



HOUSING AND COMMUNITY DEVELOPMENT

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

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

for office use only:

CASE NO. _____ FILED: _____ BY: _____

PARCEL ID NO. _____ FILING FEE: \$ _____ FILING DEADLINE: _____

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
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Advertising Fee

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

Continuance request:	\$350
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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.

Note: Per Chapter 125.022 F.S., the County has 30 days from its date of submittal to review your application and issue findings to you regarding its completeness. Your application will move forward once it is deemed complete.

1. Owner: Community Assisted & Supported Living, Inc.
Mailing Address: 2911 Fruitville Road
City: Sarasota State: FL Zip Code: 34237-5320 Daytime Phone: ()
Email: Scott.Eller@Caslinc.org

2. Representative's Name: Katherine Cole, Esq./Angela Rauber, Esq./Hill, Ward, Henderson, PA
Company Name: Hill Ward Henderson, P.A.
Mailing Address: 600 Cleveland Street, Suite 800
City: Clearwater State: FL Zip Code: 33755 Daytime Phone: (727) 724-3900
Email: Katie.Cole@HWHlaw.com/Angela.Rauber@HWHlaw.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.

J. Scott Eller, Registered Agent; Julian S. Eller, CEO; Steve Armstrong, Treasurer, Director; Diane Kreisman, Director;
Rebecca U. Stoner, President, Director; Richard A. Ulrich, Director; Harold Hedly, VP, Director; Danny Bilyeu, Secretary, Director;
Daleen O'Dell, Director

Specify interest held: Corporate Officers

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

N/A

Is contract conditional or absolute? NA Conditional NA Absolute

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

N/A

4. This hearing is being requested to consider: A zoning and future land use amendment to accomodate duplex and x

triplex uses. With a conditional overlay limiting the number of residential dwelling units to a maximum of 21 that will include a combination of 1, 2 and 3- bedroom units, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. The development will be an Affordable Housing Development as defined in Section 138-1346 of the Pinellas County Land Development Code. All units will be located in single-story residential structures. See attached Narrative - Exhibit A.

5. Location of subject property (street address): 13000 Park Blvd., Seminole, FL 33776

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

See Exhibit B attached hereto.

7. Size of Property: 198 feet by 614.74 feet, 2.79 acres

8. Zoning classification Present: Residential Estate (R-E) Requested: Multi-family Residential (RM)

9. Future Land Use Map designation Present: Residential Suburban (RS) Requested: Residential Low (RL) with conditional overlay.

10. Date subject property acquired: _____

11. Existing structures and improvements on subject property:

One single family home with accessory outbuildings.

12. Proposed structures and improvements will be:

The existing single family home will be converted to an amenity center. Additional multi-family houses (either duplexes or triplexes) will be constructed. Each building will have the look and feel of a single family residence, complementary in style and construction to the existing single family home. A clubhouse and other amenities will be included.

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).

Please see Narrative included with this Application.

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

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

If so, 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:

See Attached Exhibit C.

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]
(Signature of Owner of Lessee, or Owner's or Lessee's)
(Authorized Officer/Director/Partner/Manager)

J. Scott Eller
(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this 24th day of May, 2022 by Julian Scott Eller as CEO (type of authority, e. g. officer, trustee, attorney in fact) for Community Assisted & Supported Living, Inc. as Officer (type of authority, e. g. officer, trustee, attorney in fact) for Community Assisted & Supported Living, Inc. (name of party of whom instrument was executed).

Personally Known Produced ID
Type of ID _____

Notary Signature [Signature]
Print Name Nicole Peterson



*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.