



Precious Pets Luxury Dog Resort
Renee Letosky-Smith (Briggs)

Case No. CU-17-7-16

Pinellas County Animal Control Inspection Reports

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 10-24-03
Pet Dealer # _____

Name THE PRECIOUS PETS LUXURY DOG RESORT
Address 2745 BELCHER ROAD
City DUNEDIN Zip 34698
Owner RENEE BRIGGS Tel 773-2976

1. RECORDS

- a. () Complies with FSS 828.29
- b. () Complies with Co. Ord. Chapter 14
- c. () Source of Animals
- d. () Point of Sale Forms used
- e. () Animals Licensed

2. ANIMAL CARE

- a. () Adequate Food
- b. () Adequate Water
- c. () Ventilation
- d. () Space/Exercise
- e. () Sanitation
- f. () Condition of Animals
- g. () Veterinary Care (SUNSET ANIMAL)

3. KENNEL (check type of use)

- Boarding () Training
- () Pet Shop () Hire
- () Sales (less than dealer)

4. PET DEALERSHIP (check type)

- Home () Kennels
- Commercial Building

5. OTHER

- () Dangerous dog properly confined
- () Guard dogs licensed

COMMENTS:

THIS IS A 1ST TIME INSPECTION. THE FACILITY
IS VERY NICE, NO ODOR PROBLEMS. THERE ARE
15 DOGS BOARDING AT THIS TIME ALL PAPERWORK AT
THIS TIME WAS IN ORDER. PAID FOR PERMIT AT
THIS TIME. WOULD RECOMMEND THIS AS A FACILITY
TO USE.

Renee L. Briggs
Operator

Patrick Callahan
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 3/11/04
Pet Dealer # 357

Name PREVIOUS PETC LUVVING ALL REPORT
Address 2845 BELMONT RD
City ULMERTON Zip 34698
Owner RONNIE R. COLLI Tel 773-3976

1. RECORDS

- a. () Complies with FSS 828.29
- b. () Complies with Co. Ord. Chapter 14
- c. () Source of Animals
- d. () Point of Sale Forms used
- e. () Animals Licensed

2. ANIMAL CARE

- a. () Adequate Food
- b. () Adequate Water
- c. () Ventilation
- d. () Space/Exercise
- e. () Sanitation
- f. () Condition of Animals
- g. () Veterinary Care (_____)

3. KENNEL (check type of use)

- Boarding () Training
- () Pet Shop () Hire
- () Sales (less than dealer)

4. PET DEALERSHIP (check type)

- Home () Kennels
- Commercial Building

5. OTHER

- () Dangerous dog properly confined
- () Guard dogs licensed

Name of Vet _____

COMMENTS:

EVERYTHING APPEARED TO BE IN PERFECT
CONDITION, VERY CLEAN AND ORGANIZED, AND
ALSO SMELLED VERY GOOD!!

Ronnie R. Colli
Operator

Ronnie R. Colli #745
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 7-28-04
Pet Dealer # 351

Name PRECIOUS PETS LUXURY RESORT
Address 25415 BELCHER RD
City DUNNELL Zip 34698
Owner KEITH BRIGGS Tel _____

1. RECORDS

- a. () Complies with FSS 828.29
- b. () Complies with Co. Ord. Chapter 14
- c. () Source of Animals
- d. () Point of Sale Forms used
- e. () Animals Licensed

2. ANIMAL CARE

- a. () Adequate Food
- b. () Adequate Water
- c. () Ventilation
- d. () Space/Exercise
- e. () Sanitation
- f. () Condition of Animals
- g. () Veterinary Care (_____)

3. KENNEL (check type of use)

- Boarding () Training
- () Pet Shop () Hire
- () Sales (less than dealer)

4. PET DEALERSHIP (check type)

- () Home () Kennels
- Commercial Building

5. OTHER

- () Dangerous dog properly confined
- () Guard dogs licensed

Name of Vet _____

COMMENTS:

THIS IS A DAY CARE FOR DOGGIES THE ROOMS
WERE VERY CLEAN AND ODOR FREE THE
BACK YARD SET UP AS PLAY AREA WAS CLEAN
ALL DOGS LOOKED CLEAN AND HEALTHY ALL
PAPERWORK WAS IN ORDER AT THIS TIME

Michael G. [Signature]
Operator

Patricia Callahan [Signature]
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 1-11-95
Pet Dealer # _____

Name Pet Care Plus, Luv-A-Dog, Inc.
Address 2345 BILSON RD
City TAMPA Zip 33618
Owner KEVIN BRIGGS Tel 752-2994

1. RECORDS

- a. () Complies with FSS 828.29
- b. () Complies with Co. Ord. Chapter 14
- c. () Source of Animals
- d. () Point of Sale Forms used
- e. () Animals Licensed

2. ANIMAL CARE

- a. () Adequate Food
- b. () Adequate Water
- c. () Ventilation
- d. () Space/Exercise
- e. () Sanitation
- f. () Condition of Animals
- g. () Veterinary Care (Animal Emergency, Co. Tampa)

3. KENNEL (check type of use)

- Boarding () Training
- () Pet Shop () Hire
- () Sales (less than dealer)

4. PET DEALERSHIP (check type)

- () Home () Kennels
- Commercial Building

5. OTHER

- () Dangerous dog properly confined
- () Guard dogs licensed

Name of Vet

COMMENTS:

THIS IS A DOGGIE DAY CARE AND BOARDING FACILITY
ALL THE ROOMS WHERE DOGS ARE KEPT WERE CLEAN, NEAT
AND WELL FINE. THE PLAY AREA W/ YAKS WAS ALSO CLEAN
AND WELL FINE. THERE ARE 2 DOGS BOARDING AT THIS TIME
ALL PAPERWORK FOR DOGS WAS IN ORDER EVERYTHING WAS FINE
AT THIS TIME.

James A. Barton
Operator

Patricia Callahan
Inspector

~~XXXXXX~~

**PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774**

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 7-19-05
Pet Dealer # 3151

Name Pinellas Pet Lux Resort
Address 2845 Belcher Rd
City Dunedin Zip 34698
Owner Rene Briggs Tel 713-2976

1. RECORDS

- a. Complies with FSS 828.29
- b. Complies with Co. Ord. Chapter 14
- c. Source of Animals
- d. Point of Sale Forms used
- e. Animals Licensed /Vaccinations

3. KENNEL (check type of use)

- Boarding Training
- Pet Shop Hire
- Sales (less than dealer)

4. PET DEALERSHIP (check type)

- Home Kennels
- Commercial Building

2. ANIMAL CARE

- a. Adequate Food
- b. Adequate Water
- c. Ventilation
- d. Space/Exercise
- e. Sanitation
- f. Condition of Animals
- g. Veterinary Care (Dr. Corral & Dr. Heston)

5. OTHER

- Flood Zone
- Evaluation Plan
- Bio-Hazardous Disposal Procedures

Name of Vet

COMMENTS:

inspected facility and found all to be
in good condition and all records
are maintained properly.

[Signature]
Operator

[Signature]
Inspector

PI
LARGO, F. ORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 1-9-06
Pet Dealer # 351

Name Precious Pets
Address 2845 Belcher Rd
City DCU Zip 34698
Owner B. Briggs Tel 773-2976

1. RECORDS

- a. Complies with FSS 828.29
- b. Complies with Co. Ord. Chapter 14
- c. Source of Animals
- d. Point of Sale Forms used
- e. Animals Licensed /Vaccinations

3. KENNEL (check type of use)

- Boarding Training
- Pet Shop Hire
- Sales (less than dealer)

4. PET DEALERSHIP (check type)

- Home Kennels
- Commercial Building

2. ANIMAL CARE

- a. Adequate Food
- b. Adequate Water
- c. Ventilation
- d. Space/Exercise
- e. Sanitation
- f. Condition of Animals
- g. Veterinary Care

5. OTHER

- Flood Zone
- Evaluation Plan
- Bio-Hazardous Disposal Procedures

COMMENTS:

inspected facility and found all to
be neat and clean and dog free.
all paperwork for dogs boarding in
order at this time. No violation. Facility
in exceptional shape.

Rory Stewart
Operator

Roberta Fitzgerald
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 7-12-06

Name Precious Pets

Pet Dealer # 351

Address 2845 Belcher Rd

City DUNEDIN Zip 34698

Owner Renee Briggs Tel 773-2926

1. RECORDS

- a. Complies with FSS 828.29
- b. Complies with Co. Ord. Chapter 14
- c. Source of Animals
- d. Point of Sale Forms used
- e. Animals Licensed /Vaccinations

3. KENNEL (check type of use)

- Boarding Training
- Pet Shop Hire
- Sales (less than dealer)

2. ANIMAL CARE

- a. Adequate Food
- b. Adequate Water
- c. Ventilation
- d. Space/Exercise
- e. Sanitation
- f. Condition of Animals
- g. Veterinary Care

4. PET DEALERSHIP (check type)

- Home Kennels
- Commercial Building

5. OTHER

- Flood Zone
- Evaluation Plan
- Bio-Hazardous Disposal Procedures

SUNSET POINT ANIMAL HOSPITAL

Name of Vet

COMMENTS:

70 DOGS TOTAL AT THIS TIME ALL CURRENT WITH SPOTS/TAGS
ALL AREAS INSIDE AND OUT CLEAN NEAT ODOR FREE
ALL FINE AT THIS TIME

Rory Stewart
Operator

M. Hill
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 1/9/07 Business Name Precious Pets
Pet Dealer # 351 Address 2845 Belcher Rd
City Dunedin Zip 34698
Owner Renee Letosky Tel 7332974 Alt. Tel _____

1. RECORDS

- a. () Complies with FSS 828.29
- b. () Complies with Co. Chapter 14-29
- c. () Source of Animals
- d. () Point of Sale Forms used
- e. () Animals Licensed /Vaccinations

2. ANIMAL CARE

- a. () Adequate Food
- b. () Adequate Water
- c. () Ventilation
- d. () Space/Exercise
- e. () Sanitation
- f. () Condition of Animals
- g. () Lighting
- h. (x) Veterinary Care (Countryside Vet)

3. KENNEL (check type of use)

- (x) Boarding () Training
- () Pet Shop () Hire
- () Sales (less than dealer)

4. PET DEALERSHIP (check type)

- () Home (x) Kennels
- () Commercial Building

5. OTHER

- () Flood Zone
- (x) Evacuation Plan
- (x) Bio-Hazardous Disposal Procedures
- (x) Isolation Areas

COMMENTS:

All areas are clean and free of odor /
debris. Proper ventilation and lighting. All paper
work is in order. No violations were found at
this time.

Kelly Meyer
Operator

[Signature]
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 1-25-07

Name Precious PETS

Pet Dealer # 351

Address 2845 Belcher Rd

PERMIT EXP 10/31/07

City DUNEDIN Zip 34698

Owner RENÉE BRIGGS Tel 773-2976

1. RECORDS

- a. Complies with FSS 828.29
- b. Complies with Co. Ord. Chapter 14
- c. Source of Animals
- d. Point of Sale Forms used
- e. Animals Licensed /Vaccinations

3. KENNEL (check type of use)

- Boarding Training
- Pet Shop Hire
- Sales (less than dealer)

2. ANIMAL CARE

- a. Adequate Food
- b. Adequate Water
- c. Ventilation
- d. Space/Exercise
- e. Sanitation
- f. Condition of Animals
- g. Veterinary Care (COUNTRYSIDE EMG VET)

4. PET DEALERSHIP (check type)

- Home Kennels
- Commercial Building

5. OTHER

- Flood Zone
- Evaluation Plan
- Bio-Hazardous Disposal Procedures

Name of Vet

COMMENTS:

45 dogs ON HAND - All FILES SHOW CURRENT UP TO DATE
dogs - All AREAS CLEAN ODOR FREE - All FINE AT THIS
Time

Barbara Lench
Operator

Melissa Smith
Inspector

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 7/10/07
Pet Dealer # 351

Name PRECIOUS PETS
Address 2845 BELCHER RD
City DU. Zip 34698
Owner RENEE BRIGGS Tel 773-2976

1. RECORDS

- a. () Complies with FSS 828.29
- b. () Complies with Co. Ord. Chapter 14
- c. () Source of Animals
- d. () Point of Sale Forms used
- e. () Animals Licensed /Vaccinations

3. KENNEL (check type of use)

- Boarding () Training
- () Pet Shop () Hire
- () Sales (less than dealer)

4. PET DEALERSHIP (check type)

- () Home Kennels
- () Commercial Building

2. ANIMAL CARE

- a. () Adequate Food
- b. () Adequate Water
- c. () Ventilation
- d. () Space/Exercise
- e. () Sanitation
- f. () Condition of Animals
- g. () Veterinary Care (COUNTRY SEDIE VET)
Name of Vet

5. OTHER

- () Flood Zone
- () Evacuation Plan
- () Bio-Hazardous Disposal Procedures

COMMENTS:

25 DOG'S ON HAND ALL FILES SHOW CURRENT UPTODATE
DOG'S ALL AREAS CLEAN AND ODOR FREE. DOSE NOT USE ANY
HARD CHEMICALS NOT IN A FLOOD ZONE ALL LOOK'S GOOD
AT THIS TIME

Barbara Lenck
Operator

[Signature] #10
Inspector

ECN12089610

PINELLAS COUNTY ANIMAL SERVICES INSPECTION REPORT



12450 ULMERTON ROAD, LARGO, FL 33774, 727-582-2600, Permit # 351

Date of Insp 1-9-09 Date of last Insp 1-8-08 Routine Re-inspection Complaint 1st Insp

NAME & ADDRESS OF LICENSEE

RENEE LETASKY
3398 CLARINE WAY W
DUNEDIN FL 34698

Ph 773-2976

NAME & ADDRESS OF BUSINESS

PRECIOUS PETS
2845 BALCHER RD
DUNEDIN FL 34698

Ph 481-5541

Petdealer Breeder cats dogs Boarding Grooming Rescue Daycare Training Hire

EMERGENCY CONTACT _____

EVACUATION ZONE _____

RECORDS	Satisfactory Unsatisfactory		Remarks
	check	check	
1. Animal information			Reference Permit Policy
2. Name, address, phone	✓		
3. Veterinarian	✓		<u>MY PET ANIMAL HOSPITAL</u>
4. All vaccines			
5. Medications			
6. Certificates of Veterinarian inspection			
7. Point of sales forms	—————		
8. Valid Permit	✓		<u>EXP 10-31-09</u>
9. Evacuation Plan			
FACILITY	check	check	Reference Permit Policy
1. Sound structure	✓		
2. Good repair	✓		
3. Dry, clean	✓		
4. Adequate gauge	✓		
5. Water resistant	✓		
6. Space	✓		
7. Electrical	✓		
8. Potable water	✓		
9. Ventilation	✓		
10. Lighting	✓		
11. Sewage	✓		
12. Isolation/ segregated	✓		
13. Sanitation	✓		
14. Food	✓		
15. Separated	✓		
16. Animal's condition			<u>Good</u>

ACTIONS TAKEN:

Warning/Corrective action _____
Citation _____

See Comments on back of form.

COMMENTS ON ANY UNSATISFACTORY RATING

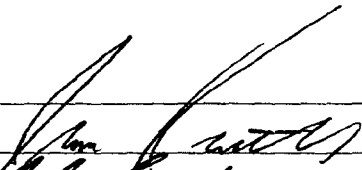
Comment box

COMMENTS ON OVERALL ANIMAL WELFARE

Comment box

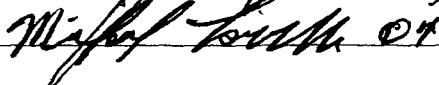
NO DOGS ON HAND - ALL SEEMED HEALTHY & HAPPY
ALL AREAS CLEAN NEAT ODOOR FREE - ALL ANIMALS
CURRENT ON SHOTS/LICENSE -

OWNER/AGENT SIGNATURE



DATE 1-9-09

ACO SIGNATURE



DATE 1-9-09

COMMENTS

ECU# 1259691

COPY MADE ON SITE.

PINEELLAS COUNTY ANIMAL SERVICES INSPECTION REPORT

PG. 1 of 2

12450 ULMERTON ROAD, LARGO, FL 33774, 727-582-2600, Permit # 351

Date of Insp: Routine Inspection Complaint Insp

NAME & ADDRESS OF LICENSEE: Renee Lotosky, 3378 Claudia Way SE, Dunedoo 34698
NAME & ADDRESS OF BUSINESS: PALLIUS PETS, 2845 BELKIN RD, Dunedoo FL 33698

REFERENCE CONTACT: 773-8976, 421-5541

Table with columns: RECORDS, Satisfactory, Unsatisfactory, Remarks. Rows include: Animal information, Animal identification, Vaccination, etc.

ACTIONS TAKEN:

Warning/Corrective action: Citation:

See Comments on back of form

PB. 2062

COMMENTS TO APPLICANT/ADOPTER

[Empty dashed box for applicant comments]

COMMENTS ON OVERALL ANIMAL WELFARE

25 DOGS NOW BEING BORDERED ALL FERMWORK IN ORDER.
CLEAN AND ODDER FREE. NON EVACUATION ZONE.
DOGS HAVEN AN EVACUATION PLAN.

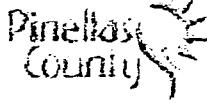
APPLICANT SIGNATURE: *Carla Juwall* DATE: 1/4/10
APPLICANT ID: #24 N *CJ* DATE: 11/4/10

APPLICANT ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
APPLICANT PHONE: _____

144415

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PINELLAS COUNTY ANIMAL SERVICES INSPECTION REPORT



12450 ULMERTON ROAD, LARGO, FL 33774, 727-582-2600, Permit # 351

Date of Insp 1-19-11 Date of last Insp 1-4-10 Routine Re-inspection Complaint 1st Insp

NAME & ADDRESS OF LICENSEE

NAME & ADDRESS OF BUSINESS

Peace of Paws Precious Pets
2398 Clovis Way 2418 Selkirk Rd
Dunedin FL 34618 Dunedin FL 34618

Permittee Breeder cats dogs Boarding Grooming Rescue Daycare Training Hire

EMERGENCY CONTACT _____
EVACUATION ZONE _____

RECORDS	Satisfactory: Unsatisfactory		Remarks
	check	check	
1. Animal information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Permit Policy
2. Name, address, phone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Veterinarian	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunset Pt - Dr. Serrano
4. All vaccines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Medications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Certificates of Veterinarian inspection	<input type="checkbox"/>	<input type="checkbox"/>	
7. Point of sales forms	<input type="checkbox"/>	<input type="checkbox"/>	
8. Valid Permit	<input type="checkbox"/>	<input type="checkbox"/>	
9. Evacuation Plan	<input type="checkbox"/>	<input type="checkbox"/>	
FACILITY	check	check	Reference Permit Policy
1. Sound structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Dry, clean	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Adequate gauge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Water resistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Potable water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Sewage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. Isolation/segregated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. Sanitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Feed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Separated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Animal's condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ACTIONS TAKEN:

Warning/Corrective action _____
Citation _____

See Comments on back of form

pg. 2 of 2

COMMENTS ON ANY UNSATISFACTORY RATING

Comment box

[Empty comment box]

COMMENTS ON OVERALL ANIMAL WELFARE

Comment box

All areas are neat and clean.
All Paper work in order
and produced
No Odors. No violations

OWNER-AGENT SIGNATURE

[Handwritten Signature]

DATE

1/19/11

SCO SIGNATURE

[Handwritten Signature]

DATE

1-19-11

COMMENTS

CNT# 143804

PINELLAS COUNTY ANIMAL SERVICES INSPECTION REPORT



12450 ULMERTON ROAD, LARGO, FL 33774, 727-582-2600, Permit # 33

Date of Insp 1/17/12 Date of last Insp 1/19/11 Routine Re-inspection Complaint 1st Insp

NAME & ADDRESS OF LICENSEE

NAME & ADDRESS OF BUSINESS

Ronac LETOSKY
2845 Belcher RD
Dunedin 34698

Precious Pets
2845 Belcher Rd
Dunedin 34698

Ph 727 773-2976 Ph _____
Petdealer Breeder cats dogs Boarding Grooming Rescue Daycare Training Hire

EMERGENCY CONTACT _____

EVACUATION ZONE _____

RECORDS	Satisfactory Unsatisfactory		Remarks
	check	check	
1. Animal information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Permit Policy
2. Name, address, phone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Veterinarian	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SUNSET ANIMAL HOSPITAL DR. CONRAD 727 792-1166
4. All vaccines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Medications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Certificates of Veterinarian inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Point of sales forms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EXPIRES ON 10/11/12
8. Valid Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Evacuation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NON FLOOD ZONE - DOES HAVE AN EVACUATION PLAN
FACILITY	check	check	Reference Permit Policy
1. Sound structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Dry, clean	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Adequate gauge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Water resistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Potable water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Sewage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. Isolation/ segregated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. Sanitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Food	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Separated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Animal's condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ACTIONS TAKEN:

Warning/Corrective action _____

Citation _____

See Comments on back of form.

COMMENTS ON ANY UNSATISFACTORY RATING

Comment box

COMMENTS ON OVERALL ANIMAL WELFARE

Comment box

20 DOGS BEING BOARDED ALL AREAS CLEAN AND ODOR FREE
VALID PERMIT. ALL PAPERWORK IN ORDER "PASSED"

Shelly Crowley

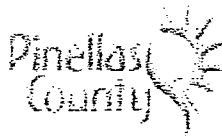
OWNER/AGENT SIGNATURE Shelly Crowley DATE 1/17/12

ACO SIGNATURE #24 N C DATE 1/17/12

COMMENTS assist. manager

PINELLAS COUNTY ANIMAL SERVICES INSPECTION REPORT

GCN# 180689



12450 ULMERTON ROAD, LARGO, FL 33774. 727-582-2600. Permit # 33

Date of Insp 1-15-13 Date of last Insp 1-12-12 Routine Re-inspection _____ Complaint _____ 1st Insp _____

NAME & ADDRESS OF LICENSEE

NAME & ADDRESS OF BUSINESS

RENEE LETORNY
8845 BELCOTE RD
DUNEDIN FL 34689

PRECIOUS PETS

Ph _____
Petdealer _____ Breeder _____ cats _____ dogs Boarding Grooming Rescue _____ Daycare Training _____ Hire _____

EMERGENCY CONTACT _____
EVACUATION ZONE _____

RECORDS	Satisfactory Unsatisfactory		Remarks
	check	check	
1. Animal information	✓		
2. Name, address, phone	✓		
3. Veterinarian	✓		<u>SUNSET POINT ANIMAL HOSP</u>
4. All vaccines	✓		
5. Medications	✓		
6. Certificates of Veterinarian inspection			
7. Point of sales forms			
8. Valid Permit	✓		<u>10-8-13</u>
9. Evacuation Plan	✓		
FACILITY	check	check	Reference Permit Policy
1. Sound structure	✓		
2. Good repair	✓		
3. Dry, clean	✓		
4. Adequate gauge	✓		
5. Water resistant	✓		
6. Space	✓		
7. Electrical	✓		
8. Potable water	✓		
9. Ventilation	✓		
10. Lighting	✓		
11. Sewage	✓		
12. Isolation/ segregated	✓		
13. Sanitation	✓		
14. Food	✓		
15. Separated	✓		
16. Animal's condition	✓		<u>Good - CLEAR</u>

ACTIONS TAKEN:

Warning/Corrective action _____
Citation _____

See Comments on back of form

COMMENTS ON ANY UNSATISFACTORY RATING

Comment box

[Empty comment box]

COMMENTS ON OVERALL ANIMAL WELFARE

Comment box

40 Dogs on Hand All animals current on Rabies/License
All areas clean odor free - All fine at this time

OWNER/AGENT SIGNATURE Deborah Howard DATE 1/15/13

ACO SIGNATURE M. K. Kuchle DATE 1-15-13

COMMENTS _____

PINELLAS COUNTY ANIMAL SERVICES INSPECTION REPORT



12450 ULMERTON ROAD, LARGO, FL 33774, 727-582-2600, Permit # 33
 Date of Insp 9-2-15 Date of last Insp 8-25-14 Routine Re-inspection Complaint 1st Insp

NAME & ADDRESS OF LICENSEE

Precious Pets
2845 Belcher Rd
DUNEDIN, FL 34698
 Ph 773-2976

NAME & ADDRESS OF BUSINESS

Renee Letosky
2845 Belcher Rd
DUNEDIN, FL 34698
 Ph 773-2976

Petdealer Breeder cats dogs Boarding Grooming Rescue Daycare Training Hire

EMERGENCY CONTACT RENEE LETOSKY 773-2976
 EVACUATION ZONE NONE

RECORDS	Satisfactory Unsatisfactory		Remarks
	check	check	
1. Animal information	✓		
2. Name, address, phone	✓		
3. Veterinarian	✓		
4. All vaccines	✓		
5. Medications	✓		stored in Separate Refridge + Cooled.
6. Certificates of Veterinarian inspection	N/A		
7. Point of sales forms	N/A		
8. Valid Permit	✓		EXP 11-3-15
9. Evacuation Plan	✓		
FACILITY	check	check	Reference Permit Policy
1. Sound structure	✓		
2. Good repair	✓		
3. Dry, clean	✓		
4. Adequate gauge	✓		
5. Water resistant	✓		
6. Space	✓		
7. Electrical	✓		
8. Potable water	✓		Multiple Bowls Available IN & OUT
9. Ventilation	✓		
10. Lighting	✓		
11. Sewage	✓		
12. Isolation segregated	✓		
13. Sanitation	✓		
14. Food	✓		All food stored in plastic sealed containers.
15. Separated	✓		Areas Available
16. Animal's condition	✓		all BAIL, SOCIAL, WELL taken care of.

ACTIONS TAKEN:

- Suspension _____
- Citation _____
- Warning _____
- Corrective Action _____

See Comments on back of form.

COMMENTS ON ANY UNSATISFACTORY RATING

Comment box

NONE NOTED. / 41

COMMENTS ON OVERALL ANIMAL WELFARE

Comment box

Approx 26 dogs currently in daycare or boarding. All dogs were social, BAR, appear happy and well cared for. All required info on file for each dog. In/out side areas free of urine/feces + odors. Facility was very clean & well maintained. Food stored in sealed hard plastic containers. All chemicals cleaning supplies stored on shelves in a separate room. Ample potable water available. Large outdoor play area. Indoor well lit & ventilated. Staff member very cooperative & knowledgeable.

No violations noted. Inspection passed.

Acc 4/1

OWNER/AGENT SIGNATURE *[Signature]* DATE 9-2-15
ACG SIGNATURE Jay Sennege DATE 9/2/15
COMMENTS Inspection passed.



Precious Pets Luxury Dog Resort
Renee Letosky-Smith (Briggs)

Case No. CU-17-7-16

Unincorporated Pinellas County Animal Limitations

(7) Repeatedly defecates on the property of another.

Severe injury means any physical injury that results in broken bones, multiple bites, or disfiguring lacerations requiring sutures or reconstructive surgery, regardless of the permanency of any disfigurement.

Shelter means provision of and access to a three-dimensional structure having a roof, walls and a floor, which is dry, sanitary, clean, weatherproof and made of durable material. At the minimum, the structure must:

- (1) Be sufficient in size to allow each sheltered animal to stand up, turn around, lie down, and stretch comfortably;
- (2) Be designed to protect the sheltered animal from the adverse effects of the elements and provide access to shade from direct sunlight and regress from exposure to inclement weather conditions;
- (3) Be free of standing water, accumulated waste and debris, protect the sheltered animal from injury, and have adequate ventilation and, for dogs and cats, provide a solid surface, resting platform, pad, floormat or similar device that is large enough for the animal to lie on in a normal manner; and
- (4) Be properly lighted to provide a regular lighting cycle of either natural or artificial light corresponding to the natural period of daylight unless otherwise directed by a veterinarian. Structures with wire, grid or slat floors which permit the animal's feet to pass through the openings, sag under the animal's weight or which otherwise do not protect the animal's feet or toes from injury are prohibited except for birds where perches are provided.

Unprovoked means that the victim who has been conducting himself peacefully and lawfully has been bitten or chased in a menacing fashion or attacked by an animal.

Veterinarian means a person who has graduated from an accredited school of veterinary medicine and licensed by the state board of veterinary medicine. The term "veterinarian" shall not apply to any veterinarian employed full-time by the county, and the county is specifically authorized to hire one or more veterinarians as full-time veterinarians who shall not be required to be licensed by the Florida Board of Veterinary Medicine, but shall be graduates of an accredited school of veterinary medicine.

Water means provision of and access to clean, fresh potable water of a drinkable temperature which is free from contamination and provided in a suitable manner, in sufficient volume, and at suitable intervals to at all times maintain normal hydration for the age, species, condition, size and types of each animal except as otherwise prescribed by a veterinarian or as dictated by naturally occurring states of hibernation. An animal confined outdoors shall have a continuous supply of clean, fresh, and potable water, unless the animal is under the direct supervision of a responsible person at events such as dog or cat shows or field trials. In such cases, the responsible person shall ensure sufficient water is provided to the animal in order to maintain normal hydration for the species of animal.

WELLS COUNTY
MUNICIPALITY
SEC 14-26 - DEFINITIONS.

Pinellas County Codes for Breeders, Groomers, Boarding Facilities and Training.

Kennel means any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire or training for a fee dogs or cats. County-operated or city-operated animal services agencies and registered nonprofit humane organizations shall be exempt from this definition.

Sec. 14-29. - Pet dealerships and kennels.

- (a) No pet dealership or kennel shall operate without having a valid pet dealer and kennel permit issued by the department.
- (b) Any person or entity desiring to operate a pet dealership or kennel shall file with the department a permit application on such form as provided by the department.
- (c) All permits issued under this section shall be annual permits, which shall remain in effect from the date the permit is issued until the same month and day of the following year.
- (d) In order to cover administrative and enforcement costs associated with this section, there are hereby levied annual permitting fees for pet dealers and kennels in amounts set by resolution of the board of county commissioners.
- (e) A permit issued under this section is nontransferable from one entity or person to another or from one location to another.
- (f) Any animal control code enforcement officer shall, at any reasonable hour, have access to and shall have the right to inspect the premises and records of a pet dealer or kennel to determine compliance with F.S. chs. 585, 767 and 828 and this article.
- (g) It shall be a violation of this article if the dealership or kennel fails to meet the standards set forth for basic animal care and facility sanitation as established by the department.
(Ord. No. 92-15, § 3, 3-10-92; Ord. No. 08-54, § 2, 10-7-08; Ord. No. 14-07, § 1, 1-28-14)

PG. 106 2

Tampa Bay Times

WINNER OF 12 PULITZER PRIZES

Madeira Beach moves to lift pet limit per household

Sheila Mullane Estrada, Times Correspondent
Saturday, August 9, 2008 4:30am

MADEIRA BEACH — Many municipalities in Pinellas County limit the number of household cats or dogs, but commissioners here want to take this beach city off that list.

"People do not understand why there have to be restrictions on the number of animals in their homes," Commissioner Sarah Nichols said at Tuesday's workshop session.

Currently, the city prohibits residents from having more than four dogs or four cats.

Unincorporated Pinellas County, Belleair Beach, Belleair Shore, Indian Shores, Seminole and Treasure Island do not limit the number of cats and dogs that can be kept in a home. Other cities south of Ulmerton either have specific restrictions or limit the number of pets through kennel regulations.

Nichols said this creates a hardship for families, particularly for those who take in relatives who have pets or who have relatives with pets who must move into an assisted living or other facility that does not allow pets.

"When you look at the family structure you have today, I hope if someone's sick, parents have to go into facilities, their children would be able to take their pets. So what if it puts them at five (dogs or cats). Does that really harm the city? No, it doesn't," Nichols said.

She said the city could eliminate the restrictions on pets and still keep all other safety, noise and nuisance rules governing dogs and cats.

"People would still have to pick up after their dogs. All other problems are covered in other ordinances. This would just allow our people to have greater freedom of choice in their animals," Nichols said.

Her proposal prompted a lengthy discussion, with the three female commissioners overriding the two male commissioners.

Commissioner Steve Kochick argued for keeping some kind of limit. He was particularly incensed by dog owners who do not pick up after their pets.

"Why do dog owners think their dogs can pee or crap anywhere they want just because they are an animal?" Kochick complained. "There is an assumption that my grass is their dog's bathroom."

Commissioner Terry Lister does not want to change the current rules.

"I love my wife, but this is just going to let her loose," he said. "How about eight? Just double the number. Don't make unlimited."

Nichols told the commission that Pinellas County Animal Control euthanizes most animals in its care.

"Last year they put down over 14,563 animals. They were able to adopt only 5,500," Nichols said.

"How sad. How very sad," Commissioner Nancy Oakley said. "That makes me want to go get another cat."

"I think it is a pretty neat idea. People should be able to have as many pets as they want," Mayor Pat Shontz said.

But some residents were not so enthralled.

"I don't want to live next door to somebody with a semi-kennel," resident Dick Lewis said. "I have a neighbor who has a dog that barks a lot. I can't do much about it. I want to keep peace with my neighbor. But if there were three or four more Yorkies, I couldn't stand it."

Another resident questioned how the city could prevent the "person who accumulates 30 cats and dogs and then can't take care of them."

In the end, the commission directed its attorney to draft a revised ordinance removing the restriction on the number of pets in residential areas. The commission will have to vote twice on the issue before it can go into effect. No date was set for those votes.

>>AT A GLANCE

Restrictions on furred heads and tails

PINELLAS COUNTY: No restrictions on number of pets in homes. Zoning regulations prohibit kennels in residential areas. Kennels are defined as "the business of boarding, breeding, buying, letting for hire or training for a fee dogs or cats."

ST. PETERSBURG: Restricts the number of pets in homes by prohibiting kennels from residential zoning districts and defining a kennel as "keeping of more than five adult (1 year old or more) dogs or 10 adult cats on site." Combined number of cats and dogs on any one site cannot exceed the maximum number of dogs.

GULFPORT: Prohibits kennels, defined as having three or more dogs (no mention of cats), in residential zoning districts. No animal sales, grooming or boarding in residential areas.

SOUTH PASADENA: Prohibits more than four dogs or four cats more than 3 months old in a residential unit. Pet dealers are prohibited in residential districts.

SEMINOLE: No restrictions on number of pets in homes, but commercial kennels, defined as where domestic animals are bred, boarded, sold or treated for profit or public service, are prohibited in residential districts.

PINELLAS PARK: Restricts number of cats and dogs by prohibiting kennels in residential districts. Kennels are defined as where more than five adult domestic animals such as dogs or cats are raised, bred, boarded or groomed.

ST. PETE BEACH: No restrictions on number of pets in homes except by prohibition of kennels, defined as raising, breeding, boarding or grooming more than five domestic animals, or keeping more than five adult dogs or 10 adult cats.

TREASURE ISLAND: No restrictions on number of pets in homes, but prohibits kennels (an establishment where domestic animals are bred, boarded or sold) as a home occupation.

MADEIRA BEACH: Prohibits keeping more than four dogs or four cats at any one residential unit.

INDIAN SHORES: No restrictions on number of pets in homes.

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Pet-limit rule is a solution gone astray

Quick - how many cats and/or dogs should one person or family be allowed to own?

By HOWARD TROXLER
Published June 7, 2005

Six? Twelve?

Fifty?

Citrus County recently gave six a try. The county proposed an ordinance setting six as the normal limit on cats and dogs for anyone living on less than 10 acres.

What if you had more than six already? You could keep 'em, if you had proof of all the vaccinations and licenses.

What if your pet had puppies or kittens and put you over the limit? You'd have four months to get back below the cap.

You could ask for permission to keep more than six pets. But you'd have to apply for a permit. There would be a hearing. Your neighbors could come to complain or oppose you. Sheesh.

The proposal came up recently for a public hearing in front of the county's Planning and Development Review Board.

It is fair to say that the idea of a six-pet limit was not, shall we say, universally well-received.

No, let's go further. It is fair to say that it is a good thing there were no pitchforks and torches in the room. Even the members of the board hated the idea, and would have killed it on the spot if they could have. The meeting drew about 50 angry citizens, many times more than those who showed up to protest a hike in the county's gas tax.

"The ordinance is a joke, as it's written," Bill Grant complains. He is a lawyer representing the Inverness Kennel Club. "These are arbitrary numbers."

Critics say at least there should be reasonable exceptions. Do we really want to shut down people who rescue dogs and provide them new homes? What about those breeds that require more than four months of puppyhood before being shipped out into the world?

I checked around. Other area counties - Hernando, Pasco, Hillsborough, Pinellas - do not set a numerical limit.

Of the largest cities, only Tampa has such a regulation. Tampa forbids the keeping of more than four "large domestic animals" on a single acre.

(Notice that Tampa takes pains not to play favorites, but one wonders whether this is pro-cat bias. Cats rarely are what you would call "large domestic animals." Except for a couple that I know.)

I talked with Gary Maidhof, Citrus County's director of development services, a nice guy who seemed to understand why people would be mad. He agreed there was nothing magic or scientific about a six-pet limit. It was intended to be a starting point for discussion. The number was borrowed from existing guidelines for livestock.

"I went on record numerous times," Maidhof said, "saying that any of these things were adjustable." He said that an exception for dog rescuers makes sense.

In fairness, nobody here woke up one morning and said, "Hey, let's come up with a new rule that everybody will hate!" This was an effort by the County Commission to deal with a growing problem.

There had been a rash of "animal hoarding" cases in the county. You've heard about them. Some sweet but addled old lady (no stereotype, it's usually true) gets caught with 50, 75, 100 or more cats and/or dogs. In February, the county seized 170 cats, dogs and other animals from a mobile home in Homosassa.

But given the initial reaction, Maidhof is taking the issue back to the County Commission on June 14. Does the commission want to keep pushing the ordinance through the process, to revise it - or just to put it out of its misery?

Grant, the kennel club's lawyer, argues that someone prone to hoarding isn't going to obey an ordinance anyway. But Maidhof replies that there are indeed some who might be deterred. Besides, it would give the county an additional enforcement tool.

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Pinellas County Animal Control

Office Jody Stambaugh, Senior Animal Control Officer

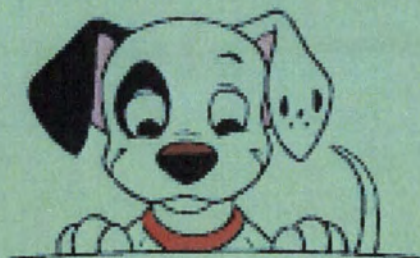
12450 Ulmerton Road, Largo FL, Direct Line (727) 582-2297

June 9, 2016

I spoke with Senior Animal Control Officer Jody Stambaugh and she informed me that there is no standard regulated codes for the number per square footage for determining the number of dogs allowed in any dwelling.

September 12, 2016

Once again I spoke with Officer Stambaugh to better understand the guide lines for the shelter at Animal Control in kenneling an unlimited number of pets. She informed me that there has be sufficient space to allow each animal to stand up, turn around, lie down and stretch comfortably along with water, food and a clean odor free environment.



Precious Pets Luxury Dog Resort
Renee Letosky-Smith (Briggs)

Case No. CU-17-7-16

Neighboring Support



25 Years of Academic Excellence

Guardian Angels Catholic School

Accredited by the Florida Catholic Conference
2270 Evans Road • Clearwater, Florida 33763
Telephone: (727) 799-6724 • Fax: (727) 724-9018

May 25, 2016

To Whom It May Concern:

Guardian Angels Catholic Schools is an interparochial Catholic school that is located on Evans Road. This letter is regarding our neighbors directly to the west of our school, Precious Pets Luxury Dog Resort.

Our school has been at our current site since 1996 and I have worked here since that time. Currently, I am the school principal but will be retiring at the end of the school year. The point of contact after that time will be the new principal, Mrs. Mary Stalzer.

During the past 20 years we have never had any concern regarding Precious Pets. Quite honestly, for many years, I didn't even know they were there. It is my opinion and the opinion of Mrs. Stalzer, that this business is a positive part of our surrounding community. If we have had to have conversations with them regarding anything, the conversations have been both positive and professional.

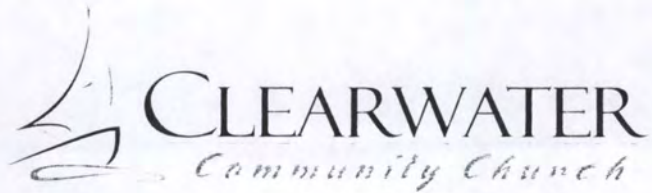
We hope to continue the great relationship we have with Precious Pets for many more years as we see this business as an important member of our community. If you have any additional questions, you may contact Mrs. Stalzer at mstalzer@gacsfl.com

Warm regards,

Mrs. C. Malinski

Mrs. Cindy Malinski
Principal

Christ is the foundation of Guardian Angels Catholic School, where pastors, administration, teachers, parents, and students, work together as a Catholic family, centered on Christ, to serve our Church, our school, and our community with a focus on faith, academic excellence, and the celebration of each unique child.



May 26, 2016

Pinellas County Planning Department
310 Court Street
Clearwater, FL 33756

RE: Precious Pets Luxury Dog Resort
2845 Belcher Rd.
Dunedin, FL 34698

To Whom It May Concern:

Clearwater Community Church has been a neighbor to Precious Pets for many years and enjoy a very cordial relationship with them. We spend considerable time outdoors with various events and would never even know they were there because it is so quiet. Although dogs are boarded there, it remains a serene and peaceful neighborhood. Please grant them a variance of conditional usage so we can continue our relationship. We like having them bordering our property.

Should you have any questions or I can be of service, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Beth Zeeb".

Beth Zeeb
Director of Administration

From: Colbert, Thomas <TColbert@DunedinFL.Net>
To: Renee Letosky <ppldr@verizon.net>
Subject: RE: 2845 Belcher Rd, Dunedin 34698 - Reported Signage Violation
Date: Mon, May 23, 2016 8:34 am

Keep up the good fight!
Tom

From: Renee Letosky [mailto:ppldr@verizon.net]
Sent: Monday, May 23, 2016 8:18 AM
To: Colbert, Thomas
Subject: Re: 2845 Belcher Rd, Dunedin 34698 - Reported Signage Violation

Understood and appreciated. I'm sad to admit that Richard Anderson's (2847 Belcher Rd.) unneighborly like vengeance has been gone way to long and unfortunately I can't seem to escape it being landlocked by him.

Thank you

On May 23, 2016, at 8:00 AM, Colbert, Thomas <TColbert@DunedinFL.Net> wrote:

Hi Renee,
I discussed this with Greg. We will not be involved in this matter. Thank-you for taking the time to write such kind words. I wish you the best!
Thank-you,
Tom Colbert

From: Precious Pets [mailto:ppldr@verizon.net]
Sent: Friday, May 20, 2016 10:03 PM
To: Colbert, Thomas
Subject: 2845 Belcher Rd, Dunedin 34698 - Reported Signage Violation

Hello Tom,

I wanted to thank you for taking time out of your business schedule to personally contact me regarding the reported signage violation you received from Todd Myers. I truly appreciate the courtesy and respect that you showed me not only as a professional but as a neighbor to our adjoining properties. Unfortunately Pinellas County Code Enforcement could surely learn a thing or two from your mannerism.

I am so blessed for everyone at the City of Dunedin especially Greg Rice for being so supportive over these past 14 years. Should you need further assistance, you're welcome to call me directly on my cell phone (727) 421-5541.

Thank you,
Renee Letosky
Precious Pets

The City of Dunedin is a public entity subject to Chapter 119, Florida Statutes concerning public records. Emails are covered under such laws, subject to disclosure and are maintained as a public record and to the public and media upon request.

In compliance with FS 688.8076, Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact them by phone or in writing.

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From: Patrick T. Lennon <PTL@macfar.com>

To: Angela Welch (angelalwelch@verizon.net) (angelalwelch@verizon.net) <angelalwelch@verizon.net>

Subject: Richard James Anderson #16-3991

Date: Tue, Sep 13, 2016 4:16 pm

Attachments: 2016-09-15 meeting for conditional usage.pdf (1339K)

Angela –

I suspect that Richard Anderson has not forwarded all the documents to you, so I am attaching the Notice of Hearing on a change in conditional use for the abutting property. Since title to the Belcher property vests in the Chapter 7 bankruptcy estate, I thought that you, as Trustee, should have the Notice, in case you wish to participate.

Patrick T. Lennon, Esq.

Macfarlane Ferguson & McMullen

P.O. Box 1531, Tampa, FL 33601

201 N. Franklin Street, Suite 2000, Tampa, FL 33602

O: (813) 273-4200

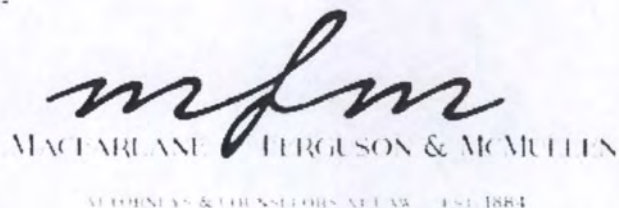
D: (813) 273-4360

F: (813) 273-4396

E: ptl@macfar.com

W: www.mfmlegal.com

Bio: [Patrick T. Lennon](#)



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From: Precious Pets <ppldr@verizon.net>
To: ppldr <ppldr@verizon.net>
Subject: Fwd: Richard James Anderson #16-3991
Date: Wed, Sep 14, 2016 1:30 am
Attachments: image001.gif (92), image003.jpg (9K), image002.jpg (9K), 2016 Title Search.pdf (5915K)

From: Patrick T. Lennon
Sent: Tuesday, September 13, 2016 4:22 PM
To: Angela Welch (angelalwelch@verizon.net) (angelalwelch@verizon.net)
Subject: Richard James Anderson #16-3991

Angela -

On behalf of Charles Smith (husband of Renee Letoskey, a secured creditor in the case), I have been authorized to offer [REDACTED] for the property at 2847 Belcher Road, in Dunedin Florida.

The offer is for title as it currently exists (that is, subject to all liens of record as of the initial petition date) and with the current zoning and use restrictions.

If this is acceptable to you, I will send a contract in form suitable for attachment to a Motion to Sell Property of the Estate.

Patrick T. Lennon, Esq.
Macfarlane Ferguson & McMullen
P.O. Box 1531, Tampa, FL 33601
201 N. Franklin Street, Suite 2000, Tampa, FL 33602
O: (813) 273-4200
D: (813) 273-4360
F: (813) 273-4396
E: ptl@macfar.com
W: www.mfmlegal.com
Bio: [Patrick T. Lennon](#)

-

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Precious Pets Luxury Dog Resort
Renee Letosky-Smith (Briggs)

Case No. CU-17-7-16

Pinellas County Compliance John Cueva

Justification to support the interruption supporting our business operations:

On September 29, 2006, Mr. Cueva replies to an email from Officer Shana Cooper, Pinellas County Code Enforcement regarding a telephone discussion several weeks prior to the number of dogs allowable on the property at one time. Mr. Cueva responded, I don't see any issues at this time.

Several weeks prior according to Pinellas County Animal Service Pet Dealer/Kennel Inspection Report date July 12, 2006 it was noted that 70 dogs total at this time.

On July 24, 2012, during a proposed BCC hearing Mr. Cueva explained that adjacent property to the east was able to establish that the property has been used in the same manor prior to 1963.

According to Pinellas County Code Chapter 14 Provisions Sec 14-26 Definitions reads:

Kennel means any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire or training for a fee dogs or cats.

Under this provision could possibly be Mr. Cueva's justification to what was understood as being Grandfathered in for the past 14 years under Zoning Case # CU-3-4-95

On January 8, 2014, Mr. Cueva replies to an email from Officer Keith Vargus, Pinellas County Code Enforcement regarding running a Doggie Daycare and approval of the direction banner on the fence. Mr. Cueva responded, this site was given a letter before the NCU process was implemented that she is in fact grandfathered to everything she has there.

Date: Fri, 29 Sep 2006 11:30:25 -0400
From: "Cueva, John F" <jcueva@co.pinellas.fl.us>
Subject: FW: Information Requested
X-Originating-IP: [136.174.187.10]
To: <ppldr@verizon.net>
Thread-topic: Information Requested
Thread-index: AcbjMDJ2gpvrgrEiSR2D8224jUBBXQAqzamAAAAsFqA=
X-MS-Has-Attach:
X-MS-TNEF-Correlator:
X-OriginalArrivalTime: 29 Sep 2006 15:30:24.0017 (UTC)
FILETIME=[2E908010:01C6E3DC]
X-NAS-BWL: No match found for 'jcueva@co.pinellas.fl.us' (17 addresses, 0 domains)
X-NAS-Language: English
X-NAS-Bayes: #0: 0; #1: 1
X-NAS-Classification: 0
X-NAS-MessageID: 79
X-NAS-Validation: {33DE7D22-28E1-4DC6-8455-9490968E2A30}

PG. 1062

Renee. for your file.

John

From: Cueva, John F
Sent: Friday, September 29, 2006 11:27 AM
To: Cooper, Shana L
Subject: RE: Information Requested

Cooper, I have been in contact with Ms. Briggs. I don't see any issues at this time. She may file a Conditional Use permit very soon.

Thanks for your help in this matter.

John

From: Cooper, Shana L
Sent: Thursday, September 28, 2006 2:59 PM
To: 'info@luxurydogresort.com'
Cc: Cueva, John F
Subject: Information Requested

Mrs. Briggs,
Hello again, Officer Cooper here. I am asking that you contact John Cueva at Development Review Services. You may recall our telephonic discussion several weeks ago in which I advised this was regarding a clarification as to the number of dogs allowable on the property at one time. Any information you may have regarding this would prove a valuable instrument in protecting your Special Exception. I would ask that you contact him, regardless of any tangible paperwork relative to this topic at 464-3888 as soon as possible.

Thanks very much for your cooperation.

Sincerely,

Shana Cooper – Supervisor, North County Code Enforcement

PINELLAS COUNTY ANIMAL SERVICES
12450 ULMERTON ROAD
LARGO, FLORIDA 33774

PG
2062

PET DEALER/KENNEL INSPECTION REPORT

(x) indicates a violation or deficiency in the category marked

Date 7-12-06
Pet Dealer # 351

Name Precious Pets
Address 2845 Belcher Rd
City Dunedin Zip 34698
Owner Renée Briggs Tel 773-2926

1. RECORDS

- a. Complies with FSS 828.29
- b. Complies with Co. Ord. Chapter 14
- c. Source of Animals
- d. Point of Sale Forms used
- e. Animals Licensed /Vaccinations

3. KENNEL (check type of use)

- Boarding Training
- Pet Shop Hire
- Sales (less than dealer)

4. PET DEALERSHIP (check type)

- Home Kennels
- Commercial Building

2. ANIMAL CARE

- a. Adequate Food
- b. Adequate Water
- c. Ventilation
- d. Space/Exercise
- e. Sanitation
- f. Condition of Animals
- g. Veterinary Care

5. OTHER

- Flood Zone
- Evaluation Plan
- Bio-Hazardous Disposal Procedures

SUNSET POINT ANIMAL HOSPITAL

Name of Vet

COMMENTS:

70 Dogs TOTAL AT THIS TIME All current with shots/Tags
All AREAS INSIDE AND OUT CLEAN NEAT ODOR FREE
All FINE AT THIS TIME

Rory Stewart
Operator

M. Hill
Inspector

July 24, 2012

2. Hours of operation shall be Monday through Saturday, 6:30 a.m. to 7:00 p.m. On-call emergency care for clients shall be allowed.
3. All kennel areas shall be soundproofed and certified by a professional engineer or architect as per STC rating in keeping with the County Noise Ordinance.
4. The sign shall not exceed 24 square feet. (Staff does not support the variance for the 48-square-foot sign.)
5. There shall be no more than seven staff personnel present for the operation of the veterinary clinic at any one time.
6. Landscaping as required per the scenic non-commercial corridor guidelines.
7. Boarding of animals shall be for post-operative uses only.
8. In the event the above conditions are not met, the Board of County Commissioners may rescind the conditional use permit.

In response to queries by Commissioners Roche and Seel, Mr. Cueva explained that the adjacent property to the east of the subject property is currently nonconforming; that the owner has not gone through the nonconforming use process as she was able to establish that the property has been used in the same manner prior to 1963; and that the church owns both properties to the north and has not voiced any objection to the application.

Chairman Morroni enumerated the names of the individuals in attendance in support of the application:

Richard Anderson, Palm Harbor, representing the applicant, Felice M. Anderson
William Newt Hudson, Tarpon Springs
JoAn Totty, Palm Harbor

Mr. Anderson displayed various photographs of the subject and surrounding properties, described the existing signage on the surrounding properties, and responded to comments and queries by the members, indicating that the Bright Beginnings daycare sign is 32 square feet; that the applicant was requesting a 48-square-foot sign, but would be satisfied with a 32-square-foot sign; and that the existing home on the property would be partially demolished and completely remodeled, and would have 3,500 square feet added; whereupon, in response to queries and concerns expressed by Commissioner Roche about the recent discussion pertaining to the County's Comprehensive Plan and nonconforming properties destroyed by acts of nature, Mr. Cueva indicated that the existing house is on a nonconforming lot size; and that if the Board grants the variance, it would no longer be nonconforming.

RE: Presious Pets 2845 Belcher Rd, Dunedin

Cueva, John

Sent: Wednesday, January 08, 2014 9:24 AM

To: Vargus, Keith E

CASE #
CC14-00021

Keith, this site was given a letter before the ncu process was implemented that she is in fact grandfathered to everything she has there. Mr. Anderson doesn't seem to understand that.

John

John Cueva
Zoning Manager
440 Court Street
4th Floor
Clearwater, Fl. 33756
Pinellas County Planning (Strategic Planning & Initiatives)
(727) 464-3585
Fax (727) 464-3585
jcueva@pinellascounty.org
All government correspondence is subject to the public records law.

Close
please
Thanks
Keith

From: Vargus, Keith E
Sent: Wednesday, January 08, 2014 9:18 AM
To: Cueva, John
Subject: Presious Pets 2845 Belcher Rd, Dunedin

Hello John,
I have a lady Renee Briggs who claims she bought this property 2845 Belcher Rd, Dunedin back in 1995 that had a previous NCU for running a dog kennel on the property. She claims that you approved her running her Doggie Daycare on the property after she bought the property. She gave me a date of 5/16/95. I can't find any record of her NCU. She also said that you approved her banner on her fence that says Doggie Daycare because it was directional? Any help you can give me would be appreciated.

Thanks,
Keith/4638