

CITY OF DUNEDIN, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
Regular Meeting of February 27, 2019
9:00 a.m. – 10:30 a.m.
AGENDA

- 9:00 – 9:45** 1. Meet regarding 1380 Pinehurst Rd (Discovery Academy) – attendees:
- Lowell Suplicki, contractor
 - Emre Akbaba, school principal

* * * * *

PLEASE NOTE: *Meetings are mandatory*

-NEXT REGULAR MEETING-
Wednesday, March 27, 2019
8:30 a.m.

This meeting establishes among other things, the compatibility of the proposed development to the surrounding area and the natural environment; conformity to the land development code and the comprehensive plan; the health, safety and welfare of city residents; adequacy of existing facilities to serve the development; and the identification of procedural guidelines. The owner or authorized representative shall not in any way interpret the remarks or statements, expressed or implied, of the city departments or employees as being binding upon the city. **LDC 104-24.6.1**

****The owner/developer is strongly encouraged to attend this initial development meeting****

Project name and address: 1380 Pinehurst Rd.

Property Location Parcel ID: 26-28-15-00000-240-0200

Owner name: Royal Land LLC

Owner Telephone: 727-480-4333

Applicant name: Discovery Academy

Applicant Telephone: 727-330-2424

Email: eakbaba@discovery Academy, info

Gross Acres: 9,600 ~~A~~

Current Zoning: 7238 (Schools) **Proposed Zoning:** Same

Current Land Use: private school **Proposed Land Use:** Same

Current Use: Same **Proposed Use:** Same

Proposed Building(s) : Remove (Demo) 1,600 ~~A~~ structure

Square Footage: _____ **Project Value:** _____ **Height:** _____

Plan details/questions: Install 24x56 Modular Building for Office Space

All of the following documents should be submitted in an electronic format (.pdf or .jpeg), or provide 12 hard copies if larger than 11" x 17":

Basic Site Plan- The plan should include all of the following items:

- Property size
- Building size by square footage of use, and building height
- Percentage of lot covered by building footprint
- Setbacks; front, rear, and side
- Number of parking spaces per use; required and provided
- Vicinity of map, date, north arrow, and scale

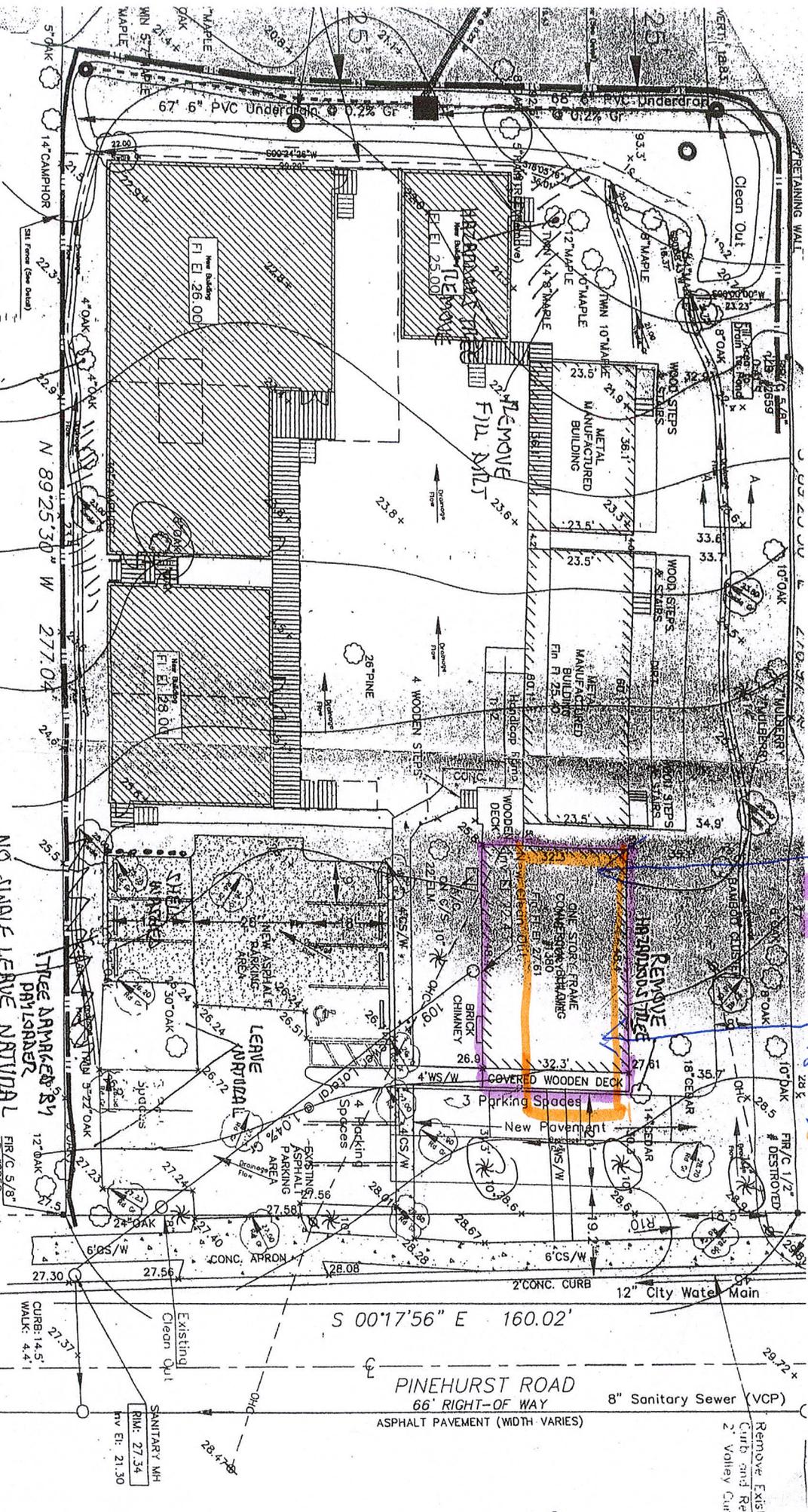
Architectural Rendering, If possible (color elevation renderings are preferred)

****At time of actual building plan submittal, all signage and tree removals require a separate plan, under a separate permit.**

1. FP = FOUND PINCHED PIPE, R/W = RIGHT OF WAY
 2. COP = PERMANENT CONTROL POINT (P) = PLAT DATA
 3. VTA (C) = FIELD DATA, (C) = CALCULATED DATA
 4. R-EDGE W/F WOOD FENCE, E = CENTERLINE
 5. R-EDGE OF PAVEMENT, L/E = LOWEST FLOOR ELEVATION
 6. CURBURE, B/C = BACK OF CURB, B/T = BUILDING THE CUT

EFFECTIVELY REMOVE
 DEMOLISHED TREE
 IMPROVED
 FILL DIRT

NO SURE LEAVE NATURAL
 TREE MARKED BY
 DRYLANDER



Demo
 Frame
 House
 Install
 proposed
 24x56
 modular
 Building

PINEHURST ROAD
 66' RIGHT-OF WAY
 ASPHALT PAVEMENT (WIDTH VARIES)

Remove Exist
 Curb and Ret
 2 Valley Curb

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

26-28-15-00000-240-0200

Compact Property Record Card

[Tax Estimator](#)

Updated February 15, 2019

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)



Ownership/Mailing Address Change Mailing Address	Site Address
ROYAL LAND LLC C/O GARY STROHAUER PA 1150 CLEVELAND ST STE 300 CLEARWATER FL 33755-4859	1380 PINEHURST RD DUNEDIN

[Property Use](#): 7238 (Private Schools & Colleges, Day Care Centers) Total Heated SF: 1,216 Total Gross SF: 1,600

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

S 160 FT OF N 328 FT OF E 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4 LESS RD R/W

File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	Yes	Yes	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
14683/0887	Sales Query	121030271011	E	Compare Preliminary to Current FEMA Maps	

2018 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$400,000	\$400,000	\$0	\$0	\$0

[\[click here to hide\]](#) **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
2017	No	\$400,000	\$387,000	\$0	\$0	\$0
2016	No	\$382,500	\$351,818	\$0	\$0	\$0
2015	No	\$366,400	\$319,835	\$0	\$0	\$0
2014	No	\$290,759	\$290,759	\$0	\$0	\$0
2013	No	\$284,500	\$284,500	\$0	\$0	\$0
2012	No	\$285,000	\$285,000	\$0	\$0	\$0
2011	No	\$265,838	\$265,838	\$0	\$0	\$0
2010	No	\$287,194	\$287,194	\$0	\$0	\$0
2009	No	\$327,257	\$327,257	\$0	\$0	\$0
2008	No	\$336,000	\$336,000	\$0	\$0	\$0
2007	No	\$362,100	\$362,100	\$0	N/A	\$0
2006	No	\$337,300	\$337,300	\$337,300	N/A	\$337,300
2005	No	\$281,500	\$281,500	\$0	N/A	\$0
2004	No	\$267,800	\$267,800	\$0	N/A	\$0
2003	No	\$264,500	\$264,500	\$0	N/A	\$0
2002	No	\$261,600	\$261,600	\$0	N/A	\$0
2001	No	\$259,900	\$259,900	\$0	N/A	\$0
2000	No	\$214,700	\$214,700	\$0	N/A	\$0
1999	No	\$207,300	\$207,300	\$207,300	N/A	\$207,300
1998	No	\$117,200	\$117,200	\$117,200	N/A	\$117,200
1997	No	\$115,400	\$115,400	\$115,400	N/A	\$115,400
1996	No	\$114,000	\$114,000	\$114,000	N/A	\$114,000

2018 Tax Information

[2018 Tax Bill](#) Tax District: [DN](#)

2018 Final Millage Rate 19.0949

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 (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
19 Oct 2005	14683 / 0887	\$275,000	Q	I
15 May 2002	12004 / 0145	\$57,500	U	I
19 Oct 1995	09139 / 0679	\$146,000	Q	I
13 Oct 1994	08810 / 0073	\$125,000	Q	I
30 Jun 1992	07954 / 1311	\$88,500	U	I
15 Jul 1991	07623 / 0138	\$1,000	U	I

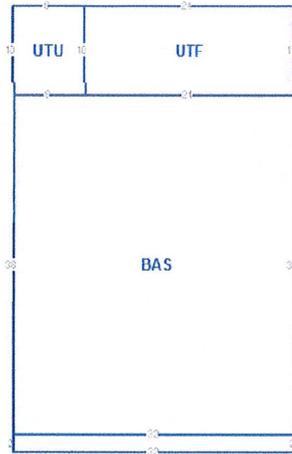
2018 Land Information

Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Private Schools (72)	160x160	6.75	44160.0000	1.0000	\$298,080	SF

[\[click here to hide\]](#) **2019 Building 1 Structural Elements** [Back to Top](#)

Site Address: 1380 PINEHURST RD

Building Type: Res Comm Use
 Quality: Average
 Foundation: Piers
 Floor System: Wood
 Exterior Wall: Frame Siding
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 0
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 10
 Year Built: 1920
 Effective Age: 46
 Heating: Central Duct
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Utility Unfinished	0	80
Utility	0	240
Open Porch	0	64
Base	1,216	1,216
Total Building Heated SF: 1,216		Total Gross SF: 1,600

[\[click here to hide\] 2019 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	3,500.00	\$6,125.00	\$6,125.00	0
PORT CLASR	\$25,000.00	5.00	\$125,000.00	\$125,000.00	1998
FIREPLACE	\$3,500.00	1.00	\$3,500.00	\$1,400.00	1920
PORCH	\$5.00	1,000.00	\$5,000.00	\$5,000.00	2000
PATIO/DECK	\$26.00	288.00	\$7,488.00	\$2,995.00	1991
FENCE	\$14.00	224.00	\$3,136.00	\$1,317.00	1995

[\[click here to hide\] 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
09-0000914	HEAT/AIR	15 Apr 2009	\$2,600
06-0001206	HEAT/AIR	16 Jun 2006	\$2,300
06-0000834	ROOF	24 Apr 2006	\$5,590
00-0002758	CANOPY	31 Oct 2000	\$10,400
00-0001823	SPECIAL USE	17 Jul 2000	\$80,000
99-0002491	ROOF	05 Oct 1999	\$5,500
BU-01982264	SPECIAL USE	19 Aug 1998	\$14,000
97-00003290	COMMERCIAL ADD	09 Jan 1998	\$2,100

