

**From:** Zilya Ruga <zilyalaw@gmail.com>  
**Sent:** Wednesday, May 06, 2020 12:26 PM  
**To:** DRS-Help <DRS-Help@co.pinellas.fl.us>  
**Subject:** Request about an unincorporated vacant land. Time sensitive.

This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

Good afternoon,

My name is Zilya Ruga and I entered into the contract to purchase an unincorporated land located at Safety Harbor which has the following legal description:

Address: Church St, Safety Harbour, FL 34695  
Legal Description: Jackson Park BLK 2, Lots 1 to 5 Incl  
Real Property ID No: 33-28-16-43650-002-0010

We have only 7 days under the terms of the contract to determine if we can build on this property a one or two-story single-family home which is about 2500 sq.f. with a detached garage.

We would also like to know the following:

- a) what kind of septic tank is allowed on the property
- b) cost of the water hook up, and
- c) any requirements to develop the road adjusted to the property.

I am respectfully requesting to respond at your earliest convenience since the Seller gave us only 7 days to determine if the land is suitable for our needs starting from today.

Thank you in advance.

Best Regards,

pre-purchase email

Exhibit 1

From: **Crosson, Gene E** <[gcrosson@co.pinellas.fl.us](mailto:gcrosson@co.pinellas.fl.us)>  
Date: Wed, May 6, 2020, 4:16 PM  
Subject: RE: Request about an unincorporated vacant land. Time sensitive.  
To: Zilya Ruga <[zilyalaw@gmail.com](mailto:zilyalaw@gmail.com)>  
Cc: Hall, Brent D <[bhall@co.pinellas.fl.us](mailto:bhall@co.pinellas.fl.us)>, Casamo, Amy <[acasamo@co.pinellas.fl.us](mailto:acasamo@co.pinellas.fl.us)>, Cruz, Milton <[mcruz@co.pinellas.fl.us](mailto:mcruz@co.pinellas.fl.us)>, Chartier, Marisa C <[mcchartier@co.pinellas.fl.us](mailto:mcchartier@co.pinellas.fl.us)>, Schoderbock, Michael <[MSchoderbock@co.pinellas.fl.us](mailto:MSchoderbock@co.pinellas.fl.us)>, Kheireddine, Leila <[lkheireddine@co.pinellas.fl.us](mailto:lkheireddine@co.pinellas.fl.us)>

Hi,

The site is zoned R-4 which allows for a single-family home. Access to the site is going to be challenging. The site does not front an improved roadway. The property owner would be responsible for permitting and constructing the access to the property. I do not believe that a roadway extension would be required. An extended driveway through the public ROW might be acceptable. The road way is likely going to require it be constructed out of concrete or asphalt at a minimum width of 10' (width is only 10' because the driveway only serves a single residence). Previous inquiries to the site proposed the access through the property to the west in a recorded ingress/easement. That would certainly be the most cost effective route for access.

The site is in the unincorporated area of Pinellas County. The water would be provided by the City of Safety Harbor. The County does not allow septic systems for site under two acres. If the City does not have a gravity line available to connect to, a private grinder pump and force main would be required.

When you check with the City of Safety Harbor about the utility services, I would check to see if they are going to require annexation into the City. If they do require an annexation, the unimproved right-of-ways around the property will remain in the County and will still require permitting all impacts in the right-of-way by the County.

Thanks,

**Gene Crosson**

Development Review Services Manager

(727) 464-3642

[gcrosson@pinellascounty.org](mailto:gcrosson@pinellascounty.org)

## Michael Fokin

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**From:** Crosson, Gene E <gcrosson@co.pinellas.fl.us>  
**Sent:** Friday, May 8, 2020 9:33 AM  
**To:** Michael Fokin  
**Cc:** 'Zilya Ruga'  
**Subject:** RE: DRAFT of the email to Gene

See my responses in red below.

### **Gene Crosson**

Development Review Services Manager  
(727) 464-3642  
[gcrosson@pinellascounty.org](mailto:gcrosson@pinellascounty.org)

*All government correspondence is subject to the public records law.*

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**From:** Michael Fokin <mfockin@gmail.com>  
**Sent:** Thursday, May 07, 2020 4:13 PM  
**To:** Crosson, Gene E <gcrosson@co.pinellas.fl.us>  
**Cc:** 'Zilya Ruga' <zilyalaw@gmail.com>  
**Subject:** RE: DRAFT of the email to Gene

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Hello Gene,

Thank you again for your response. After consulting with the City of Safety Harbor authorities and the Florida Department of Health, we have a couple of follow up questions for you.

#### 1. Septic system.

The City of Safety Harbor responded that since the parcel in question over 150 feet from the public sanitary sewer system and that Septic systems are permitted through the Florida Dept. of Health. Florida Department of Health, in turn, has confirmed that they do not oppose if parcel in question will be equipped with a septic system and well. What would be the process to get county approval for septic system for this parcel? Being that the parcel is under 2 acres, the County would not allow a septic system. A forcemain would be required. The property owner can apply for a hardship waiver to this requirement if they could demonstrate the design and cost would create a hardship.

#### 2. Right of way.

Did we understand correctly from your email that we would not be required to develop the county road? What would be the process to request permission to build paved driveway over 10' which complies with the requirements set for the residential driveways and not for the road construction? **The County does not require a property owner for a single family to build a complete roadway extension.** A privately maintained driveway could be installed in the unimproved ROW by the property owner. Again, prior inquiries included an access easement through the property to the west which seemed to be the most logically and economical solution.

Thank you,

Michael Fokin

From: **Crosson, Gene E** <[gcrosson@co.pinellas.fl.us](mailto:gcrosson@co.pinellas.fl.us)>

Date: Wed, May 6, 2020, 4:16 PM

Subject: RE: Request about an unincorporated vacant land. Time sensitive.

To: Zilya Ruga <[zilyalaw@gmail.com](mailto:zilyalaw@gmail.com)>

Cc: Hall, Brent D <[bhall@co.pinellas.fl.us](mailto:bhall@co.pinellas.fl.us)>, Casamo, Amy <[acasamo@co.pinellas.fl.us](mailto:acasamo@co.pinellas.fl.us)>, Cruz, Milton <[mcruz@co.pinellas.fl.us](mailto:mcruz@co.pinellas.fl.us)>, Chartier, Marisa C <[mcchartier@co.pinellas.fl.us](mailto:mcchartier@co.pinellas.fl.us)>, Schoderbock, Michael <[MSchoderbock@co.pinellas.fl.us](mailto:MSchoderbock@co.pinellas.fl.us)>, Kheireddine, Leila <[lkheireddine@co.pinellas.fl.us](mailto:lkheireddine@co.pinellas.fl.us)>

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Thanks,

**Gene Crosson**

Development Review Services Manager

(727) 464-3642

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