACCOUNT

Dec 8 4 50 PM '75

CLERK, CIRCUIT COURT  
JAMES A. NICHOLSPINELLAS  
COUNTY  
FLORIDASTATE OF FLORIDA  
DEPT. OF REVENUE  
DEC-875  
10634FEB 25  
COUNTY

500701

FLORIDA  
DEPT. OF REVENUE  
DEC-875  
11047DOCUMENTARY  
SUR TAX  
= 03.85

05/08/2003 15:42 7274411523

RICHARD ROBBINS

PAGE 01  
KARLEEN F. DE BLANKER, CLERK OF COURT  
PINELLAS COUNTY, FLORIDA (727) 464-3008

3E217017 06-12-2003 14:52:34 JRG  
51 EAS-NICHOLS FAMILY TRUST  
IN:03240971 BK:12816 SP6:2590 EPG:2592  
RECORDING 003 PAGES 1 \$15.00

THIS INSTRUMENT PREPARED  
BY AND PLEASE RETURN TO:

RICHARD M. ROBBINS, ESQ  
Attorney at Law  
1230 South Myrtle Avenue, Suite 203  
Clearwater, FL 33756

TOTAL: \$15.00  
CASH AMT. TENDERED: \$15.00  
CHANGE: \$0.00

BY \_\_\_\_\_ DEPUTY CLERK

03-240871 JUN-12-2003 2:53 PM  
PINELLAS CO BK 12816 PG 2590

**DRAINAGE EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT is made this 28 day of May, 2003, by and between TARQUIN A. NICHOLS, JR., and ALICE S. NICHOLS, Trustees of the NICHOLS FAMILY TRUST, under Trust dated April 8, 1992, whose address is 13101 South Belcher Road, Largo, FL 33773, hereinafter referred to as the Grantor, and JAMES E. BURZYNSKI and CHARMAINE E. BURZYNSKI, husband and wife, whose principle office address is Post Office Box 1250, Safety Harbor, FL 34695, hereinafter referred to as the Grantee.

**WITNESSETH:**

That the Grantor for and in consideration of \$10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by the Grantee, by these presents does hereby grant unto the Grantee, its successors and assigns, the right to excavate for, install, replace, maintain and use for a drainage pipeline or drainage channel within the subject piece of land described as follows:

An easement for drainage and utility purposes, lying in Section 7, Township 30 South, Range 16 East, being described as follows:

Commence at the Northwest corner of Section 7, Section 30 South, Range 16 East, Pinellas County, Florida; thence S 00°15'58" E. 999.99 feet; thence S87°34'35" E. 683.61 feet to the Point of Beginning; thence N 40°14'06" E. 15.94 feet; thence S 00°16'46" E 12.60 feet; Thence N 87°34'35" W. 10.36 feet to the Point of Beginning.

AGES  
CCT #  
CHG AMT  
K AMT  
SC  
ORZ19  
IT  
CES  
JIF  
PIC  
REV  
TOTAL

15

15

PINELLAS COUNTY FLA.  
OFF REC BK 12816 PG 2591

1. The Grantor further grants to the Grantee the right to enter onto and depart from the piece of land for purposes pertaining to this Agreement.

2. The Grantee hereby covenants and agrees as follows:

A. The Grantee will not fence the piece of land.

B. The Grantee will indemnify against any loss and damage that will be caused by the use of the subject land or by the exercise of the right to enter onto and depart from the piece of land or by any wrongful or negligent act or omission of Grantee or of its agents or employees in the course of their employment.

3. The Grantor reserves the right to use the piece of land for purposes what will not interfere with the Grantee's use of the subject land for a drainage pipeline or drainage channel.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the date and year first above written.

WITNESSES:

Kelly M. Dinkin  
NAME: Kelly M. Dinkin

Kelly M. Dinkin  
MY COMMISSION # 00074754 EXPIRES  
March 15, 2006  
WORKED THIS DAY

DAVE STRECKER  
NAME: DAVE STRECKER

Tarquin A. Nichols, Jr. (wife) (SEAL)  
TARQUIN A. NICHOLS, JR.

Alice S. Nichols (SEAL)  
ALICE S. NICHOLS

Both as Trustees of the  
NICHOLS FAMILY TRUST, under Trust  
dated April 8, 1992

James E. Buryynski (SEAL)  
JAMES E. BURYYSKI

CHARMAINE A. BURYYSKI  
CHARMAINE A. BURYYSKI

PINELLAS COUNTY FLA.  
OFF REC BK 12016 PG 2582STATE OF FLORIDA  
COUNTY OF PINELLAS

*MAY*

The foregoing instrument was acknowledged before me this 28 day of March, 2003, by TARQUIN A. NICHOLS, JR., and ALICE S. NICHOLS, Trustees of the NICHOLS FAMILY TRUST, under trust dated April 8, 1992, who is personally known to me or who produced Florida Driver License as identification.

*Kellym Durkin*  
NOTARY PUBLIC

My commission expires:



Kelly M. Durkin  
MY COMMISSION # 0007476 EXPIRES  
March 18, 2006  
BONDED THROUGH TOWN INSURANCE INC.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of March, 2003, by JAMES E. BURZYNSKI and CHARMAINE A. BURZYNSKI, who are personally known to me or who have produced their Florida Driver's Licenses as identification.

*Kellym Durkin*  
NOTARY PUBLIC

My commission expires



Kelly M. Durkin  
MY COMMISSION # 0007476 EXPIRES  
March 18, 2006  
BONDED THROUGH TOWN INSURANCE INC.



INST # 92-100827  
APR 8, 1992 3:47PM

**QUIT CLAIM DEED**

PINELLAS COUNTY FLA.  
OFF. REC. BK 7870 PG 373

**THIS QUIT CLAIM DEED,**

Executed this 8<sup>th</sup> day of April, A.D. 1992,  
by Tarquin A Nichols, Jr & Alice S Nichols, husband & wife,  
first party, whose post office address is 13101 Belcher Rd S, Largo  
FL, 34643, to TARQUIN A. NICHOLS and ALICE S. NICHOLS, as Trustees of  
the NICHOLS FAMILY TRUST UTD 4-8-92 whose post office address is  
13101 Belcher Rd S, Largo FL, 34643, second party:

WITNESSETH, That the said first party, for good and valuable  
consideration does hereby remise, release and quit-claim unto the said  
second party forever, all the right, title, interest, claim and demand  
which the said first party has in and to the following described lot,  
piece or parcel of land, situate, lying and being in the county of  
Pinellas, State of Florida, to wit:

\*\*\*\*\* SEE OTHER SIDE FOR LEGAL DESCRIPTION \*\*\*\*\*

**ACKNOWLEDGEMENT AND DECLARATION OF NOTARY**

IN WITNESS WHEREOF, TARQUIN A. NICHOLS has signed and sealed  
these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert M. Kohn  
Witness

Judy DeLore

Tarquin A. Nichols L.S.  
TARQUIN A. NICHOLS, Grantor

Alice S. Nichols L.S.  
ALICE S. NICHOLS Grantor

< PREPARED BY AND MAIL TO >

STATE OF FLORIDA  
COUNTY OF PINELLAS }

TARQUIN A. NICHOLS  
13101 Belcher Rd S  
Largo FL, 34643

RETURN TO

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day  
of April, 1992, by TARQUIN A. NICHOLS and ALICE S.  
NICHOLS, who are personally known to me or who have produced a driver  
license as identification and who did take an oath.

Sandra DeMorrow  
NOTARY PUBLIC

01 RECORDING  
REC 1050

DS

INT

PREP

MT

RT

RIV

TOTAL

76.50

ASH

AMT.

TENDERED:

CHANGE:

\$10.50

\$10.50

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00



27111650 MBP 04-08-92 15:17:53  
01 DEO-NICHOLAS  
RECORDING

TOTAL: \$10.50  
CHECK AMT. TENDERED: \$10.50  
CHANGE: \$0.00

KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY: TNA



THIS IS a conveyance of real estate into Trust within the applicable Florida Statutes. The Trustee and any Successor Trustee shall have the power to sell, assign, convey, lease and mortgage the subject property. A life estate is retained by the Grantor.

UNDER THAT CERTAIN trust agreement known as the NICHOLS FAMILY TRUST, Grantor retains the right at any time to amend or revoke said Trust Agreement. Further, the Grantor retains complete control over the subject real property which constitutes the homestead of the Grantor.

The North Half ( $N\frac{1}{2}$ ) of Lot Seven (7), Pinellas Groves,  
in the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 7, Township  
30 South, Range 18 East, according to map or plat thereof  
as recorded in the public records of Pinellas County, Florida.

# Old Republic National Title

## ALTA COMMITMENT

Agent's File Number: 1412705

Commitment Number: 1412705

### Schedule A

Effective Date: **November 4, 2014 at 12:00: AM**

- | 1. Policy or Policies to be issued:  | Policy Amount       |
|--|---------------------|
| <input checked="" type="checkbox"/> ALTA Owner's Policy - 1992 (Owner's Form)<br>Proposed Insured:<br><br><b>Primerica Developments, Inc.</b><br><br>ALTA Loan Policy - 1992 (Lender's Form)<br>Proposed Insured:      | <b>\$900,000.00</b> |
| <br>   |                     |
| 2. <b>Fee Simple</b> interest in the land described in this commitment is owned, at the Commitment Date, by:<br><br><b>ALICE K. GAST, AS SOLE SURVIVING TRUSTEE OF THE NICHOLS FAMILY TRUST UTD 4-8-92 (REMAINDER)</b> |                     |
| 3. The land referred to in this Commitment is located in the County of Pinellas, State of Florida and described as follows:<br><br><b>See Attached Schedule A Continuation for Legal Description</b>                   |                     |

Issued Date: **January 27, 2015**

**Sun Title Insurance Agency, Inc.** as issuing agent for  
**Old Republic National Title**

By: \_\_\_\_\_  
Authorized Signatory

# Old Republic National Title

## ALTA COMMITMENT

Agent's File Number: 1412705

Commitment Number: 1412705

### Schedule A, Continuation Page

The North Half N 1/2 of Lot 7, PINELLAS GROVES in the Northwest Quarter (NW 1/4) of Section 7, Township 30 South, Range 16 East, according to the plat thereof recorded in the Public Records of Pinellas County, Florida. Less Road Right-of-Way.

# Old Republic National Title

## ALTA COMMITMENT

Agent's File Number: 1412705

Commitment Number: 1412705

### Schedule B-I

Part I. The following are the requirements to be complied with:

1. Payment to, or for the account of the grantors and/or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes and/or assessments, levied and assessed against property, which are due and payable.
3. The identification, including photograph (i.e. Valid Driver's License, Valid U.S. Passport, etc.), of all parties (whether present or not) executing any documents (deed, mortgages, powers of attorney, etc.) must be presented at closing.
4. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to wit:
  - a. Trustee's Deed to be executed by Alice K. Gast, Individually and as sole surviving Trustee of the Nichols Family Trust u/t/d 4/8/92 to Primerica Developments, Inc.
5. Payment of the full consideration to, or for the account, of, the grantors or mortgagors.
6. Other instruments which must be properly executed, delivered and duly filed for record, and/or other matters which must be furnished to the company:
7. Death certificate in recordable form for Alice S. Nichols, to be recorded in the Public Records of Pinellas County, Florida.
8. Death certificate in recordable form for Tarquin A. Nichols, Jr., to be recorded in the Public Records of Pinellas County, Florida.
9. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

### Schedule B-II

# Old Republic National Title

## ALTA COMMITMENT

Agent's File Number: 1412705

Commitment Number: 1412705

Part II. Schedule B of the policy or policies to be issued will contain exception to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record of attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claim of parties in possession not shown by the public records.
3. Easements, or claim of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any liens, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously, under water.
7. Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.
8. Taxes or special assessment not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
9. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
10. Any minerals or mineral rights leased, granted or retained by current or prior owner.

### Special Exceptions:

11. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS GIVEN WITHOUT ASSURANCE OR GUARANTEE: Taxes and assessments for the year 2015 and subsequent years which are not yet due and payable. Parcel # 07-30-16-70956-200-0701, gross tax amount for the year 2014 - \$12,045.19 - PAID.

See attached Schedule B-II continued



# Old Republic National Title

## ALTA COMMITMENT

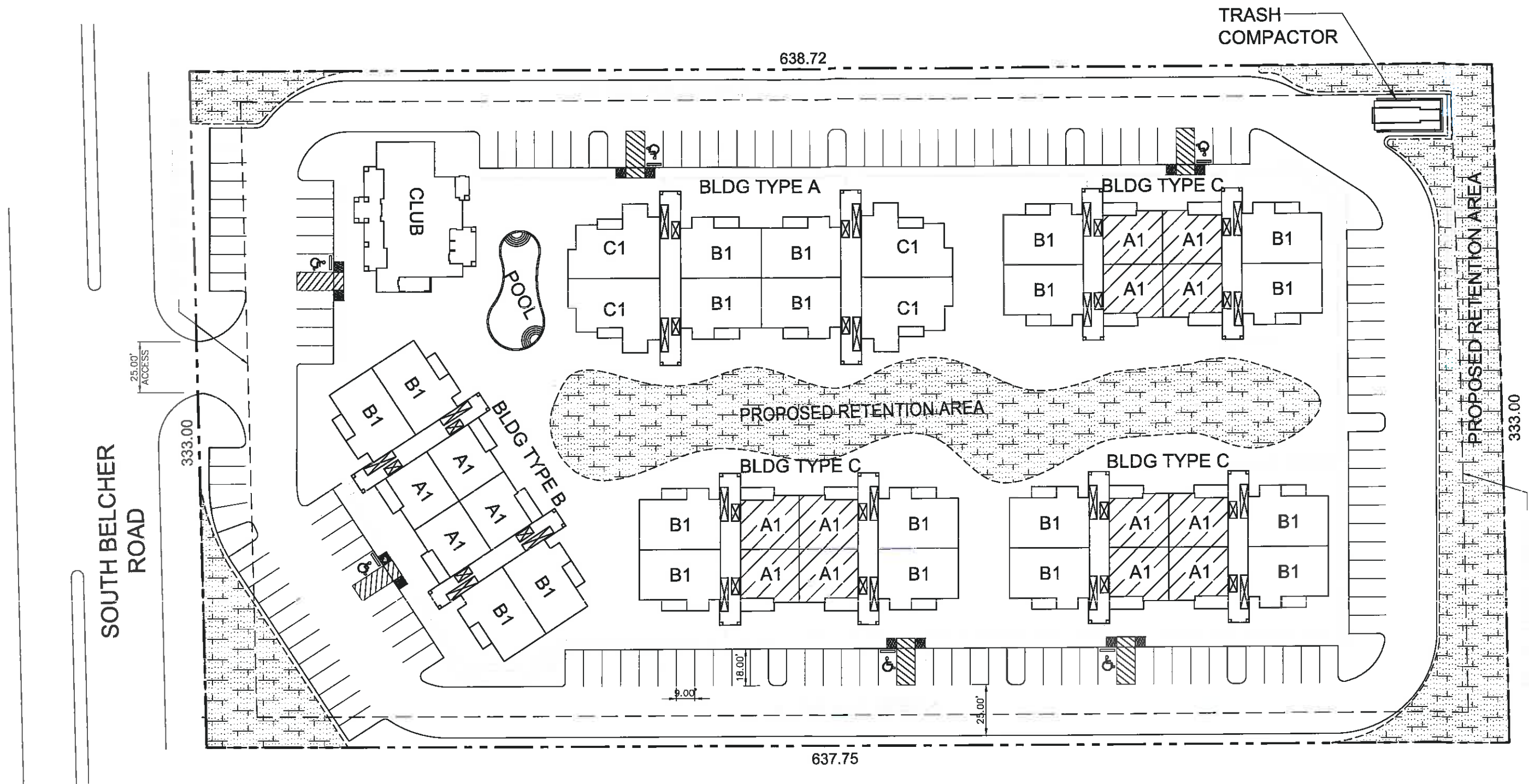
Agent's File Number: 1412705

Commitment Number: 1412705

### Schedule B-II continued

12. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
13. All matters contained on the Plat of PINELLAS GROVES, as recorded in Plat Book 1, Page 55.
14. Drainage Easement Agreement recorded in O.R. Book 12816, Page 2590.

Note: Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2014 in the amount of \$12,045.19 are Paid. Tax ID Number 07-30-16-70956-200-0701.



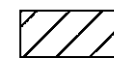
**SITE DATA**  
 4.87 ACRES  
 92 UNITS  
 18.89 UNITS PER ACRE

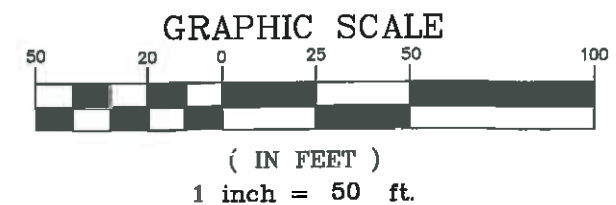
**PARKING**  
 UNCOVERED 139  
 CLUBHOUSE 9  
 TOTAL 148

1.60 SPACES PER UNIT

**UNITS**

A1	44 - 47%	725 S.F.
B1	40 - 43%	1,025 S.F.
C1	8 - 10%	1,250 S.F.
<b>TOTAL</b>	<b>92</b>	<b>82,900 S.F.</b>

 3 STORY

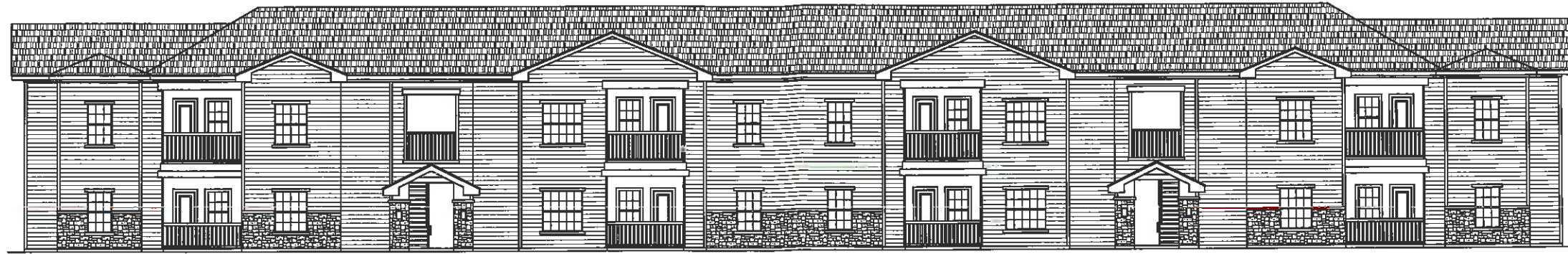


**SITE PLAN** 

*Z/LU-19.9.15*

**S. BELCHER ROAD APARTMENTS  
 LARGO, FL**

**A3.1**  
 SITE PLAN  
 Copyright © 2015



**BUILDING TYPE 'A' ELEVATION**

SCALE 1/16" = 1' - 0"



**BUILDING TYPE 'B' ELEVATION**

SCALE 1/16" = 1' - 0"



**BUILDING TYPE 'C' ELEVATION**

SCALE 1/16" = 1' - 0"

S. BELCHER ROAD APARTMENTS  
LARGO, FL

A3.1  
TYP. BLDG.  
ELEVATION  
Copyright © 2015

Brian  
SUNSHINE

Z/HU-19.9-15

CASE SUMMARY  
CASE NO. Z/LU-20-9-15  
(Quasi-Judicial)

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

LPA HEARING: September 10, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: October 20, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

PPC HEARING: December 9, 2015 @ 3:00 PM-5<sup>th</sup> Floor, Board Assembly Room

FINAL DETERMINATION BY: January 12, 2016

APPLICANT'S NAME: Indian Springs Marina, Inc.

REQUEST: Zone change from: CR, Commercial Recreation  
to: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Land Use change from: Commercial Recreation  
to: Commercial General

And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

CASE DESCRIPTION: Approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North) (13/30/14/00000/140/1100). A legal description is available in file upon request.

APPLICANT/ADDRESS: Indian Springs Marina, Inc.  
15151 113<sup>th</sup> Avenue North  
Largo, FL 33774

REP/ADDRESS: Housh Ghovae and Mitch Riley, P. E.  
300 South Belcher Road  
Clearwater, FL 33765

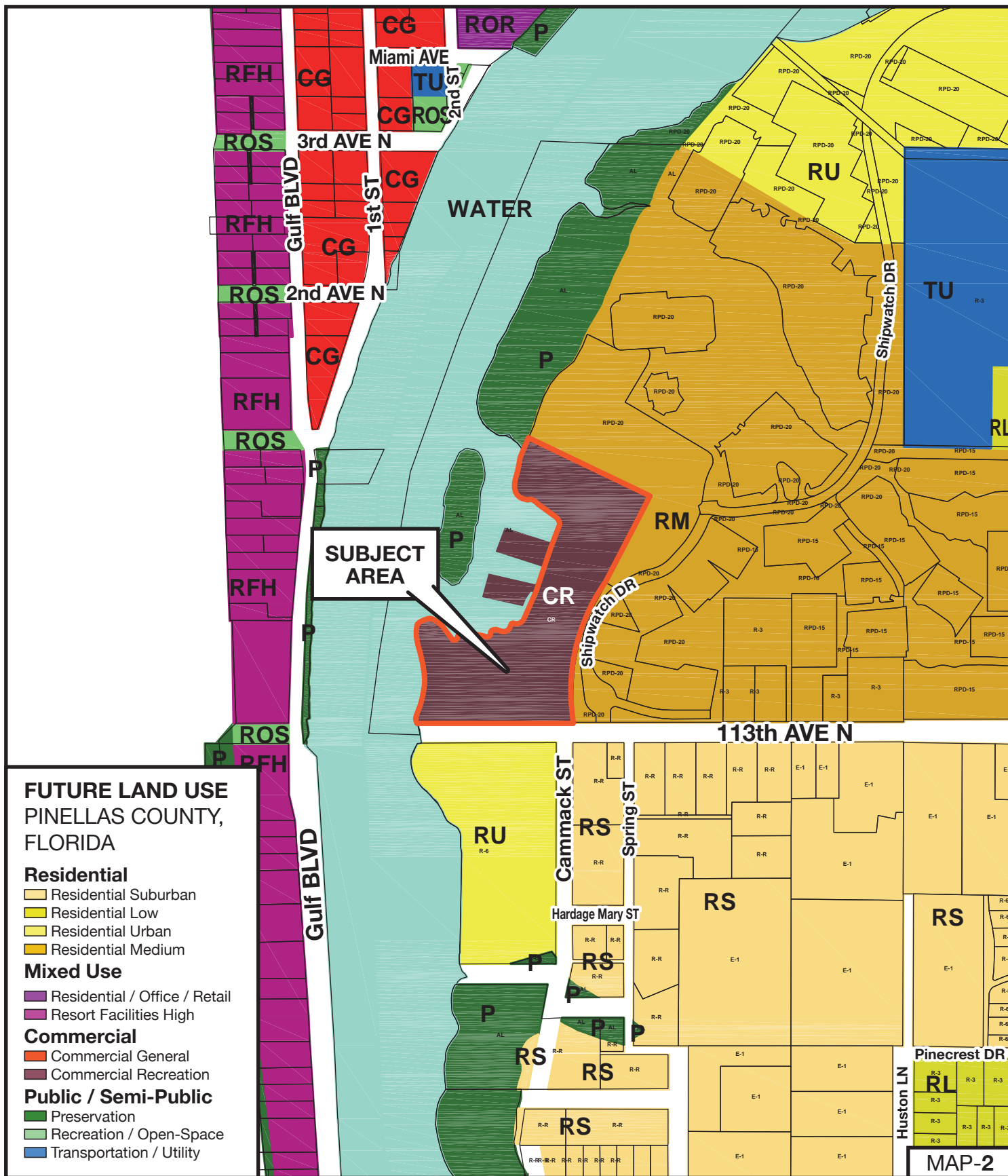
NOTICES SENT TO: Indian Springs Marina, Inc., Shipwatch Yacht Club, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners



EXISTING USE: Marina

PROPOSED USE: Marina

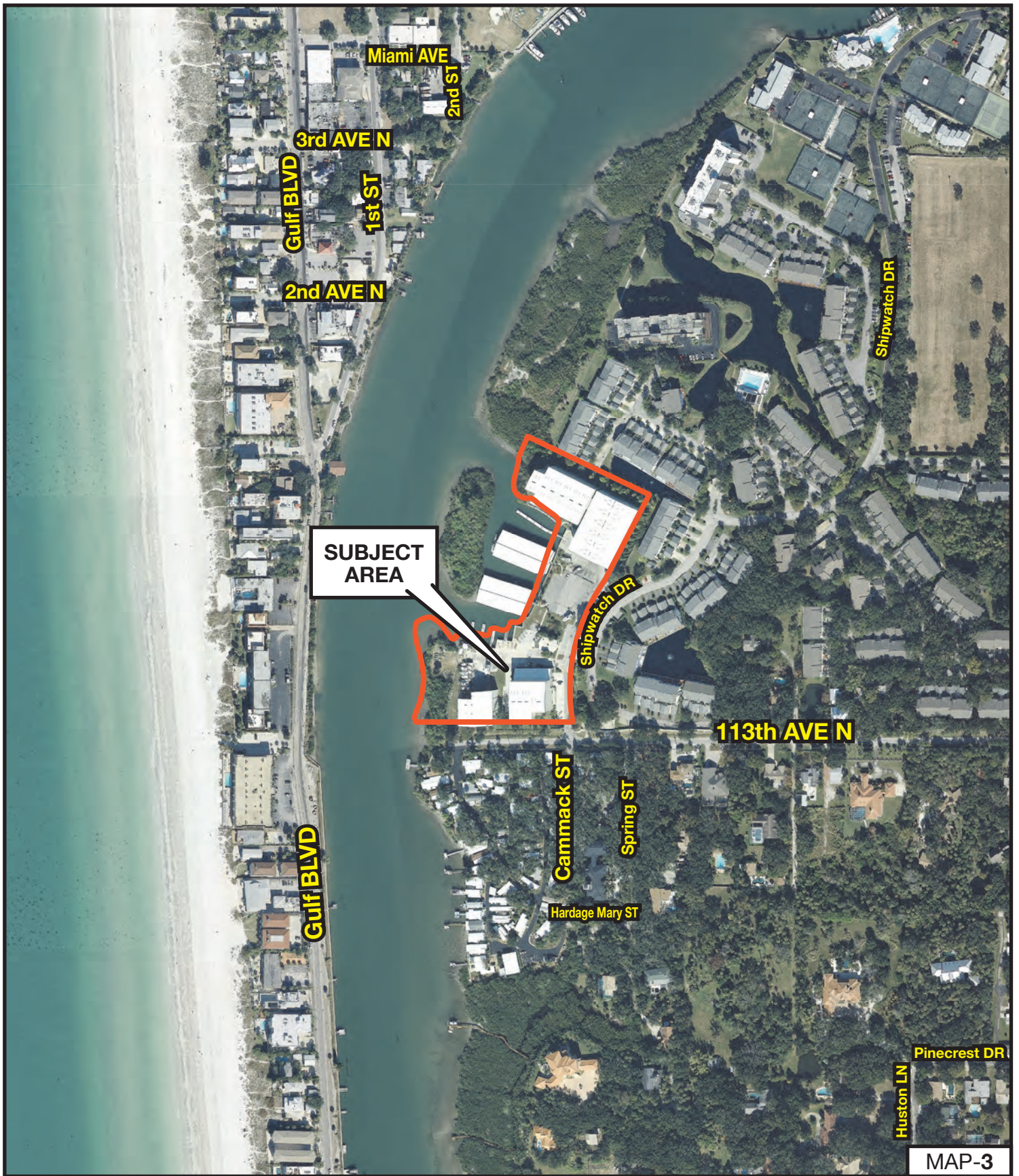
LAND USE: Commercial Recreation

ZONING: Commercial Recreation



<p><b>Z/LU-20-9-15</b></p>	<p><b>Zoning</b> From: CR, Commercial Recreation To: C-3, Commercial, Wholesale, Warehousing &amp; Industrial Support</p> <p><b>Land Use</b> From: Commercial Recreation To: Commercial General</p> <p>And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.</p>	
<p>Parcel I.D. 13/30/14/00000/140/1100</p> <p>Prepared by: Pinellas County Planning Department - July 2015</p>		





MAP-3

**Z/LU-20-9-15**

**Zoning**

**Land Use**

**From:** CR, Commercial Recreation  
**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support

**From:** Commercial Recreation  
**To:** Commercial General

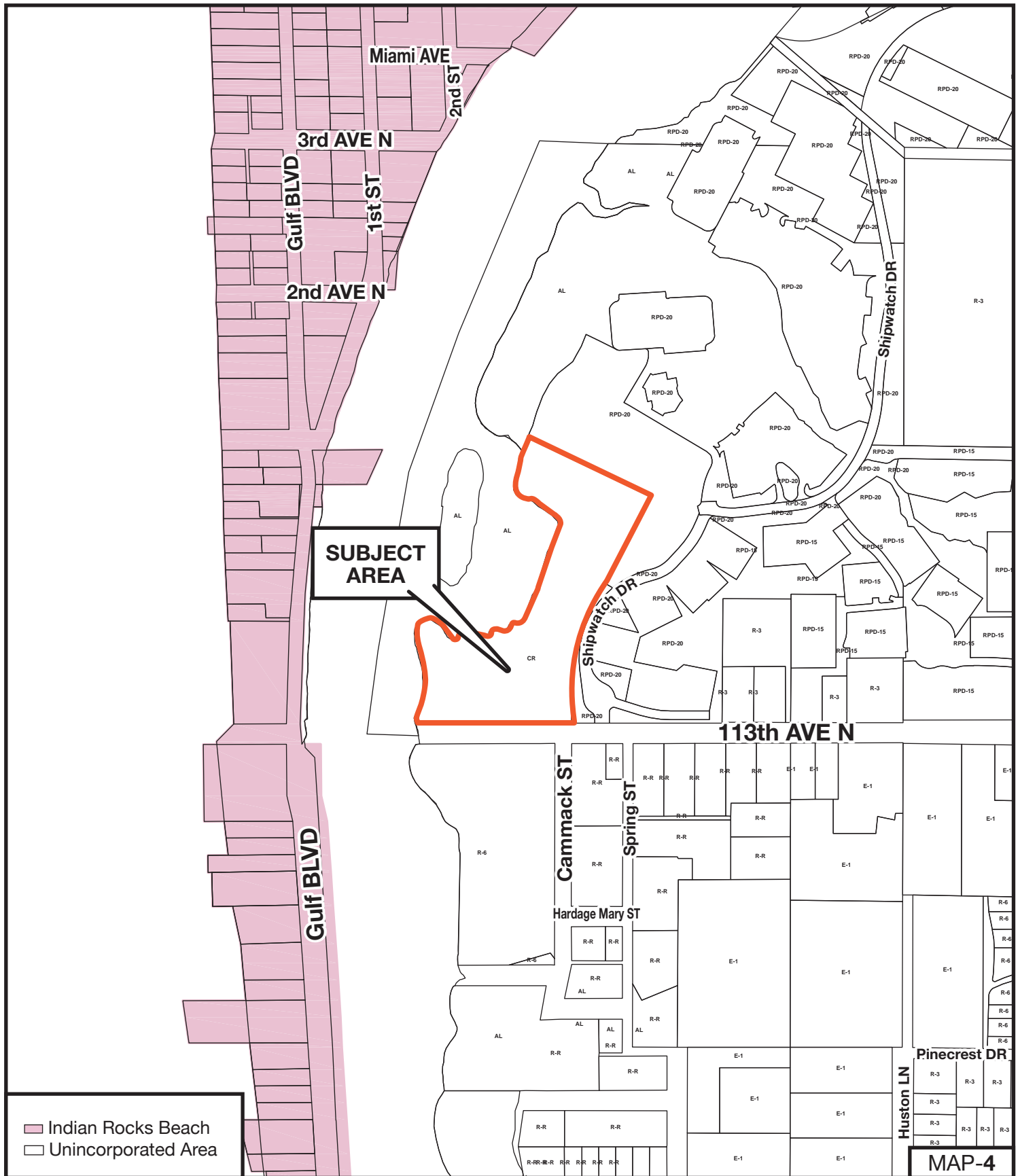
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015







**Z/LU-20-9-15**

**Zoning**  
**Land Use**

**From:** CR, Commercial Recreation  
**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**From:** Commercial Recreation  
**To:** Commercial General

And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015



1. Owner: Indian Springs Marina  
Mailing Address: 15151 113th Avenue North  
City: Largo State: FL Zip Code: 33774 Daytime Phone: (727) 575-2957  
Email: ljvinci@aol.com

2. Representative's Name: Housh Ghovae  
Company Name: and Mitch Riley, P.E.  
Mailing Address: 300 South Belcher Road  
City: Clearwater State: FL Zip Code: 33765 Daytime Phone: (727) 709-0943  
Email: housh@northsideengineering.net and mitchriley@northsideengineering.net  
Sandy@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.

Indian Springs Marina, Inc.

Trustees: Louis J. Vinci, President/CEO, Mary Jane Vinci, Michael Vinici, Jenn Vinci-Dilkey, Steven Vinci, and Jane Vinci-Wallace.

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

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

Is contract conditional or absolute? \_\_\_\_\_ Conditional \_\_\_\_\_ Absolute

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

4. This hearing is being requested to consider: Zoning Change from CR to C3, Landuse from CR to CG & Height Variance

5. Location of subject property (street address): 15151 113th Avenue North, Largo, FL 33774

6. Legal Description of Property: (attach additional documents if necessary)  
Please see Site Plan

7. Size of Property: 875 feet by 370 feet, 4.85 <sup>6.9 G / 5.11 Up</sup> acres

8. Present zoning classification: CR/AL

9. Present Land Use Map designation: CR

10. Date subject property acquired: May 4th, 1997

11. Existing structures and improvements on subject property:  
Marina (High & Dry, Sales), Parking, Retention

12. Proposed structures and improvements will be:  
Additional 21,965sf High & Dry with covered area.

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

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:

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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 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.

  
\*\*\*Signature of Owner or Trustee  
INDIAN SPRINGS MARINA INC

Date: July 20, 2015

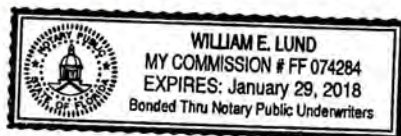
STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 20 day of July, 20 15

personally appeared Louis J. Vinci  
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).



## **EXIBIT A**

We believe rezoning from CR to C-3 should be granted based on the following;

1. Marina is a permitted use in C-3
2. C-3 will allow floor area ratio (FAR) of 0.5 while FAR for CR is 0.35. FAR of 0.5 will provide flexibility to provide addition High and Dry to facilitate storage for boats.
3. FAR of 0.35 in CR is designed for a travel trailer park where most of the site is for open space.
4. C-3 Zoning is recommended by staff.
5. Land use is requested to be amended from CR to CG to provide continuity between zoning and land use.
6. Existing building set back along north east part of the property is 20.4 feet from the east property line and has a Height of 50'. Although in CR zoning 50' height is permissible with 20' set back in C-3 is not allowed, therefore we are requesting the variance.







CASE SUMMARY  
CASE NO. LU-21-9-15

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

LPA HEARING: September 10, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: October 20, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

PPC HEARING: December 9, 2015 @ 3:00 AM-5<sup>th</sup> Floor, Board Assembly Room

FINAL DETERMINATION BY: January 12, 2016

APPLICANT'S NAME: Chapel of Pinellas, Inc.

REQUEST: Land Use change from: Residential Rural  
to: Institutional

CASE DESCRIPTION: Approximately 2 acres on the south side of Keystone Road 280 feet west of the intersection with Dogwood Trace in the unincorporated area of Tarpon Springs (site address: 2801 Willow Trace) (09/27/16/62595/000/0020). A legal description is available in file upon request.

APPLICANT/ADDRESS: Chapel of Pinellas, Inc.  
c/o Todd Pressman  
334 East Lake Road, #102  
Palm Harbor, FL 33785

REP/ADDRESS: Todd Pressman  
Pressman & Assoc., Inc.  
334 East Lake Road, #102  
Palm Harbor, FL 33785

NOTICES SENT TO: Chapel of Pinellas, Inc, Todd Pressman Oak Hill Acres, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners

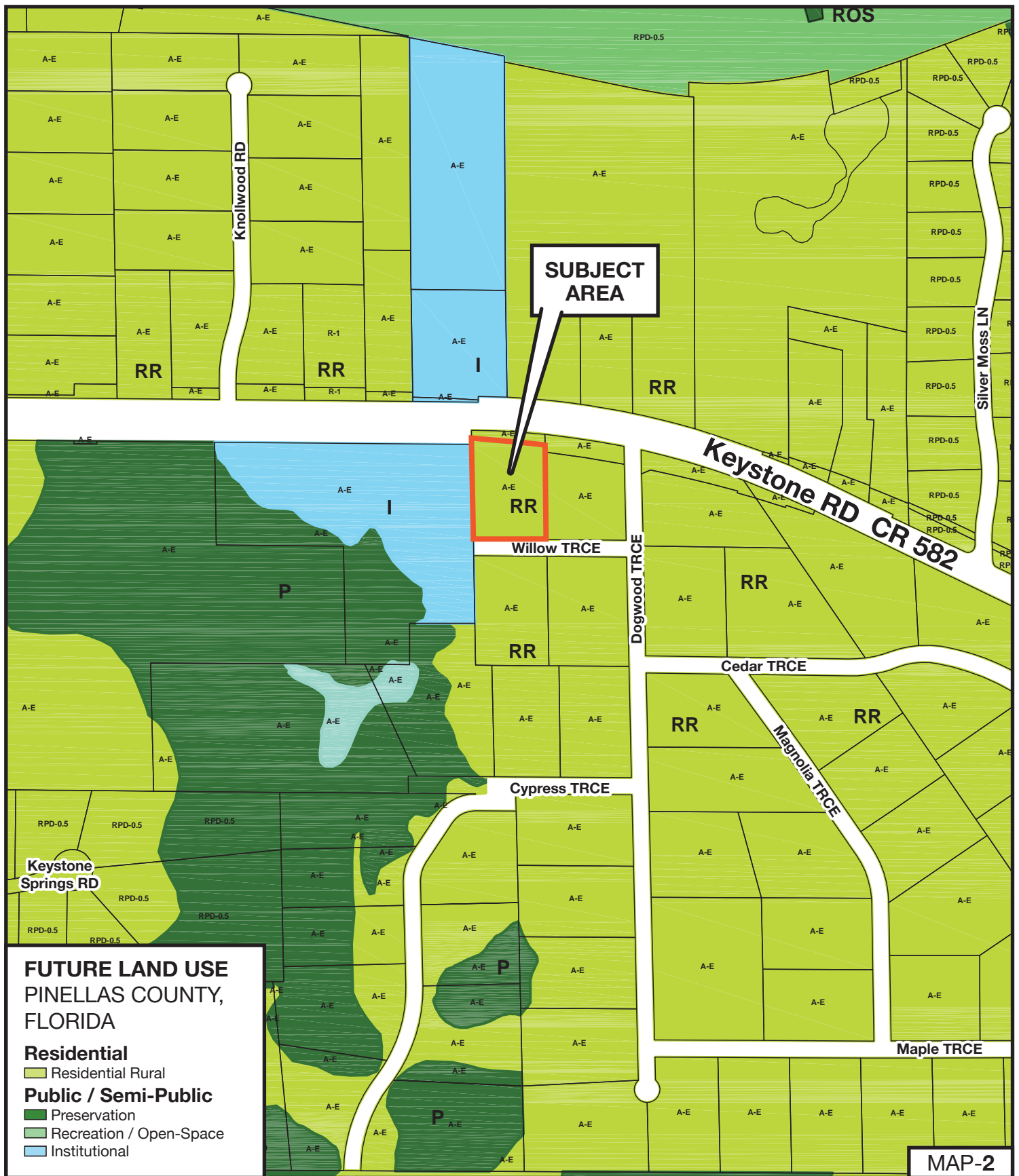
EXISTING USE: Single Family Home

PROPOSED USE: Church Office and Overflow Parking

LAND USE: Residential Rural

ZONING: A-E

Z15-000014



**LU-21-9-15**

**Land Use change** From: Residential Rural  
To: Institutional

Parcel I.D. 09/27/16/62595/000/0020

Prepared by: Pinellas County Planning Department July 2015







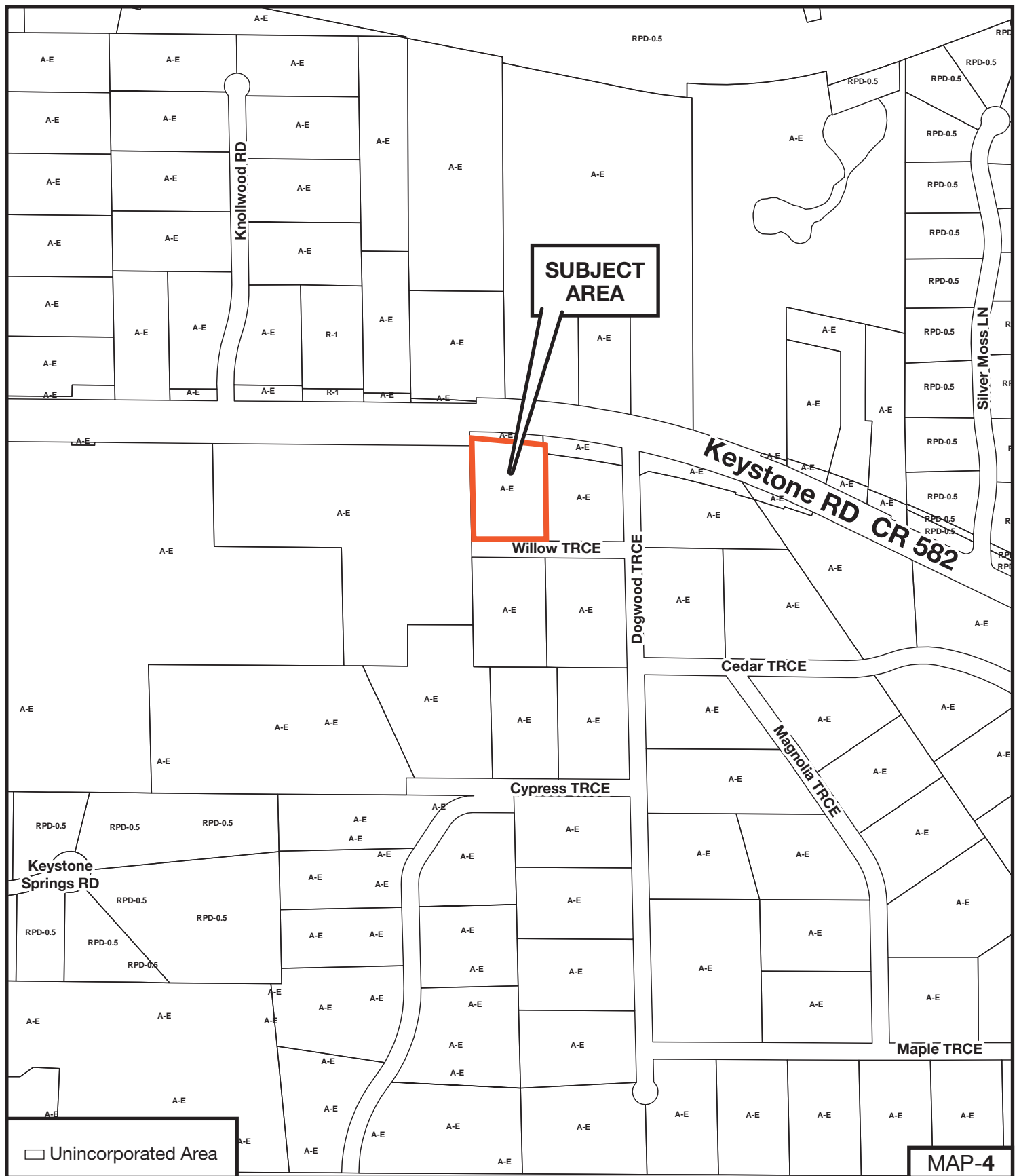
**LU-21-9-15**

**Land Use change** From: Residential Rural  
To: Institutional

Parcel I.D. 09/27/16/62595/000/0020  
Prepared by: Pinellas County Planning Department July 2015







**LU-21-9-15**

**Land Use change From: Residential Rural  
To: Institutional**

Parcel I.D. 09/27/16/62595/000/0020

Prepared by: Pinellas County Planning Department July 2015





1. Owner: Chapel of Pinellas, Inc

Mailing Address: Please use agent

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Daytime Phone: (\_\_\_\_) \_\_\_\_\_

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

2. Representative's Name: Todd Pressman

Company Name: Pressman & Assoc., Inc

Mailing Address: 334 east lake Road, #102, Palm Harbor, FL

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 33785 Daytime Phone: (127) 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.

Jeffrey Pate, Jeffrey Welch, Joe Torrence, Randy Johnston, Jodee Stanton

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

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

Is contract conditional or absolute? \_\_\_\_\_ Conditional \_\_\_\_\_ Absolute

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

4. This hearing is being requested to consider: Land Use Amendment to Institutional

5. Location of subject property (street address): 2801 Willow Trace

**OAK HILL ACRES LOT 2 LESS THAT PART FOR RD R/W DESC FROM NE**

6. Legal Description of Property: COR OF SE 1/4 OF SEC 09-27-16 TH N89D28'31"W 1183.58FT TH  
(attach additional documents if necessary)

**S00D51'56"E 62.36FT TO NE COR OF LOT 2 FOR POB TH S00D51'56"E**

**37.75FT TH CUR LT RAD 4526.66FT ARC 258.72FT CB N84D40'34"W**

**258.68FT TH N00D51'56"W 28.07FT TH CUR RT RAD 2822.38FT ARC**

**257.91FT CB S86D48'59"E 257.82FT TO POB**

7. Size of Property: 257' feet by 341' feet, 2 acres

8. Present zoning classification: AE

9. Present Land Use Map designation: RR

10. Date subject property acquired: May 2015

11. Existing structures and improvements on subject property:  
Single family residential home

12. Proposed structures and improvements will be:

overflow parking and office

The intent is to use the existing home structure as an office, with an additional

modular structure abutting. The other desire is to allow occasional overflow

pervious parking adjacent to the current church parking on the general N/NWW area of the site.

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

This request seeks to allow limited church activity on this site, of which is abutting to the main church property. The two uses proposed are office use and occasional over flow parking only when larger audiences attend the church at limited times.

The activity on the site will be, again, limited, and will be act as accessory or ancillary to the main church property.

These uses are quiet and are compatible with neighboring properties and the scenic corridor standards of Keystone Road.

The uses are low impact in regard to trips generated.

The religious and institutional uses are commonly found along Keystone road and have been established as very compatible to the area. The use provides a very good step down from the major arterial to the residential on the rear.

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:

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

4. This hearing is being requested to consider: Land Use Amendment to Institutional
5. Location of subject property (street address): 2801 Willow Trace  
**OAK HILL ACRES LOT 2 LESS THAT PART FOR RD R/W DESC FROM NE**
6. Legal Description of Property: (attach additional documents if necessary)  
**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 TH S00D51'56"E**  
**37.75FT TH CUR LT RAD 4526.66FT ARC 258.72FT CB N84D40'34"W**  
**258.68FT TH N00D51'56"W 28.07FT TH CUR RT RAD 2822.38FT ARC**  
**257.91FT CB S86D48'59"E 257.82FT TO POB**
7. Size of Property: 257' feet by 341' feet, \_\_\_\_\_ acres
8. Present zoning classification: AE
9. Present Land Use Map designation: RR
10. Date subject property acquired: May 2015
11. Existing structures and improvements on subject property:  
Single family residential home
12. Proposed structures and improvements will be:  
overflow parking and office
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).  
**This request seeks to allow limited church activity on this site, of which is abutting to the main church property. The two uses proposed are office use and occasional over flow parking only when larger audiences attend the church at limited times. The activity on the site will be, again, limited, and will be act as accessory or ancillary to the main church property. These uses are quiet and are compatible with neighboring properties and the scenic corridor standards of Keystone Road. The uses are low impact in regard to trips generated.**
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:

**PT OF NW 1/4 OF SE 1/4 DESC AS FR NW COR OF SE 1/4 TH S 100.02FT TH E 285FT (S) TO POB  
900FT TH S 626.68FT TH W 227.43FT TH S 145.77FT TH W 227.15FT TH N 413.64FT TH W 445.21F  
359.9FT TO POB CONT 10.9AC(C)**

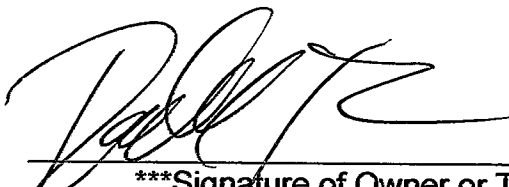
**This site is abutting on the West**

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.

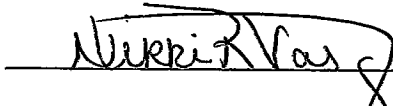
  
\*\*\*Signature of Owner or Trustee  
Todd Pressman, Pres., Pressman & Assoc., Inc., Agent

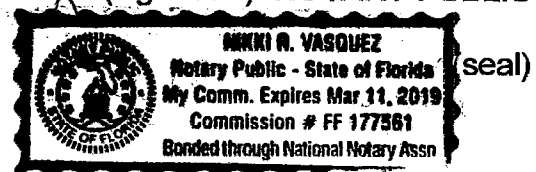
Date: July 17, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 17<sup>th</sup> day of July, 2015

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

  
(signature) NOTARY PUBLIC



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

# Law Office of Lauralee G. Westine, P.A.

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800 Tarpon Woods Boulevard, Suite E-1  
Palm Harbor, Florida 34685  
Telephone: (727) 773-2221  
Facsimile: (727) 773-2616

July 15, 2015

Pinellas County Development Review Services  
310 Court St.  
Clearwater, FL 33756

**RE: Proposed Land Use Application  
Chapel of Pinellas Inc.  
2801 Willow Trace  
Tarpon Springs, FL 34688**

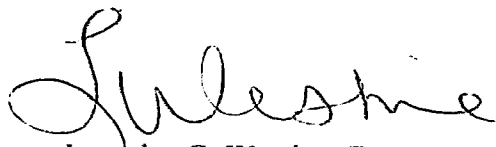
To Whom It May Concern:

Based upon my personal knowledge and review of the Pinellas County Property Appraiser's records, attached hereto as Exhibit "A", I certify that the below described parcel is owned by Chapel of Pinellas Inc.:

Parcel ID      09-27-16-62595-000-0020  
Address        2801 Willow Trace

Do not hesitate to contact me in the event I am able to provide you with additional information. As always, thank you for your consideration in this matter.

Sincerely,



Lauralee G. Westine, Esq.

enclosures



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

WM

**09-27-16-62595-000-0020**[Contact Property Record Card](#)[Portability Calculator](#)**Data Current as of July 15, 2015**[Email](#)[Print](#)[Radius Search](#)Improvement Value  
per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
CHAPEL OF PINELLAS INC 2795 KEYSTONE RD TARPON SPRINGS FL 34688	2801 WILLOW TRCE (Unincorporated)



Property Use: 0110 (Single Family Home)

Living Units: 1

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

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 TH S00D51'56"E 37.75FT TH CUR LT RAD 4526.66FT ARC 258.72FT CB N84D40'34"W 258.68FT TH N00D51'56"W 28.07FT TH CUR RT RAD 2822.38FT ARC 257.91FT CB S86D48'59"E 257.82FT TO POB

Mortgage Letter <input type="checkbox"/> File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	To be removed December 31, 2015	No	Homestead Use Percentage: 100.00%	
Government:	No	No	Non-Homestead Use Percentage: 0.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18789/1429	\$266,800 Sales Query	121030273104	E	067/085

**2015 Preliminary Value Information**

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$220,540	\$216,052	\$160,552	\$185,552	\$160,552

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	Yes	\$233,398	\$214,337	\$159,337	\$184,337	\$159,337
2013	Yes	\$220,855	\$211,169	\$156,169	\$181,169	\$156,169
2012	Yes	\$207,639	\$207,639	\$152,639	\$177,639	\$152,639
2011	Yes	\$277,856	\$211,869	\$156,869	\$181,869	\$156,869
2010	Yes	\$287,632	\$208,738	\$153,738	\$178,738	\$153,738
2009	Yes	\$363,623	\$205,511	\$150,511	\$173,250	\$150,511
2008	Yes	\$475,500	\$205,306	\$150,306	\$175,306	\$150,306
2007	Yes	\$467,700	\$199,326	\$169,326	N/A	\$169,326
2006	Yes	\$453,600	\$194,464	\$164,464	N/A	\$164,464
2005	Yes	\$402,800	\$188,800	\$158,800	N/A	\$158,800
2004	Yes	\$312,000	\$183,300	\$153,300	N/A	\$153,300
2003	Yes	\$278,100	\$179,900	\$149,900	N/A	\$149,900
2002	Yes	\$200,100	\$155,500	\$130,000	N/A	\$130,000
2001	Yes	\$190,300	\$153,100	\$127,600	N/A	\$127,600
2000	Yes	\$166,500	\$148,700	\$123,200	N/A	\$123,200
1999	Yes	\$144,800	\$144,800	\$119,300	N/A	\$119,300
1998	Yes	\$149,100	\$148,500	\$123,000	N/A	\$123,000
1997	Yes	\$146,100	\$146,100	\$120,600	N/A	\$120,600
1996	Yes	\$155,100	\$149,900	\$124,400	N/A	\$124,400

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

Tax Collector Mails 2015 Tax Bills October 31

Tax District: ETF

2014 Final Millage Rate

20.6706

2014 Est Taxes w/o Cap or Exemptions

\$4,824.48

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

**Ranked Sales (by Year Ranked Sales) [See all transactions](#)**

Sale Date	Book/Page	Price	O/U	Y/I
19 May 2015	18789 / 1429	\$324,000	U	I

Seawall: No

Land Use

Land Size

Single Family (01)

257x341

**EXHIBIT****A**

View:

Adjusted Value

Method

\$100,500

AC

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

Site Address: 2801 WILLOW TRCE

Quality: Average

Square Footage: 3125.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 1

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Drywall/Plaster

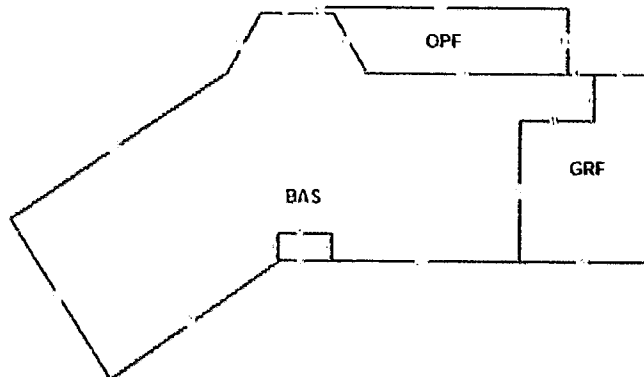
Fixtures: 10

Year Built: 1974

Effective Age: 32

Heating: Central Duct

Cooling: Cooling (Central)

[Open plot in New Window](#)

Compact Property Record Card

## Building 1 Sub Area Information

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Open Porch	0	362	0.20	72
Garage	0	483	0.35	169
Base	2,280	2,280	1.00	2,280
Total Living SF: 2,280		Total Gross SF: 3,125		Total Effective SF: 2,521

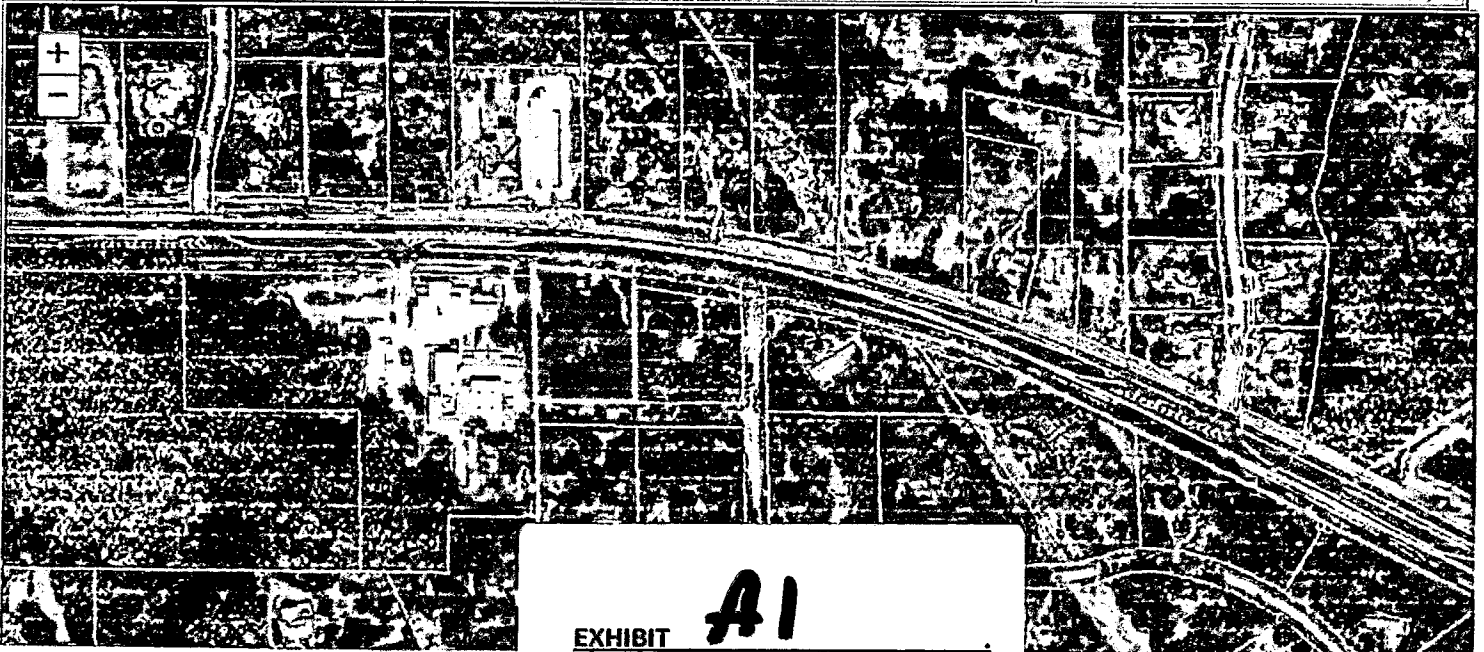
[\[click here to hide\] 2015 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$5.00	2,004.00	\$10,020.00	\$4,409.00	1974
STABLE	\$28.00	504.00	\$14,112.00	\$8,467.00	1974
PATIO/DECK	\$12.00	230.00	\$2,760.00	\$1,214.00	1974
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$3,600.00	1974
POOL	\$28,000.00	1.00	\$28,000.00	\$12,320.00	1974

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

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

Permit Number	Description	Issue Date	Estimated Value
CB13-07401	ROOF	17 Oct 2013	\$5,000
CW13-09340	ROOF	09 Oct 2013	\$15,000
0717233	ROOF	17 Jan 2008	\$2,760
CB268071	ROOF	24 Jan 2003	\$1,375



EXHIBIT

A1

# 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., to represent a Land Use Amendment, a Special Exception application and associated land use issues for the property under parcel ID#: 09-27-16-62595-000-0020.

Thank you.

*Mark Quattrochi*

\_\_\_\_\_  
Authorized Officer,

State of: Florida

County of:

Before me personally appeared Mark Quattrochi, 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 9<sup>th</sup> day of July, 2015, a.d., who I personally  
know or produced identification as personally known.

*J. Stanton*  
\_\_\_\_\_  
Notary Public

