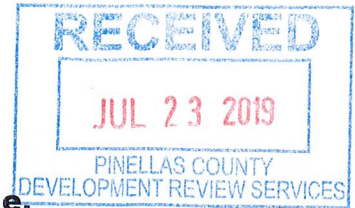




PLANNING DEPARTMENT


Application for a Zoning and/or Land Use Change, and/or Consideration of a Development Agreement



2:42PM

Zoning Land Use Zoning/Land Use/Type 3 Use Development Agreement

for office use only:

CASE NO. Z/10-14-09-19 FILED: 7/23/19 BY: 

PARCEL ID NO. 33-30-15-00000-240-0100 FILING FEE: \$ 3,990 FILING DEADLINE: 07/24/19

PRE-APP MTG: _____ LPA HEARING: _____ BCC HEARING: _____

Notice to applicant: Please read the following:

To assist you in completing this application and providing sufficient information upon which to base a decision on your request, please read the following:

1. Read the Application and instructions thoroughly; prior to filing this Application, the applicant and/or authorized representative is encouraged to call (727-464-3401) or visit the Zoning Division (located at 440 Court Street, 3rd Floor, downtown Clearwater, FL) to review the application and proposal with staff.
2. All items in the Application must be completed. Additional documents (see item 16 in the application) and a filing fee are required. Checks may be made payable to the Board of County Commissioners. Note that once the application is advertised, filing fees will not be returned (information on filing fees is online at <http://www.pinellascounty.org/Plan>).
3. The current owner of the property for which the Application is being made must sign the Application. These signatures must be notarized prior to submittal.
4. The applicant is encouraged to file the application well in advance of the filing deadline. Note that Applications received past the deadline will be processed on the next scheduled cycle. Deadlines, hearing schedules, filing fees and other information are available online at <http://www.pinellascounty.org/Plan> or call (727) 464-3401 for more information.
5. The applicant or his or her authorized representative must be present at the public hearing(s). Failure to appear may result in a denial of the request.
6. It is recommended that the applicant or authorized representative contact the Zoning Section at (727) 464-3401 to schedule a Pre-Application meeting to discuss the proposed zoning and/or land use change or development agreement prior to submitting an application.

All information and documents required in the application, as well as the filing fee must be submitted at the time of application (see attached Fee Schedule). Incomplete applications will not be accepted by the Zoning Division of Planning & Development Services Department for processing. Please contact the Zoning staff at (727) 464-3401 if you need additional assistance or information in order to complete the application.

Thank you!

The Board of County Commissioners assembly room provides a variety of presentation formats for your convenience.

On hand is a 3'X3' presentation table with an overhead camera for TV monitor presentation of photographs, overheads, poster boards, maps, etc., (easels are no longer needed).

This equipment is designed to be user and audience friendly and will enhance your audio/visual presentations.

County staff will be on hand to assist you with the set-up of your presentation and with the operation of this equipment.

Filing Fees for Zoning, Land Use and Development Agreement Requests:

Zoning Change Only

| | |
|-------------------|---------|
| 0 – 5 acres: | \$1,370 |
| 5.01 – 10 acres: | \$1,525 |
| 10.01 – 15 acres: | \$1,685 |
| 15.01 acres & up: | \$1,845 |

Land Use Change Only

| | |
|-------------------|---------|
| 0 – 5 acres: | \$1,700 |
| 5.01 – 10 acres: | \$1,860 |
| 10.01 – 15 acres: | \$2,240 |
| 15.01 acres & up: | \$2,390 |

Zoning & Land Use Change

| | |
|-------------------|---------|
| 0 – 5 acres: | \$2,585 |
| 5.01 – 10 acres: | \$2,740 |
| 10.01 – 15 acres: | \$3,080 |
| 15.01 acres & up: | \$3,240 |

Review/Revise Development Agreements

| | |
|--------------|---------|
| Any acreage: | \$1,500 |
|--------------|---------|

Advertising Fee

| | |
|---------------------|-------|
| Less than 10 acres: | \$350 |
| 10 acres & up: | \$750 |

| | |
|----------------------|-------|
| Continuance request: | \$350 |
|----------------------|-------|

For filing deadlines, hearing dates and other information, please call Pinellas County Land Use & Zoning at (727) 464-3401 or visit www.pinellascounty.org/Plan.

1. Owner: TTGC LLC c/o Carpenter Companies Florida, LLC
Mailing Address: 142 W. Platt Street, Suite 116
City: Tampa State: FL Zip Code: 33606 Daytime Phone: (____) _____
Email: ron@carpentercofl.com

2. Representative's Name: Joel R. Tew
Company Name: Tew & Associates
Mailing Address: 35595 US Highway 19 N #921
City: Palm Harbor State: FL Zip Code: 34684 Daytime Phone: (727) 216-6575
Email: jtew@tewlaw.us

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

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

N/A

Specify interest held: _____

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

Is contract conditional or absolute? _____ Conditional _____ Absolute

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

4. This hearing is being requested to consider: Zoning and Land Use Amendment - see attached narrative

5. Location of subject property (street address): 11832 66th Avenue, Seminole, FL 33772

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

7. Size of Property: _____ feet by _____ feet, 95.96 acres

8. Zoning classification Present: R-A, Residential Agriculture Requested: RPD (Residential Planned Development)

9. Future Land Use Map designation Present: R/OS & P Requested: RL (Residential Low) & P (Presentation)

10. Date subject property acquired: 11/22/2016

11. Existing structures and improvements on subject property:
All existing structures on the Property, which were part of the prior golf course operation (now permanently closed) are being demolished pursuant to County permits

12. Proposed structures and improvements will be:
See attached RPD Plan.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).
See attached Narrative

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? _____

If so, briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes X 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) A concept plan is not required for zoning and land use applications, but may be submitted as supplemental information.
- d) Development Agreement: If the Application includes consideration of a Development Agreement, a completed draft of the Agreement must be submitted with this application. Please contact the County Attorney's Office at (727) 464-3354 to obtain the approved form for a Development Agreement.
- e) A recent survey.
- f) If the request is for a Future Land Use Map amendment for residential density over 5.0 units per acre in the 100-year floodplain, the following information is required:
 - Impact on the demand for shelter space.
 - Meets County Floodplain, Flood Protection & Stormwater Regulations.
 - Approved water shed plan.
 - Comparable compensation pertaining to floodplain storage.
- g) Additional information may be required by Staff, such as but not limited to, verification of adequate access to the subject area, documentation that the mandatory rules regarding transferable development rights or density/intensity averaging are being adhered to, compliance with Airport zoning regulations, etc.

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, Trustee, or
Officer or Registered Agent of
Corporation

Date: July 23, 2019

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 23 day of July, 20 19

personally appeared Ronald H. Carpenter
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 to act on behalf of the corporation.

AGENT OF RECORD LETTER

TO THE PINELLAS COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT, AND THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Robert Barnes of TTGC, LLC, hereby designate and appoint Ronald H. Carpenter Jr. of Carpenter Companies Florida LLC, as my (our) Agent of Record for the purposes of representing me (us) during the comprehensive plan amendment, rezoning, special exception, conditional use, variance appeal, or site development application and applicable public hearing for application/project application and public hearing processes.

My (our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary in conjunction with the said application/project. My (our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 23rd day of July, 2019

[Signature]
SIGNATURE OF APPLICANT/OWNER

Robert Barnes, TTGC, LLC
PRINTED NAME OF APPLICANT/OWNER

[Signature]
SIGNATURE APPLICANT'S(S) REPRESENTATIVE

Ronald H. Carpenter, Jr., Carpenter Companies Florida, LLC
PRINTED NAME OF REPRESENTATIVE

142 W. Platt Street, Suite 116
REPRESENTATIVE'S ADDRESS

Tampa, FL 33606
CITY, STATE, ZIP CODE

ron@carpentercofl.com
EMAIL REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PINELLAS

I **HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 23rd day of July, 2019.

[Signature]
NOTARY PUBLIC
State of Florida at Large



My Commission Expires:

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

TTGC LLC

11832 66TH AVENUE
(UNINCORPORATED)
LEGAL DESCRIPTION

PT OF S 1/2 OF N 1/2 & S 1/2 OF SEC 33-30-15 BEING VAC PART OF SEMINOLE ESTATES
SEC B DESC AS FROM NW COR BLK 35 LOT 12 TH S01D08'22"W 391.13FT TH S88D51'38"E
10FT TH S01D08'22"W 150FT TH S05D42'12"E 121.02FT TH S01D08'22"W 30FT TH S88D
51'38"E 4.5FT TH S01D08' 22"W 30FT TH S05D48'04"E 151.11FT TH S01D08'22"W 146.27FT
TH S00D47'39"E 30FT TH N89D12'21"E 28.7FT TH S00D07'39"E 30FT TH S00D00'28"E 120FT
TH N89D 59'32"E 19.27FT TH S00D00' 28"E 58.59FT TH S11D46' 19"W 51FT TH S83D24'57"E
132.86FT TH CUR RT RAD 736.67FT ARC 50.28FT CB S08D29'38"W 50.27FT TH
N88D50'33"W 5.47FT TH S 547.01FT TH CUR RT RAD 317.02FT ARC 377.26FT CB
S34D05'32"W 355.39FT TH S68D11'02"W 144.02FT TH N89D57'30"W 134.22FT TH
S68D11'02"W 33.27FT TH CUR LT RAD 340FT ARC 106.22FT CB S59D14'01"W 105.8FT TH
S36D26'49"W 1813.09FT TH N45DW 1883FT(S) TH N46DE 1245FT(S) TH NW'LY ALG MHW
210FT(S) TH N46DE 164FT(S) TH S88D50'33"E 128.3FT TH N00D18'27"E 1339.43FT TH
S88D47'05"E 1221.57FT TH CUR LT RAD 550FT ARC 182.85FT CB S79D18'51"E 182.01FT TH
S88D50'33"E 324.45FT TO POB BEING TIDES COUNTRY CLUB & GOLD COURSE & SUBM
LANDS BEING PART OF GOVT LOTS 2 & 3 CONT 151AC(C)