



# Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

July 13, 2022

Mr. Glenn Bailey, Zoning Manager  
Pinellas County Housing & Community Development Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

Re: Land Use Plan Amendment – 2231 Blanchard Court.  
Parcel ID #03/30/15/00000/340/0310

Dear Mr. Bailey:

Per our discussions, please find enclosed the following items necessary for processing a Land Use Plan Amendment on the above referenced property.

1. Completed Application Form and check for \$2,050 review fee
2. Certification of Ownership signed by the current property owner
3. Certification of Ownership from Bankers Title
4. Legal Description
5. Narrative Summary
6. Aerial Photo showing lot
7. Land Use & Zoning Map
8. PCPAO Property Record for parcel and copy of deed
9. Sunbiz information on Owner
10. Boundary Survey of the property

The subject property consists of 2.33 acres having RU and P land use, with RM zoning. The owner seeks a Land Use Plan Amendment to RLM. The land area of the LUPA is 2.33 acres. Please refer to the attached Narrative Summary and exhibits. We look forward to the upcoming DRC meeting on August 8, 2022, and subsequent public hearings.

Please contact me if you need any additional information

Sincerely,

Robert Pergolizzi, AICP/PTP  
Principal

Cc: Charlie Uslander  
22-036

LITTLE EAGLE ASSOCIATES, LLC  
708-261-1962  
2076 SUNSET POINT RD. APT. 143  
CLEARWATER, FL 33765-1258

12-03

2231 project

1113

Date 7/17/2022

63-27/631 FL  
1089

Pay to the  
order of

Poyellas Cty Bd of Cty Commiss, \$ 2050.00

Two thousand fifty and 00/100 Dollars

Bank of America



ACH R/T 083100277

For 2231 Review fee

*[Signature]*

⑆063100277⑆ 00376314364⑆ 1113



# 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, 3<sup>rd</sup> 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](http://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: MJH Properties, Inc.  
Mailing Address: 21937 US Highway 19 N  
City: Clearwater State: FL Zip Code: 33765 Daytime Phone: (      ) NA  
Email: Please use Representative for all contact. pergo@gulfcoastconsultinginc.com

2. Representative's Name: Robert Pergolizzi, AICP, PTP  
Company Name: Gulf Coast Consulting, Inc.  
Mailing Address: 13825 ICOT Blvd., Suite 605  
City: Clearwater State: FL Zip Code: 33760 Daytime Phone: ( 727 ) 524-1818  
Email: pergo@gulfcoastconsultinginc.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.

MJH Properties, Inc. (Mr. Ilhan Bilgutay)

See attached Sunbiz listing of officers/directors.

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 Plan Amendment from RU (Residential Urban to RLM (Residential Low Medium) for property currently zoned RM (Multi-Family)

\*

5. Location of subject property (street address): 2231 Blanchard Court

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

Parcel ID #: 03-30-15-00000-340-0310

Approximately 2.33 Acres

7. Size of Property: \_\_\_\_\_ feet by \_\_\_\_\_ feet, 2.33 acres

8. Zoning classification Present: RM Requested: RM (no change)

9. Future Land Use Map designation Present: RU Requested: RLM

10. Date subject property acquired: February 2011

11. Existing structures and improvements on subject property:

Existing 12 multi-family units in multiple small buildings

12. Proposed structures and improvements will be:

Multi-family units, up to 23 units in multiple buildings.

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 Summary.

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  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) 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.

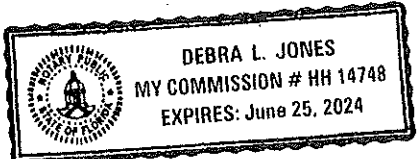
[Signature]  
(Signature of Owner of Lessee, or Owner's or Lessee's)  
(Authorized Officer/Director/Partner/Manager)

ILHAN BILGUTAY  
(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 7 day of July, 2022 by Ilhan Bilgutay as owner (type of authority, e. g. officer, trustee, attorney in fact) for 2231 Blanchard Ct., as owner (type of authority, e. g. officer, trustee, attorney in fact) for Pinellas County (name of party of whom instrument was executed).

Personally Known  Produced ID   
Type of ID FL DL

Notary Signature [Signature]  
Print Name Debra L Jones



\*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.



**BANKERS TITLE**  
**509 South Martin Luther King Jr. Ave.**  
**Clearwater, Florida 33756**  
**Phone 727-442-3300**  
**Fax 727-465-9593**

June 30, 2022

TO WHOM IT MAY CONCERN:


RE: 2231 BLANCHARD COURT, LARGO, FL 33778 legally described as follows:

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 30 South, Range 15 East, Pinellas County, Florida; thence North  $00^{\circ}08'58''$  East, along the North-South centerline of said Section 3, a distance of 496.84 feet; thence North  $89^{\circ}33'40''$  West, a distance of 748.51 feet for a Point of Beginning; thence North  $89^{\circ}33'40''$  West, a distance of 91.49 feet; thence South  $00^{\circ}08'58''$  West, a distance of 137.89 feet; thence North  $89^{\circ}37'59''$  West, a distance of 80.00 feet along the North right-of-way line of Pine Street (23rd Avenue Southwest); thence North  $00^{\circ}08'58''$  East, a distance of 137.99 feet; thence North  $89^{\circ}33'40''$  West, a distance of 413.39 feet; thence North  $00^{\circ}16'29''$  East, a distance of 163.16 feet; thence South  $89^{\circ}32'14''$  East, a distance of 584.52 feet; thence South  $00^{\circ}08'58''$  West, a distance of 163.16 feet; LESS that portion described in Official Record Book 6839, Page 1948 of the Public Records of Pinellas County, Florida.

PURSUANT TO YOUR REQUEST, A SEARCH OF THE PUBLIC RECORDS OF OF PINELLAS COUNTY HAS BEEN DONE ON THE ABOVE REFERENCED PROPERTY TO DETERMINE OWNERSHIP THEREOF.

AS OF JUNE 30, 2022 AT 8 :00 A.M., TITLE IS VESTED IN: MJH PROPERTIES, INC., A FLORIDA CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OR BOOK 11236, PAGE 1751, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SINCERELY,  
BANKERS TITLE

  
MARC A.B. SILVERMAN  
PRESIDENT

LEGAL DESCRIPTION SUPPLIED:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 3 TOWNSHIP 30 SOUTH RANGE 15 EAST PINELLAS COUNTY FLORIDA; THENCE RUN N00°08'58"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3 A DISTANCE OF 496.84'; THENCE N89°33'40"W A DISTANCE OF 748.51' FOR A POINT OF BEGINNING; THENCE N89°33'40"W A DISTANCE OF 91.49'; THENCE S00°08'58"W A DISTANCE OF 137.89'; THENCE N89°37'59"W A DISTANCE OF 80.00' ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE STREET (23RD AVE SOUTHWEST); THENCE N00°08'58"E A DISTANCE OF 137.99'; THENCE N89°33'40"W A DISTANCE OF 413.39'; THENCE N00°16'29"E A DISTANCE OF 163.16'; THENCE S89°32'14"E A DISTANCE OF 584.52'; THENCE S00°08'58"W A DISTANCE OF 163.16', LESS THAT PORTION DESCRIBED IN O.R. BOOK 6839 PAGE 1948 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

**NARRATIVE SUMMARY  
LAND USE PLAN AMENDMENT  
FOR  
2231 BLANCHARD COURT SITE**

Owners: MJH Properties, Inc.  
21937 US Highway 19 N  
Clearwater, FL 33765

Representative: Robert Pergolizzi, AICP / PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

Parcel ID # 03/30/15/00000/340/0310 (2.33 acres +/-)

**I. INTRODUCTION**

The subject property contains a total of 2.33 acres and is located on the north side of 23<sup>rd</sup> Avenue SW approximately 800 feet west of Seminole Blvd. in unincorporated Pinellas County. The site is accessed by 23<sup>rd</sup> Avenue SW which in turn has access to Seminole Blvd, a major arterial thoroughfare. The existing land use designation of the subject property per the Future Land Use Plan is Residential Urban (RU) and the existing zoning is Multi-Family Residential (RM) for the entire parcel.

The applicant seeks to amend the Future Land Use Plan from Residential Urban (RU) to Residential Low Medium (RLM) as discussed with staff in May 2022. The site currently contains 12 multi-family units in multiple buildings. The applicant intends to keep some of the existing buildings, demolish some buildings and redevelop a portion of the site for up to a total of 23 multi-family units.

**II. LAND USE / ZONING**

The subject site is developed with 12 multi-family units in 5 separate single-story buildings and associated parking which was developed in 1989. Under the current RU land use the site could be developed with up to 17 units. The surrounding uses are as follows:

North: The Boulevard Apartments a 260-unit apartment complex in the City of Largo with Residential Hight (RH) land use which allows up to 30 units/acre. This property was approved by a Development Agreement with the City of Largo and is developed at a density of 18.9 units/acre.

South: Immediately south is 23rd Avenue SW. On the south side of 23<sup>rd</sup> Avenue SW are single-family homes on Land having RL land use and R-4 zoning.

East: To the east are a few single-family homes having RL land use and R-4 zoning in unincorporated Pinellas County or RL land use in the City of Largo. Further east are Sonny's BBQ restaurant and Dunkin Donuts both fronting on Seminole Blvd in the City of Largo.

West: To the west is Lowe's Home Improvement Store with CG land use in the City of Largo. Also to the west are a mixture of a single-family home, a duplex, and a triplex along 23<sup>rd</sup> Avenue SW on land having RL land use and R-4 zoning in unincorporated Pinellas County.

The land use plan amendment to Residential Low Medium (RLM) is appropriate for this parcel which is in a mixed-use area containing multi-family uses, single-family uses and commercial uses. The area is almost fully developed and very near the Largo Mall Activity Center. The Land Use Plan Amendment to allow up to 23 units, where 12 units currently exist, would result in a maximum of only nine (9) additional units. As compared to the current maximum allowed under RU land use (17 units), it would result in only an additional 6 units.

#### **IV. AVAILABILITY OF PUBLIC UTILITIES/TRANSPORTATION**

Water service and sanitary sewer service is already provided to the site.

Transportation impacts are minimal. Based on ITE Trip Generation, 11<sup>th</sup> Edition rates, the maximum development of nine (9) additional low-rise apartment units would generate 60 daily trips, 4 AM peak hour trips and 5 PM peak hour trips. The adjacent segment of Seminole Blvd is reported to operate at LOS C carrying 33,000 vehicles AADT on 6-lanes per the Forward Pinellas 2021 Level of Service Report.

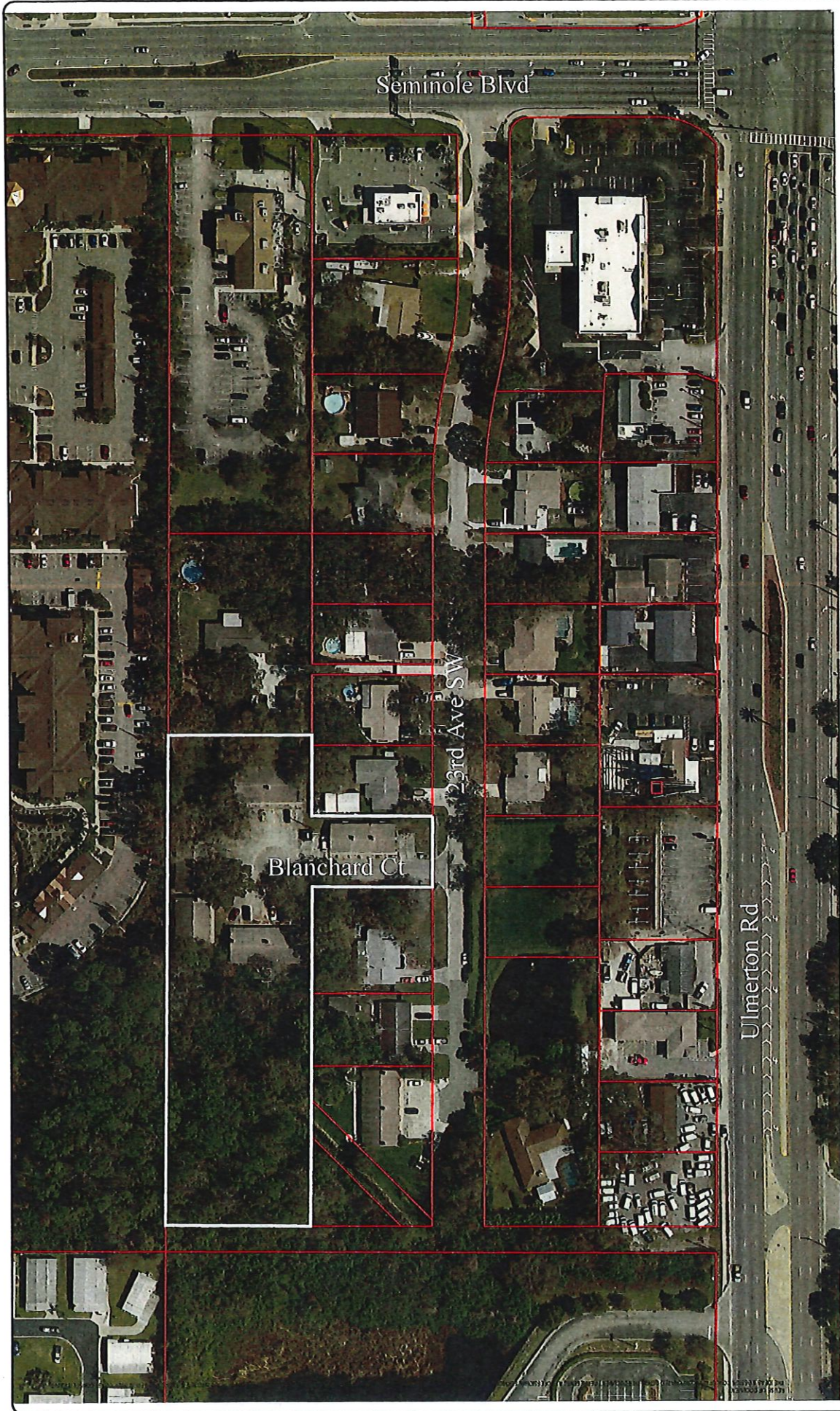
#### **V. FLOOD ZONE / HURRICANE EVACUATION ZONE**

Based on FEMA data the entire site lies within Flood Zone X (FIRM Map #12103C0118H dated 8/24/2021) which is out of the 500-year floodplain. The site is in a "Non-Hurricane Evacuation Zone. Therefore, it is highly suitable for additional residential development.

#### **VI. CONCLUSION**

The Land Use Plan Amendment to Residential Low Medium (RLM) is compatible with adjacent land use, zoning districts and development in the area. The land use amendment to RLM would serve as a transition from the RL to the south and the RH to the north. The minimal increase in density would not adversely affect nearby residential properties and would have a negligible traffic impact. The redevelopment of the site would improve the appearance of the property.





Seminole Blvd

23rd Ave SW

Blanchard Ct

Ulmerton Rd

2331 Blanchard Court  
Aerial Photograph

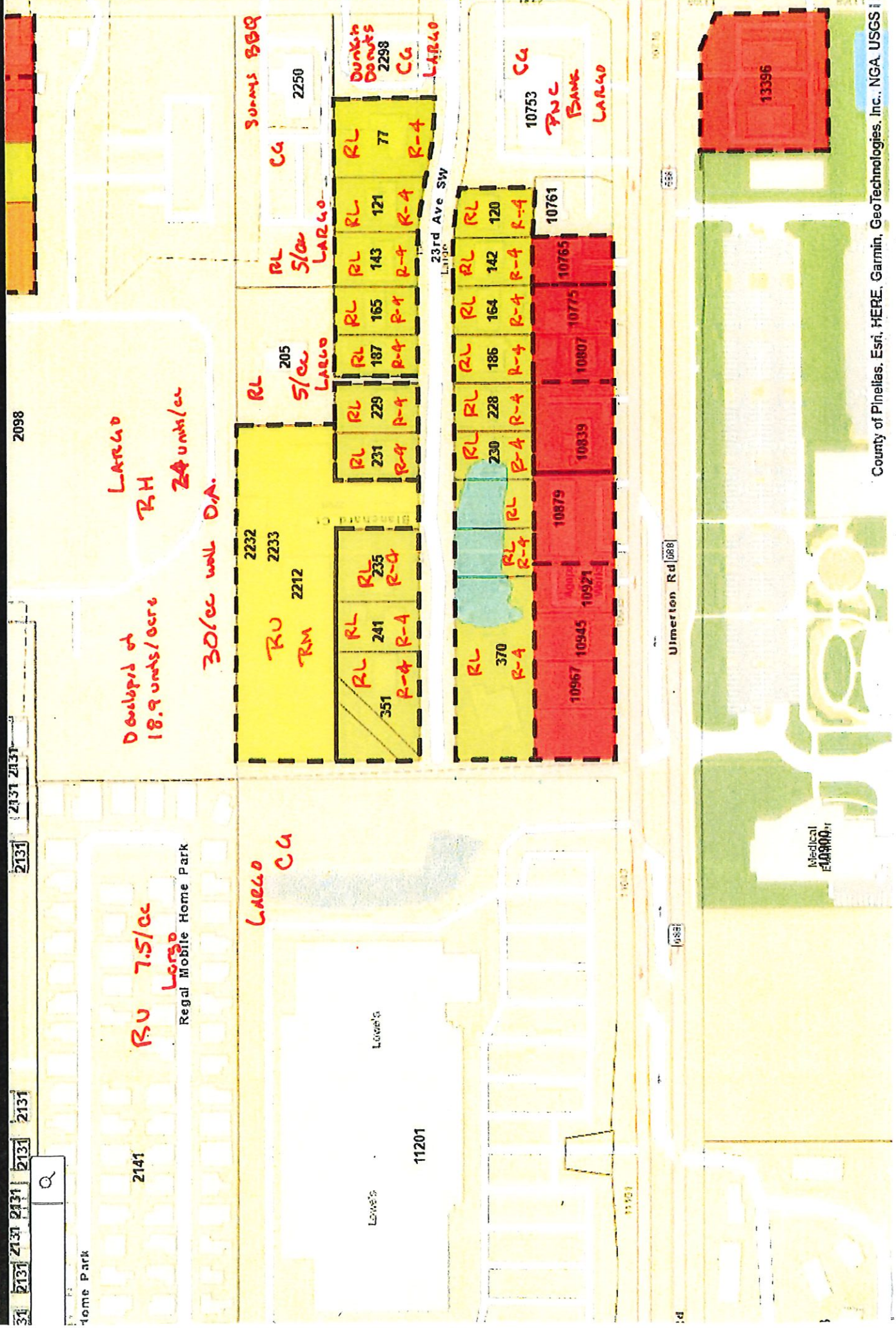
CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN BOUNDARY  
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND  
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL



Gulf Coast Consulting, Inc.  
11111 N. US Highway 90, Suite 100  
Tampa, FL 33613  
Phone: (813) 973-1111  
Fax: (813) 973-1112  
www.gulfcoastconsulting.com



County Unincorporated - Zoning / Land Use Information Lookup





[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

### 03-30-15-00000-340-0310

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated May 26, 2022**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)



<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address (First Building)</b>
M J H PROPERTIES INC 21937 US HIGHWAY 19 N CLEARWATER FL 33765-2359	2231 BLANCHARD CT (Unincorporated) Jump to building: (1) 2231 BLANCHARD CT ▾

**Property Use:** 0311 (Apartments (10 - 49 units)) **Current Tax District:** LARGO FIRE (LTF) **Total Living SF:** 11,664 **Total Gross SF:** 11,664 **Total Living Units:** 12

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

FROM SE COR OF SW 1/4 RUN N 496.84FT TH W 748.51FT FOR POB TH W 554.88FT TH N 163.16FT TH E 554.52FT TH S 163.16FT TO POB AND E 80FT OF LOT 33 SOUTHERN PINES SUB 1ST ADD CONT 2.34AC(C)

<a href="#">File for Homestead Exemption</a>			<b>2022 Parcel Use</b>	
<b>Exemption</b>	<b>2022</b>	<b>2023</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Flood Zone</b> <small>(NOT the same as your evacuation zone)</small>	<b>Plat Book/Page</b>
11236/1751	<a href="#">Sales Query</a>	121030253101	NON EVAC	<a href="#">Current FEMA Maps</a>	L

**2021 Final Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$1,025,000	\$1,006,500	\$1,006,500	\$1,025,000	\$1,006,500

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$915,000	\$915,000	\$915,000	\$915,000	\$915,000
2019	No	\$875,000	\$851,840	\$851,840	\$875,000	\$851,840
2018	No	\$795,000	\$774,400	\$774,400	\$795,000	\$774,400
2017	No	\$706,000	\$704,000	\$704,000	\$706,000	\$704,000
2016	No	\$640,000	\$640,000	\$640,000	\$640,000	\$640,000
2015	No	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
2014	No	\$602,000	\$602,000	\$602,000	\$602,000	\$602,000
2013	No	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000
2012	No	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
2011	No	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
2010	No	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000
2009	No	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
2008	No	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
2007	No	\$760,000	\$760,000	\$760,000	N/A	\$760,000
2006	No	\$750,000	\$750,000	\$750,000	N/A	\$750,000
2005	No	\$625,000	\$625,000	\$625,000	N/A	\$625,000
2004	No	\$585,000	\$585,000	\$585,000	N/A	\$585,000
2003	No	\$530,000	\$530,000	\$530,000	N/A	\$530,000
2002	No	\$490,000	\$490,000	\$490,000	N/A	\$490,000
2001	No	\$488,600	\$488,600	\$488,600	N/A	\$488,600
2000	No	\$485,400	\$485,400	\$485,400	N/A	\$485,400
1999	No	\$478,500	\$478,500	\$478,500	N/A	\$478,500
1998	No	\$403,800	\$403,800	\$403,800	N/A	\$403,800
1997	No	\$403,800	\$403,800	\$403,800	N/A	\$403,800
1996	No	\$403,800	\$403,800	\$403,800	N/A	\$403,800

**2021 Tax Information**

[2021 Tax Bill](#) Tax District: LTF  
2021 Final Millage Rate 19.8655

**Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.**

**Ranked Sales** [View Sales History](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
23 Feb 2001	11236 / 1751	\$960,000	U	I
13 May 1997	09705 / 1731	\$575,000	Q	I
12 Sep 1989	07085 / 1473	\$500,000	Q	I
22 Feb 1988	06685 / 1243	\$77,000	Q	

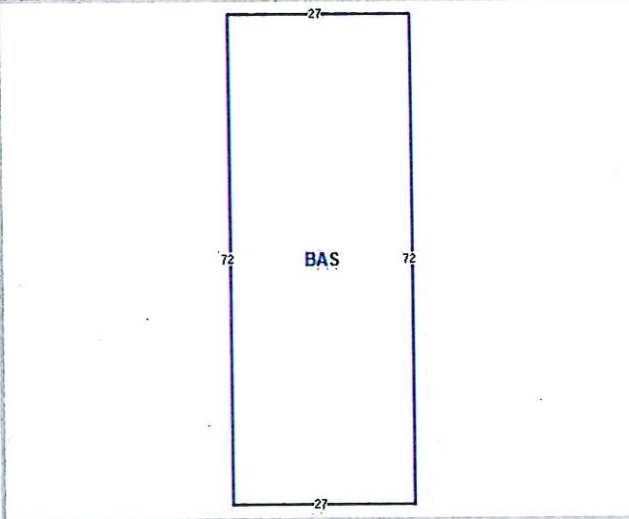


2021 Land Information						
Seawall: No	Frontage:			View: None		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Wasteland/Marsh/Sand Dunes (96)	0x0	1000.00	0.1300	1.0000	\$130	AC
Multi-Fam 10+ Units (03)	0x0	5.50	93089.6800	1.0000	\$511,993	SF

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)

Site Address: 2231 BLANCHARD CT

Building Type: Duplex - 4-Plex  
 Quality: Average  
 Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 2  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 12  
 Year Built: 1989  
 Effective Age: 33  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

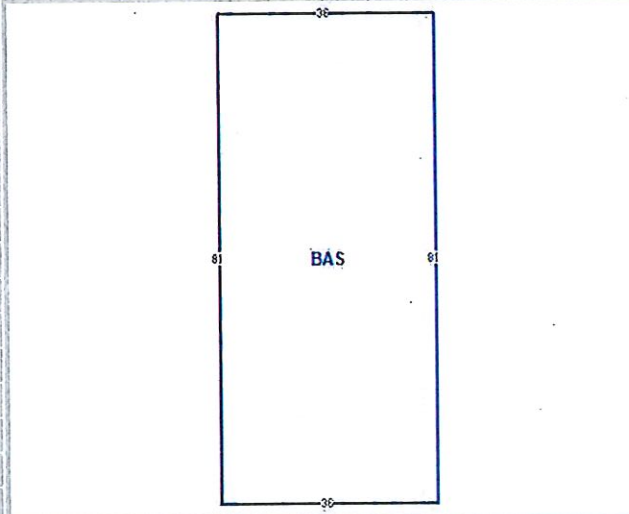
Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	1,944	1,944
Total Living SF: 1,944		Total Gross SF: 1,944

[click here to hide] 2022 Building 2 Structural Elements [Back to Top](#)

Site Address: 2231 BLANCHARD CT

Building Type: Duplex - 4-Plex  
 Quality: Average  
 Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 3  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 18  
 Year Built: 1989  
 Effective Age: 33  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 2 Sub Area Information

Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	2,916	2,916
Total Living SF: 2,916		Total Gross SF: 2,916

[click here to hide] 2022 Building 3 Structural Elements [Back to Top](#)

Site Address: 2231 BLANCHARD CT

Building Type: Duplex - 4-Plex  
 Quality: Average  
 Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip

[Compact Property Record Card](#)



Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 2  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 12  
 Year Built: 1989  
 Effective Age: 33  
 Heating: Central Duct  
 Cooling: Cooling (Central)

51

BAS

**Building 3 Sub Area Information**

Living Area SF  
1,944  
Total Living SF: 1,944

36

36

[click here to hide] 2022 Building 4 Structural Elements [Back to Top](#)  
 Site Address: 2231 BLANCHARD CT

Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	1,944	1,944
	Total Living SF: 1,944	Total Gross SF: 1,944

Building Type: Duplex - 4-Plex  
 Quality: Average  
 Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 2  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 12  
 Year Built: 1989  
 Effective Age: 33  
 Heating: Central Duct  
 Cooling: Cooling (Central)

51

BAS

36

36

51

[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 4 Sub Area Information		
Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	1,944	1,944
	Total Living SF: 1,944	Total Gross SF: 1,944

[click here to hide] 2022 Building 5 Structural Elements [Back to Top](#)  
 Site Address: 2231 BLANHARD CT

Building Type: Duplex - 4-Plex  
 Quality: Average  
 Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 3  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 18  
 Year Built: 1989  
 Effective Age: 33  
 Heating: Central Duct  
 Cooling: Cooling (Central)

36

BAS

81

81

36

[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 5 Sub Area Information		
Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	2,916	2,916
	Total Living SF: 2,916	Total Gross SF: 2,916



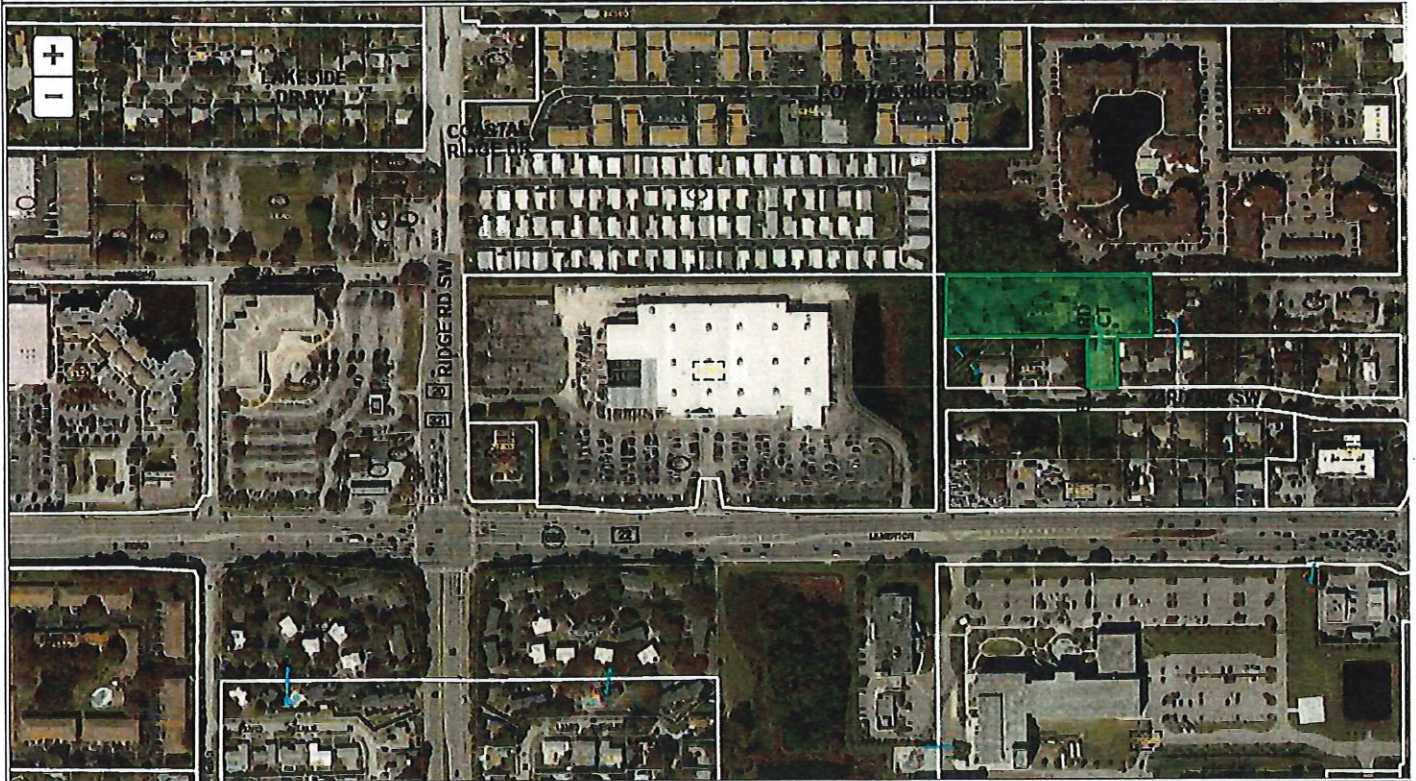
[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	\$9.00	6,750.00	\$60,750.00	\$60,750.00	0
FIREPLACE	\$4,500.00	3.00	\$13,500.00	\$7,020.00	1989
FIREPLACE	\$4,500.00	2.00	\$9,000.00	\$4,680.00	1989
FIREPLACE	\$4,500.00	2.00	\$9,000.00	\$4,680.00	1989
FIREPLACE	\$4,500.00	3.00	\$13,500.00	\$7,020.00	1989
FIREPLACE	\$4,500.00	2.00	\$9,000.00	\$4,680.00	1989

[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 jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">PBR-H-CB14-05948</a>	ROOF	21 Aug 2014	\$7,000
<a href="#">PBR-H-CB14-05302</a>	ROOF	23 Jul 2014	\$7,000
<a href="#">PBR-H-CB14-05237</a>	ROOF	21 Jul 2014	\$7,000
<a href="#">PBR-H-CB14-05097</a>	ROOF	16 Jul 2014	\$9,000
<a href="#">PBR-H-CB14-05069</a>	ROOF	14 Jul 2014	\$9,000



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

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KARLEEN F. DE BLAKER, CLERK OF COURT  
PINELLAS COUNTY, FLORIDA

20163652 02-23-2001 16:05:12 MDK  
51 DEB-ILHAN M BILGUTAY/MJH PROP INC  
000000000  
IH: BK: SPG: EPG:  
RECORDING 003 PAGES 1 \$15.00  
DOC STAMP - DR219 3 \$6,720.00

This instrument prepared by  
and return to:  
LINDA M. MICHAELS, ESQUIRE  
400 North Tampa Street, Suite 2525  
Tampa, Florida 33602

01-056047 FEB-23-2001 4:03PM  
PINELLAS CO BK 11236 PG 1751



TOTAL: \$6,735.00  
P CHECK AMT. TENDERED: \$6,735.00  
CHANGE: \$0.00  
BY MDK DEPUTY CLERK

PAGES 3  
CCT # \_\_\_\_\_  
HG AMT \_\_\_\_\_  
K AMT \_\_\_\_\_  
REG 151.00  
S DR219 16720.00  
IS \_\_\_\_\_  
JT \_\_\_\_\_  
EES \_\_\_\_\_  
ITF \_\_\_\_\_  
IC \_\_\_\_\_  
EV \_\_\_\_\_  
OTAL 16735.00

**WARRANTY DEED**

THIS INDENTURE, made this 30<sup>th</sup> day of January, 2001, by and between ILHAN M.

BILGUTAY, a single man, whose post office address is 880 Mandalay Avenue, Clearwater, Florida 34630, party of the first part, and **MJH PROPERTIES, INC.**, a Florida corporation, whose post office address is 2035 Philippe Parkway, Safety Harbor, Florida 34695, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of TEN AND No/100 DOLLARS (\$10.00) and other valuable considerations, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said party of the second part, its successors and assigns forever, the land situated in Pinellas County, Florida, described on Exhibit "A" attached hereto.

**TO HAVE AND TO HOLD** the above-described premises, with the appurtenances, unto the said party of the second part, its successors and assigns, in fee simple forever.

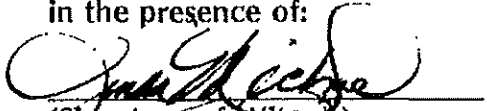
And the said party of the first part does hereby covenant with the said party of the second part that said described property is free from all liens and encumbrances, except for taxes and assessments due and payable as of the date hereof, mortgages of record, easements, restrictions and reservations of record and applicable zoning ordinances.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has executed this Deed under seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

  
(Signature of Witness)

LINDA MICHAELS  
(Printed Name of Witness)

  
(Signature of Witness)

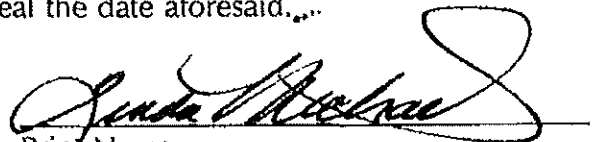
SELENA M. SEMANCO  
(Printed Name of Witness)

  
ILHAN M. BILGUTAY

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY, that on this 30<sup>th</sup> day of January, 2001, before me, the undersigned authority, personally appeared ILHAN M. BILGUTAY [] who is personally known to me or [] who produced \_\_\_\_\_ as identification, and who acknowledged executing the foregoing Warranty Deed for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid....

  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_ (SEAL)

7250MJH-PROP.INCWAR-DEED.BIL

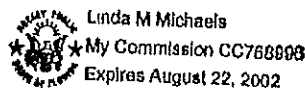




EXHIBIT "A"

PARCEL 1:                      Legal Descriptions

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 30 South, Range 15 East, Pinellas County, Florida; thence North 00°08'58" East, along the North-South centerline of said Section 3, a distance of 496.84 feet; thence North 89°33'40" West, a distance of 748.51 feet for a Point of Beginning; thence North 89°33'40" West, a distance of 91.49 feet; thence South 00°08'58" West, a distance of 137.89 feet; thence North 89°37'59" West, a distance of 80.00 feet along the North right-of-way line of Pine Street (23rd Avenue Southwest); thence North 00°08'58" East, a distance of 137.99 feet; thence North 89°33'40" West, a distance of 413.39 feet; thence North 00°16'29" East, a distance of 163.16 feet; thence South 89°32'14" East, a distance of 584.52 feet; thence South 00°08'58" West, a distance of 163.16 feet, LESS that portion described in Official Record Book 6839, Page 1948 of the Public Records of Pinellas County, Florida.

and

PARCEL 2:

Lots 9, 10 and 11, REPLAT OF BELLE HAVEN UNIT 8, according to the map or plat thereof as recorded in Plat Book 27, Page 12 of the Public Records of Pinellas County, Florida

PARCEL 3:

and

Lot 18, Unit 5A, ISLAND ESTATES OF CLEARWATER according to the plat thereof as recorded in Plat Book 60, Page 51 of the Public Records of PINELLAS County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
MJH PROPERTIES, INC.

### Filing Information

<b>Document Number</b>	P01000015389
<b>FEI/EIN Number</b>	59-3696044
<b>Date Filed</b>	02/09/2001
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	09/28/2019

### Principal Address

515 South Martin Luther King Jr. Avenue  
Clearwater, FL 33756

Changed: 02/22/2017

### Mailing Address

515 South Martin Luther King Jr. Avenue  
Clearwater, FL 33756

Changed: 02/22/2017

### Registered Agent Name & Address

Bilgutay, Ilhan M  
515 South Martin Luther King Jr. Avenue  
Clearwater, FL 33756

Name Changed: 09/28/2019

Address Changed: 02/22/2017

### Officer/Director Detail

#### **Name & Address**

Title PSTD

BILGUTAY, ILHAN  
515 South Martin Luther King Jr. Avenue  
Clearwater, FL 33756

**Annual Reports**

Report Year	Filed Date
2020	05/01/2020
2021	03/16/2021
2022	02/04/2022

**Document Images**

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<a href="#">04/16/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2001 -- Domestic Profit</a>	View image in PDF format

**2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P01000015389

Entity Name: MJH PROPERTIES, INC.

Current Principal Place of Business:

515 SOUTH MARTIN LUTHER KING JR. AVENUE  
CLEARWATER, FL 33756

Current Mailing Address:

515 SOUTH MARTIN LUTHER KING JR. AVENUE  
CLEARWATER, FL 33756 US

FEI Number: 59-3696044

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BILGUTAY, ILHAN M  
515 SOUTH MARTIN LUTHER KING JR. AVENUE  
CLEARWATER, FL 33756 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: ILHAN BILGUTAY

02/04/2022

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title PSTD  
Name BILGUTAY, ILHAN  
Address 515 SOUTH MARTIN LUTHER KING JR.  
AVENUE  
City-State-Zip: CLEARWATER FL 33756

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: ILHAN M. BILGUTAY

PSTD

02/04/2022

Electronic Signature of Signing Officer/Director Detail

Date