

CITY OF DUNEDIN, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING

Regular Meeting of March 27, 2019

8:30 a.m. – 11:00 a.m.

AGENDA

8:30 – 9:00 **1.** Meet regarding 526 Frances St – attendees:

- Katie Ducharme, realtor
- Frankie Clark, owner
- Jason Brandy, applicant

* * * * *

9:00 – 9:45 **2.** Meet regarding 968 Highland Ave (Winner Circle) – attendees:

- Frank Cornier, CDC of Tampa (Corporation to Develop Communities of Tampa, Inc.)
- Andrew Denton, CDC of Tampa (Corporation to Develop Communities of Tampa, Inc.)

* * * * *

9:45 – 10:30 **3.** Meet regarding 362 Scotland St. – attendees:

- Housh Ghovae, engineer
- Paul Gionis, applicant

* * * * *

10:30 – 11:00 **4.** Meet regarding 458 Virginia Lane (Meranova) – attendees:

- Patti the Architect
- Juan Jose Miniello, owner

* * * * *

PLEASE NOTE: *Meetings are mandatory*

-NEXT REGULAR MEETING-

Wednesday, April 10, 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: 526 Frances Street

Property Location Parcel ID: 27-28-15-11556-000-0040

Owner name: Frankie Clark

Owner Telephone: N/A - doesn't have one at moment

Applicant name: AARON ZACHARIAS + HEATHER JACOBSON

Applicant Telephone: 773-619-6973

Email: aaron@fountainheadchicago.com

Gross Acres: .1746 of an acre

Current Zoning: CRD - CORE **Proposed Zoning:** no change

Current Land Use: SFR **Proposed Land Use:** _____

Current Use: SFR **Proposed Use:** (4) 20x90 lot sizes RES

Proposed Building(s): each unit 1600sqft heated plus 800sqft for garage + patio - 2400 total

Square Footage: 9,600 **Project Value:** _____ **Height:** what is allowed 27-32 feet?

Plan details/questions: to build 4 townhomes, mirroring the footprint of

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.**

Recreation/Open Space



LAURA LN

Public/Semi-Public

HARRIS CT

Medium

Residential Low Medium

HOWELL ST

LORRAINE LELAND ST

Recreation/Open Space

526 FRANCES ST

272815115560000040



Palmetto ST

FRANCES ST

Activity Center

HOWARD AVE

ASHLEY DR

ASHLEY DR



526 Frances St, Dunedin, FL 34698-4910, Pinellas County



N/A	982	7,606	\$27,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1947	SFR	01/01/1998
Baths	Yr Built	Type	Sale Date

Owner Information

Owner:	Clark Frankie M	Mailing Zip:	34698
Owner (Alternate Format):	Frankie M Clark	Mailing ZIP + 4:	4910
Mailing Address:	526 Frances St	Mailing Carrier Route:	C023
Mailing City & State:	Dunedin, FL	Owner Occupied:	Yes

Location Information

Neighborhood Code:	160700-160700	Census Tract:	271.01
Subdivision:	Briskin Sub	Census Block:	01
Township:	28	Census Block Group:	2
Range:	15	School District Name:	Pinellas County SD
Section:	27	Map 1:	61
Lot:	4	Map 2:	E11
Property ZIP:	34698	Flood Zone Code:	X
Property ZIP 4:	4910	Flood Zone Date:	09/03/2003
Property Carrier Route:	C023	Flood Zone Panel:	12103C0068G

Tax Information

Folio/Strap/PID (1):	27-28-15-11556-000-0040	Tax Area:	DN
Folio/Strap/PID (2):	28-15-27-11556-000-0040	Exemption(s):	Homestead, Disabled
Folio/Strap/PID (3):	272815115560000040	Tax Exempt Amount:	\$25,500
Account Number:	R290002	Total Taxable Value:	\$10,194
% Improved:	24%	Plat Book-Page:	22-104
Legal Description:	BRISKIN SUB LOT 4		

Assessment & Tax

Assessment Year	2018 - Preliminary	2017	2016	2015
Just Value - Total	\$163,672	\$106,379	\$70,838	\$78,314
Just Value - Land	\$136,490	\$80,901	\$45,973	\$53,176
Just Value - Improved	\$27,182	\$25,478	\$24,865	\$25,138
Assessed Value - Total	\$36,444	\$35,694	\$34,960	\$34,717
YOY Assessed Change (\$)	\$750	\$734	\$243	
YOY Assessed Change (%)	2.1%	2.1%	0.7%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$186		
2017	\$198	\$11	6.08%

Characteristics

County Use Description:	Single Family-0110	Bath Fixtures:	3
State Use Description:	Single Family-01	Cooling Type:	Central
Land Use - CoreLogic:	SFR	Heat Type:	Central
Style:	Square Design	Porch:	Enclosed Porch
Building Type:	Single Family	Roof Material:	Composition Shingle
Year Built:	1947	Roof Shape:	Gable/Hip

Courtesy of Macomber, My Florida Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 03/20/2019

Page 1 of 3

Effective Year Built: **1959**
 Living Square Feet: **982**
 Total Building Sq Ft: **1,102**
 Heated Sq Ft: **982**
 Ground Level Sq Ft: **982**
 Stories: **1**
 Total Units: **1**
 Total Baths: **1**
 Full Baths: **1**

Construction: **Wood Frame/Cb**
 Interior Wall: **Drywall**
 Exterior: **Frame/Aluminum**
 Floor Cover: **Combination**
 Foundation: **Pier**
 Lot Sq Ft: **7,606**
 Lot Acres: **0.1746**
 Lot Frontage: **84**
 Lot Depth: **90**

Features

Building Description	Building Size
Base	856
Base Semi-Finished	126
Enclosed Porch	120

Estimated Value

RealAVM™ (1): **\$222,000** Confidence Score (2): **82**
 RealAVM™ Range: **\$206,460 - \$237,540** Forecast Standard Deviation (3): **7**
 Value As Of: **03/05/2019**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number: **U8036014** MLS Listing Price: **\$224,900**
 MLS Status: **Temporarily Off-Market** MLS Orig. Listing Price: **\$224,900**
 MLS Status Change Date: **03/14/2019** MLS Cancellation Date: **03/14/2019**
 MLS Area: **34698 - DUNEDIN** MLS Listing Agent: **260039057-Katie Ducharme**
 MLS Listing Date: **02/27/2019** MLS Listing Broker: **COASTAL PROPERTIES GROUP**

MLS Listing #	U8036013	T2468385
MLS Status	Pending	Withdrawn
MLS Listing Date	02/27/2019	04/26/2011
MLS Listing Price	\$224,900	\$110,000
MLS Orig Listing Price	\$224,900	\$180,000
MLS Expiration Date		04/21/2012
MLS Cancellation Date	03/13/2019	03/01/2012

Last Market Sale & Sales History

Last Mkt Sale Date: **01/01/1998** Owner: **Clark Frankie M**
 Last Mkt Recording Date: **02/05/1998** Seller: **F M Corp**
 Sale Price: **\$27,000** County Doc Link: **9984000306**
 Price Per Sq Ft: **\$27.49** Document Number: **9984-306**
 Deed Type: **Warranty Deed**

Recording Date	07/19/2000	02/05/1998	06/11/1996	06/23/1988
Sale Date	07/19/2000	01/01/1998	05/21/1996	05/31/1988
Sale Price		\$27,000	\$16,100	\$36,000
Nominal	Y			
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Clark Frankie M	Clark Frankie M	F M Corp	Owner Record
Seller Name	Sullivan Nicole S G	F M Corp	Demarcor Alfred A	Mickiewicz Andrew B
Title Company			Florida Title & Guaranty Co	
Document Number	10984-274	9984-306	9370-2300	6773-1733
County Doc Link	10984000274	9984000306	9370002300	6773001733

Mortgage History

Courtesy of Macomber, My Florida Regional MLS

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Property Detail

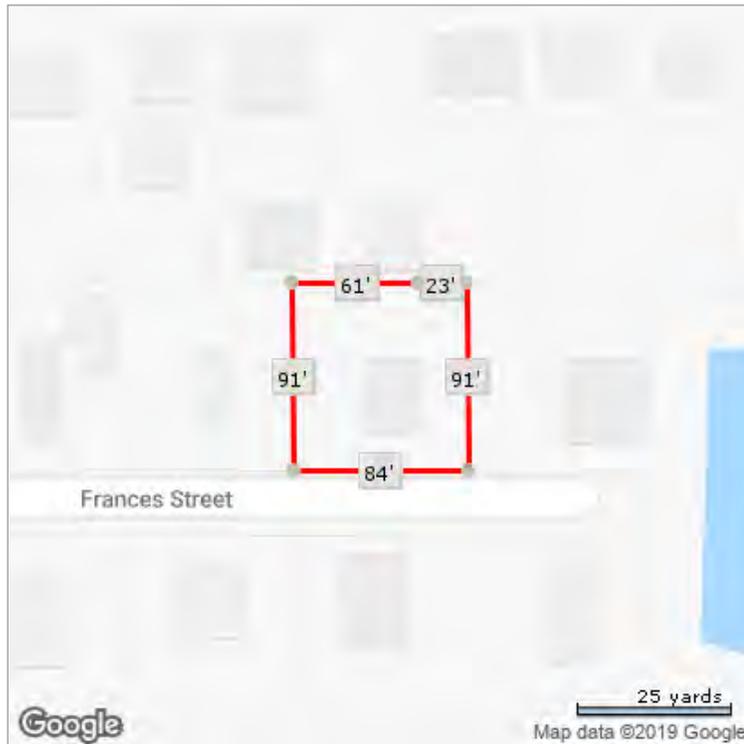
Generated on 03/20/2019

Page 2 of 3

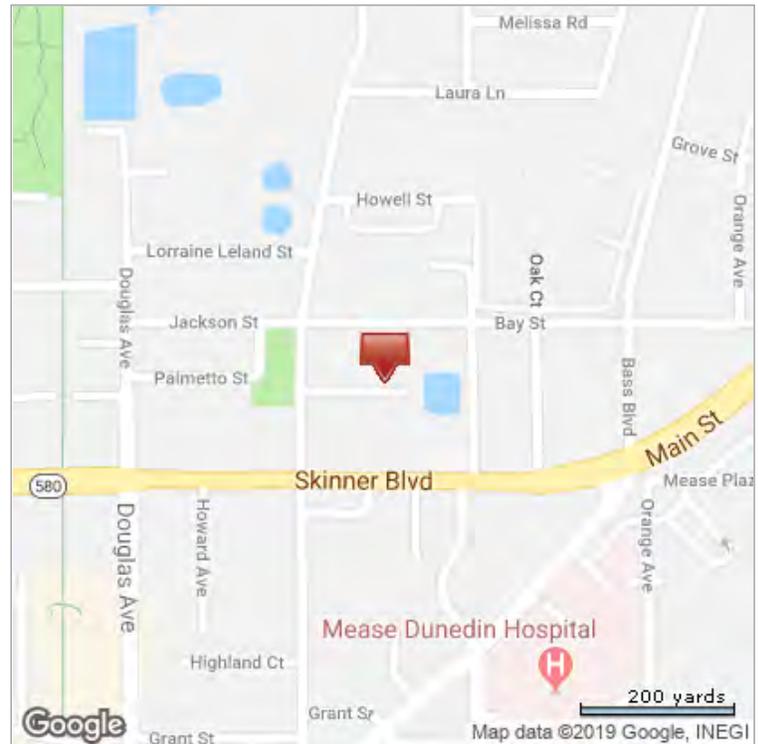
Mortgage Date	04/24/2017	06/10/2009	06/10/2009	12/08/2005	04/04/1997
Mortgage Amount	\$50,000	\$1	\$153,000	\$19,150	\$16,900
Mortgage Lender	Florida Hsng Fin Corp	Hud-Housing/Urban Dev	Wells Fargo Bk Na		
Mortgage Type	Conventional	Fha	Fha	Private Party Lender	Private Party Lender
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Term	2	81	81	30	30
Mortgage Term Code	Years	Years	Years	Years	Years
Mortgage Int Rate		2.566	2.566		
Mortgage Int Rate Type		Adjustable Int Rate Loan	Adjustable Int Rate Loan	Fixed Rate Loan	Fixed Rate Loan
Borrower Name	Clark Frankie M	Clark Frankie M	Clark Frankie M	Clark Frankie M	

Mortgage Date	08/16/1996
Mortgage Amount	\$4,350
Mortgage Lender	Metropolitan Mtg Co
Mortgage Type	Conventional
Mortgage Purpose	Refi
Mortgage Term	
Mortgage Term Code	
Mortgage Int Rate	
Mortgage Int Rate Type	Fixed Rate Loan
Borrower Name	

Property Map



*Lot Dimensions are Estimated



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Property Detail

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Page 3 of 3

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

Project name and address: Winner Circle – 968 Highland Avenue

Property Location Parcel ID: 27-28-15-51588-000-1800

Owner name: Mary Winner

Owner Telephone: _____

Applicant name: Tampa Bay Community Development Corporation

Applicant Telephone: 813-231-4362 ext 3200

Email: Frank.cornier@cdcoftampa.org

Gross Acres: 1.12 acres

Current Zoning: DC Proposed Zoning: DC

Current Land Use: CRD Proposed Land Use: Multi-family

Current Use: Residential Proposed Use: _____

Proposed Building(s) : 14 Townhomes

Square Footage: TBD Project Value: \$4,000,000 Height: 2-Story

Plan details/questions: 14 Affordable Workforce Townhomes

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)

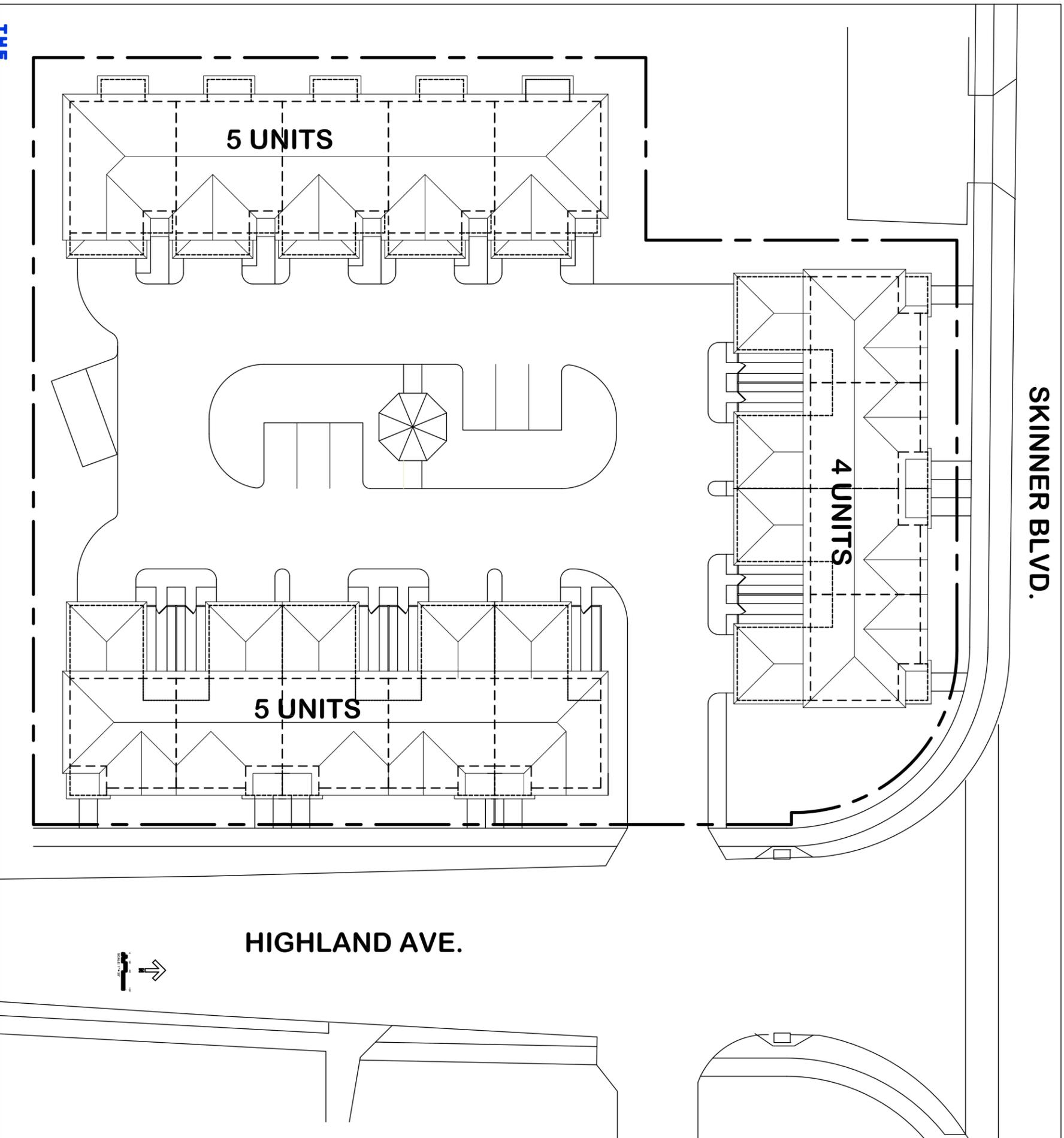
****At time of actual building plan submittal, all signage and tree removals require a separate plan, under a separate permit.**



THE LUNZ GROUP

HIGHLAND-SKINNER SITE
CITY OF DUNEDIN

968 HIGHLAND AVE. DUNEDIN, FL 34698-4984



SITE DATA:

14 UNITS- 2 STORY
AREA: +/- 1400 SF
3 BEDROOM-2-1/2 BATH W/2
CAR GARAGE

PROPOSED SITE OPTION 2

SCALE: 1" = 30'

DATED: 11.26.18

586 Main Street, Suite 201
Dunedin, FL 34698
P 727.733.9400
F 727.733.9555
Lic. AAC001580
lunz.com

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1843.07

Project Info Sheet For Development Review Committee (DRC) Meeting
737 Louden Avenue, Dunedin, FL 34698
Contact: Lael Giebel, Project Coordinator: 727-298-2755

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

Project name and address: 362 Scotland Street, Dunedin, Florida 34698

Property Location Parcel ID: 34-28-15-82044-024-0080

Owner name: Paul Gionis, PA - Representative (Dunedin Station Development, LLC.)

Owner Telephone: 727-446-3333

Applicant name: Housh Ghovae, CEO ~ Northside Engineering, Inc.

Applicant Telephone: 727-443-2869

Email: housh@northsideengineering.net and sandy@northsideengineering.net

Gross Acres: 0.77 +/-

Current Zoning: DC Proposed Zoning: _____

Current Land Use: CRD Proposed Land Use: _____

Current Use: Parking Lot Proposed Use: _____

Proposed Building(s) : _____

Square Footage: _____ Project Value: _____ Height: _____

Plan details/questions: _____

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":

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



Tax Parcel Viewer

Create Property Map

Tax Parcel Id: 34-28-15-82044-024-0080

Select Layout:

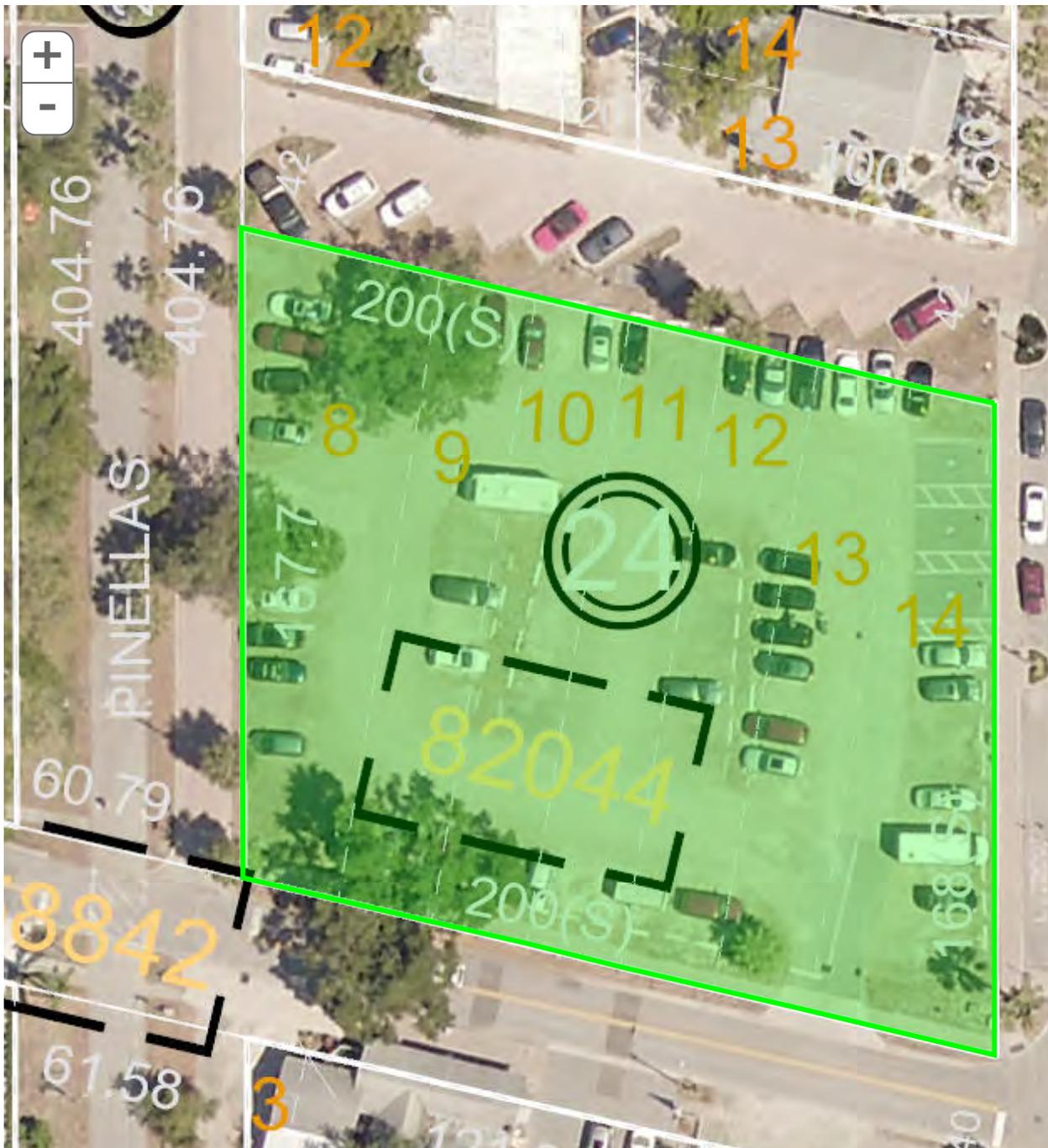
Landscape

Set Map Title:

362 Scotland Street

Download

Cancel



34-28-15-82044-024-0080

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated March 2, 2019

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
DUNEDIN STATION DEVELOPMENT LLC 36181 E LAKE RD STE 382 PALM HARBOR FL 34685-3142	362 SCOTLAND ST DUNEDIN



[Property Use:](#) 1000 (Vacant Commercial Land - lot & acreage) Total Heated SF: Total Gross SF:
 [click here to hide] **Legal Description**
 SIMPSON & WIFE'S ADD BLK 24, LOTS 8 THRU 14 LESS N'LY 22FT & LESS E'LY 5FT OF LOT 14 ALL 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:	No	No	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 (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
14927/1764		121030271013	C	Compare Preliminary to Current FEMA Maps	H1/24

2018 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$554,625	\$491,275	\$491,275	\$554,625	\$491,275

[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	\$499,162	\$446,614	\$446,614	\$499,162	\$446,614
2016	No	\$471,431	\$406,013	\$406,013	\$471,431	\$406,013
2015	No	\$388,238	\$369,103	\$369,103	\$388,238	\$369,103
2014	No	\$360,506	\$335,548	\$335,548	\$360,506	\$335,548
2013	No	\$305,044	\$305,044	\$305,044	\$305,044	\$305,044
2012	No	\$284,245	\$284,245	\$284,245	\$284,245	\$284,245
2011	No	\$284,245	\$284,245	\$284,245	\$284,245	\$284,245
2010	No	\$325,842	\$325,842	\$325,842	\$325,842	\$325,842
2009	No	\$388,238	\$388,238	\$388,238	\$388,238	\$388,238
2008	No	\$412,400	\$412,400	\$412,400	\$412,400	\$412,400
2007	No	\$520,000	\$520,000	\$520,000	N/A	\$520,000
2006	No	\$548,300	\$548,300	\$548,300	N/A	\$548,300
2005	No	\$510,000	\$510,000	\$510,000	N/A	\$510,000
2004	No	\$430,000	\$430,000	\$430,000	N/A	\$430,000
2003	No	\$410,000	\$410,000	\$410,000	N/A	\$410,000
2002	No	\$396,700	\$396,700	\$396,700	N/A	\$396,700
2001	No	\$390,700	\$390,700	\$390,700	N/A	\$390,700
2000	No	\$274,200	\$274,200	\$274,200	N/A	\$274,200
1999	No	\$258,300	\$258,300	\$258,300	N/A	\$258,300
1998	No	\$250,300	\$248,000	\$223,000	N/A	\$223,000
1997	Yes	\$243,900	\$243,900	\$218,900	N/A	\$218,900
1996	Yes	\$231,600	\$231,600	\$231,600	N/A	\$231,600

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	Y/I
13 Feb 2006	14927 / 1764	\$2,210,000	U	I
13 Nov 2000	11119 / 1688	\$745,600	U	I
06 May 1998	10086 / 0700	\$510,000	U	I
06 May 1998	10086 / 0698	\$460,000	U	I
20 Sep 1995	09112 / 0888	\$500,000	Q	I
03 Jul 1989	07034 / 1770	\$150,000	Q	I

2018 Land Information

Seawall: No

Frontage: None

View:

[Land Use](#) [Land Size](#) [Unit Value](#) [Units](#) [Total Adjustments](#) [Adjusted Value](#) [Method](#)

Vacant Commercial (10)	0x0	20.00	32624.9800	1.0000	\$652,500	SF
------------------------	-----	-------	------------	--------	-----------	----

[click here to hide] 2019 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[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
07-0000594	BUILDING MOVE	05 Jun 2007	\$49,050
34-0000974	NEW COMMERCIAL	18 Mar 2005	\$550,000
44-0000612	DEMOLITION	28 Jan 2005	\$0
04-00002330	SPECIAL USE	14 Oct 2004	\$15,000
04-00000662	HEAT/AIR	20 Apr 2004	\$2,900
01-00004259	SPECIAL USE	18 Dec 2001	\$845



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

Prepared by and return to:
Attorney Title Services, Inc.
111 N. Belcher Rd. Ste. 201
Clearwater, FL 33765
727-712-9600
File Number: RL05-478

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 23rd day of January, 2006 between Contactman Coaching, Inc., a corporation whose post office address is 3165 McMullen Booth Rd, Ste. D1, Clearwater, FL 33761, grantor, and Dunedin Station Development, LLC, a Florida Corporation whose post office address is 7627 Little Rd, New Port Richey, FL 34654, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida to-wit:

Lots 8, 9, 10, 11, 12, 13, and 14, Block 24, Wm. Simpson and Wife's Addition to Dunedin, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 24, Public Records of Hillsborough County of which Pinellas was formerly apart. Less the Northerly 10 feet thereof and Less the Southerly 12 feet of the Northerly 22 feet of Lots 8; 9; 10, 11, 12, 13, 14, Block 24.

Parcel Identification Number: 34/28/15/82044/024/0080

Subject to easements, restrictions and declarations of record if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for the encumbrances set forth on "Exhibit A" attached hereto and except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Wade
Witness Name: Tiffany Wade

Contactman Coaching, Inc. a corporation
By: *Dennis Martino*
Dennis Martino, President and Secretary

(Corporate Seal)

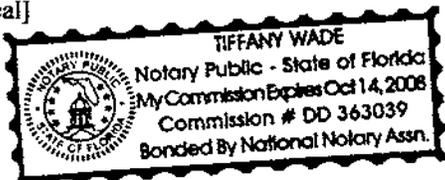
Also see attached Board Resolution

Louis Bakalopis
Witness Name: Louis Bakalopis

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 23rd day of January, 2006 by Dennis Martino, President of Contact Man Coaching, Inc., a corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Tiffany Wade
Notary Public, State of Florida
Printed Name: Tiffany Wade
My Commission Expires: October 14, 2008

**WRITTEN ACTION IN LIEU OF A
SPECIAL MEETING OF THE BOARD OF DIRECTORS AND SHAREHOLDERS
OF
CONTACTMAN COACHING, INC.**

The undersigned, being the sole member of the Board of Directors and the sole Shareholder of CONTACTMAN COACHING, INC., a Florida corporation (the "Corporation"), acting without meeting pursuant to the Bylaws of the Corporation and to the Florida Business Corporation Act, hereby consent to and unanimously adopt the following preambles, resolutions and actions:

1. RESOLVED, that this Written Action shall be in lieu of a special meeting of the Board of Directors and Shareholders of the Corporation.
2. WHEREAS, the Corporation's officers have been negotiating with Paul Bakkalapulo (the "Buyer") for the sale and purchase of the real property described as 362 Scotland Street, Dunedin, FL 34698 as more particularly described on the attached Exhibit "A" (the "Real Property"), for a purchase price of \$2,210,000.00, pursuant to a Commercial Contract and the Addendum to Contract, each dated December 16, 2005 by and between the Corporation and the Buyer (the "Real Estate Contract"); and

WHEREAS, a copy of the Real Estate Contract and the schedules and exhibits thereto has been submitted to the Board of Directors and Shareholders of the Corporation; and

WHEREAS, it is in the best interest of the Corporation that it sell the Real Property pursuant to the Real Estate Contract;

NOW, THEREFORE, it is

RESOLVED, that the form, terms and provisions of the Real Estate Contract and all other agreements contemplated thereby be and they are hereby, adopted, accepted, ratified and approved in all respects.

FURTHER RESOLVED, that the transaction contemplated by the Real Estate Contract be and is hereby adopted, accepted and approved in all respects.

FURTHER RESOLVED, that Dennis Martino, as the President and the Secretary of the Corporation, be, and he hereby is, authorized and directed to execute and deliver the Real Estate Contract, and any and all agreements, certificates and instruments ancillary or related thereto or contemplated

thereby, and any amendments, revisions or modifications to any of the foregoing as he, in his sole discretion, may deem necessary or desirable.

FURTHER RESOLVED, that Dennis Martino, as the President and the Secretary of the Corporation be, and he hereby is, authorized and directed to cause the Corporation to perform its obligations under the Real Estate Contract and the agreements, instruments and certificates executed and delivered thereby or in connection with the transactions contemplated thereby.

FURTHER RESOLVED, that any and all actions heretofore or hereafter taken by such officer or officers within the terms of the foregoing resolutions, be and they hereby are, ratified and confirmed as the act and deed of the Corporation.

DATED the 20 day of January, 2006.

SOLE DIRECTOR/SOLE SHAREHOLDER:



Dennis Martino



COPY

2019 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L06000008724

Entity Name: DUNEDIN STATION DEVELOPMENT, L.L.C.

Current Principal Place of Business:

36181 EAST LAKE ROAD
SUITE 382
PALM HARBOR, FL 34685

Current Mailing Address:

36181 EAST LAKE ROAD
SUITE 382
PALM HARBOR, FL 34685

FEI Number: 20-4144067

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BAKKALAPULO, PAUL
36181 EAST LAKE ROAD
SUITE 382
PALM HARBOR, FL 34685 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:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name BAKKALAPULO, PAUL
Address 36181 EAST LAKE ROAD SUITE 382
City-State-Zip: PALM HARBOR FL 34685

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: PAUL BAKKALAPULO

MGR

03/05/2019

Electronic Signature of Signing Authorized Person(s) Detail

Date

LOG000008724

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

Handwritten signature/initials



500063856735

01/19/06--01038--007 **125.00

SECRETARY OF STATE
FLORIDA
05 JAN 19 PM 3:00

FILED



Bakkalapulo & Boutzoukas, P.A.

ATTORNEYS AND COUNSELORS AT LAW



LOUIS BAKKALAPULO, ESQ.
TEL. EXTENSION: 11
LOU@BB-LAWGROUP.COM

CONSTANTINE CENTER
111 NORTH BELCHER ROAD
SUITE 201
CLEARWATER, FLORIDA 33765
TELEPHONE (727) 726-6233
WWW.BB-LAWGROUP.COM

HILLSBOROUGH (813) 288-9779
PASCO (727) 857-1886
FACSIMILE (727) 726-9545

MICHAEL BOUTZOUKAS, ESQ.
TEL. EXTENSION: 18
MEB@BB-LAWGROUP.COM

January 18, 2006

VIA: FedEx

Secretary of State
Division of Corporations
409 E. Gaines St.
P.O. Box 6327
Tallahassee, Florida 32399

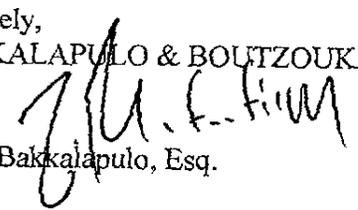
RE: Dunedin Station Development, LLC

Dear Sir/Madam:

Enclosed please find the Articles of Organization, together with a copy and a check in the amount of \$125.00, which covers the cost for filing a new LLC. Also enclosed is a copy of the Articles to be returned to me in the enclosed self-addressed envelope.

Should you have any questions, please do not hesitate to contact my office. Thank you for your assistance.

Sincerely,
BAKKALAPULO & BOUTZOUKAS, PA


Louis Bakkalapulo, Esq.

LB/ci
Encl.
Cc: Costa Homes, Inc.

05 JAN 19 PM 3:00
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
DUNEDIN STATION DEVELOPMENT, L.L.C.**

ARTICLE I

NAME.

The name of this Company is **DUNEDIN STATION DEVELOPMENT, L.L.C.**

**ARTICLE II
PURPOSE.**

This Company is organized for the purpose of transacting any and all **lawful** business for which limited liability companies may be formed under Chapter 608 of the Florida Statutes.

05 JAN 19 2008 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ARTICLE III

CAPITAL CONTRIBUTIONS.

Initial contributions to capital in an aggregate amount of \$2,200.00 shall be paid to this Company in cash or in property by the Members in such amounts as are set forth in the Operating Agreement.

From time to time, the Members may determine by a unanimous vote that additional contributions to capital are deemed necessary to finance the business and affairs of this Company.

In the event of such a determination, this Company will notify each Member of such Member's obligations to make an additional contribution to capital. Each Member shall be required to make an additional contribution to capital in proportion to such Member's then existing non-returned, contributed capital, or in any other proportion which the Members may unanimously agree.

ARTICLE IV

ADMITTANCE OF NEW MEMBERS.

The Members shall be entitled to admit new Members by unanimous consent. The Members shall unanimously determine the contributions to capital required of the new Members at the time of admission.

ARTICLE V

MANAGEMENT AND POWERS.

The business of this Company shall be managed under the direction of one or more Managers. All powers of this Company shall be exercised only by or under the authority of such Managers, except as otherwise provided by law, these Articles of Organization, the Regulations or Operating Agreement of this Company. The following is a list of the names and addresses of each individual who shall serve as a Manager, at the pleasure of the Members, until the first annual meeting of Members:

<u>NAME</u>	<u>ADDRESS</u>
Paul Bakkalapulo, Manager	7627 Little Rd., New Port Richey, FL 34654

05 JAN 19 PM 3:00
FILED
STATE OF FLORIDA

ARTICLE VI

REGULATIONS AND OPERATING AGREEMENT.

The power to alter, amend or repeal the Regulations and Operating Agreement of this Company shall be vested solely in the Members.

ARTICLE VII

PRINCIPAL PLACE OF BUSINESS AND INITIAL REGISTERED AGENT.

The street address of the principal place of business of this Company shall be:

7627 Little Rd., New Port Richey, FL 34654
County of Pasco
State of Florida

This Company reserves the right, power and authority to establish branch offices at such places as may be designated by this Company. The initial registered agent of this Company shall be Louis Bakkalapulo, Esq., whose street address is:

BAKKALAPULO & BOUTZOUKAS, PA
111 N. Belcher Road, Suite 201
Clearwater, FL 33765
County of Pinellas
State of Florida

ARTICLE VIII

DURATION; DISSOLUTION.

This Company shall have perpetual existence from the date upon which these Articles of Organization are filed with the Department of State of the State of Florida, unless earlier terminated by the terms of this Article VIII. This Company shall be dissolved upon the occurrence of any event which terminates the membership of any Member as a matter of law, unless the remaining Members unanimously consent to the continued existence of this Company within 90 days after the date of occurrence of such event. This Company shall be dissolved upon the unanimous consent of the Members.

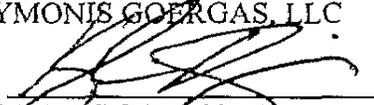
ARTICLE IX AMENDMENT.

The power to alter, amend or repeal these Articles of organization shall be vested solely in the Members.

The undersigned, being all of the original Members of this Company, certify that the foregoing constitutes the entire proposed Articles of Organization of this Company.

Executed by the undersigned at Florida on this day of

DRYMONIS GOERGAS, LLC

BY: 
KYRIAKOS DRYMONIS
Its: _____, Member

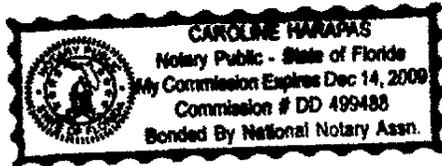
05 JAN 19 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared KYRIAKOS DRYMONIS, on behalf of DRYMONIS GEORGAS, LLC, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 17 day of January, 2006.



Caroline Haganas
Notary Public
My Commission Expires:

COSTA HOMES, INC.

BY: *Paul Bakkalapulo*
PAUL BAKKALAPULO
Its: Vice-President, Member

RECORDED AND FILED
JAN 19 2006
05 JAN 19 PM 2006

FILED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared PAUL BAKKALAPULO, on behalf of COSTA HOMES, INC., to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 18th day of January, 2006.

Cathy A. Inman
Notary Public
My Commission Expires:



KARABAKK DEVELOPMENT, INC.

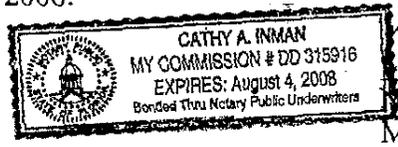
BY: George Karalis, Esq.
GEORGE KARALIS
Its: President, Member

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared GEORGE KARALIS on behalf of KARABAKK DEVELOPMENT, INC., to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 18th day January, 2006.



Cathy A. Inman
Notary Public
My Commission Expires:

STATE OF FLORIDA
NOTARY PUBLIC

05 JAN 19 PM 3:00

ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept service of process for the above-stated limited liability company, at the place designated in the Articles, I do hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BAKKALAPULO & BOUTZOUKAS

BY: [Signature]
Louis Bakkalapulo, Esq.
111 N. Belcher Road, Suite 201
Clearwater, FL 33765
(727) 726-6233

Project Info Sheet For Development Review Committee (DRC) Meeting

737 Louden Avenue, Dunedin, FL 34698

Contact: Lael Giebel, Project Coordinator: 727-298-2755

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: **MERANOVA B&B LLC, 458 VIRGINIA LN, DUNEDIN**

Property Location Parcel ID: **27-28-15-82332-000-0100**

Owner name: **JUAN JOSE MINIELLO "JJ"**

Owner Telephone: **813-767-1426**

Applicant name: **PATTI THE ARCHITECT, INC**

Applicant Telephone: **727-733-3769**

Email: **PARCH@GATE.NET**

Gross Acres: **.33 AC = (14,233.5 SF)**

Current Zoning: **DOWNTOWN CORE DC** Proposed Zoning: **DC**

Current Land Use: **?** Proposed Land Use: **SAME AS EXIST**

Current Use: **BED & BREAKFAST** Proposed Use: **SAME**

Proposed Building(s) : **OUTDOOR BAR B Q H/C TOILET ROOM (222 SF) DECKING (823 SF)**

Square Footage: **1045 SF** Project Value: **18,000 +/-** Height: **8'-0"**

Plan details/questions: **Water and Sewer Hook up locations? Impact fees?**

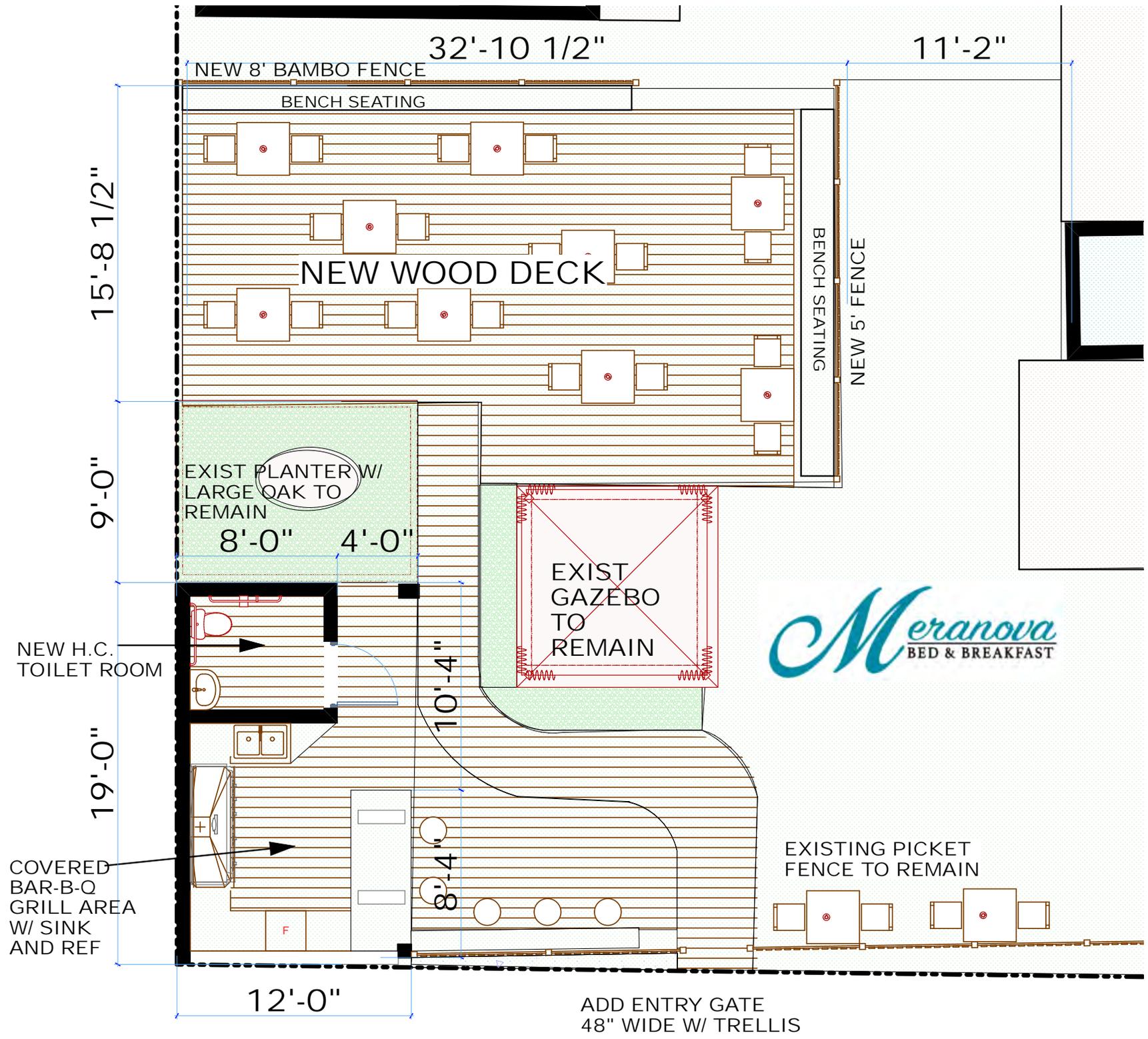
All of the following documents should be submitted in an electronic format (.pdf or .jpeg), or provide 12 hard copies if larger than 11" x 17":

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

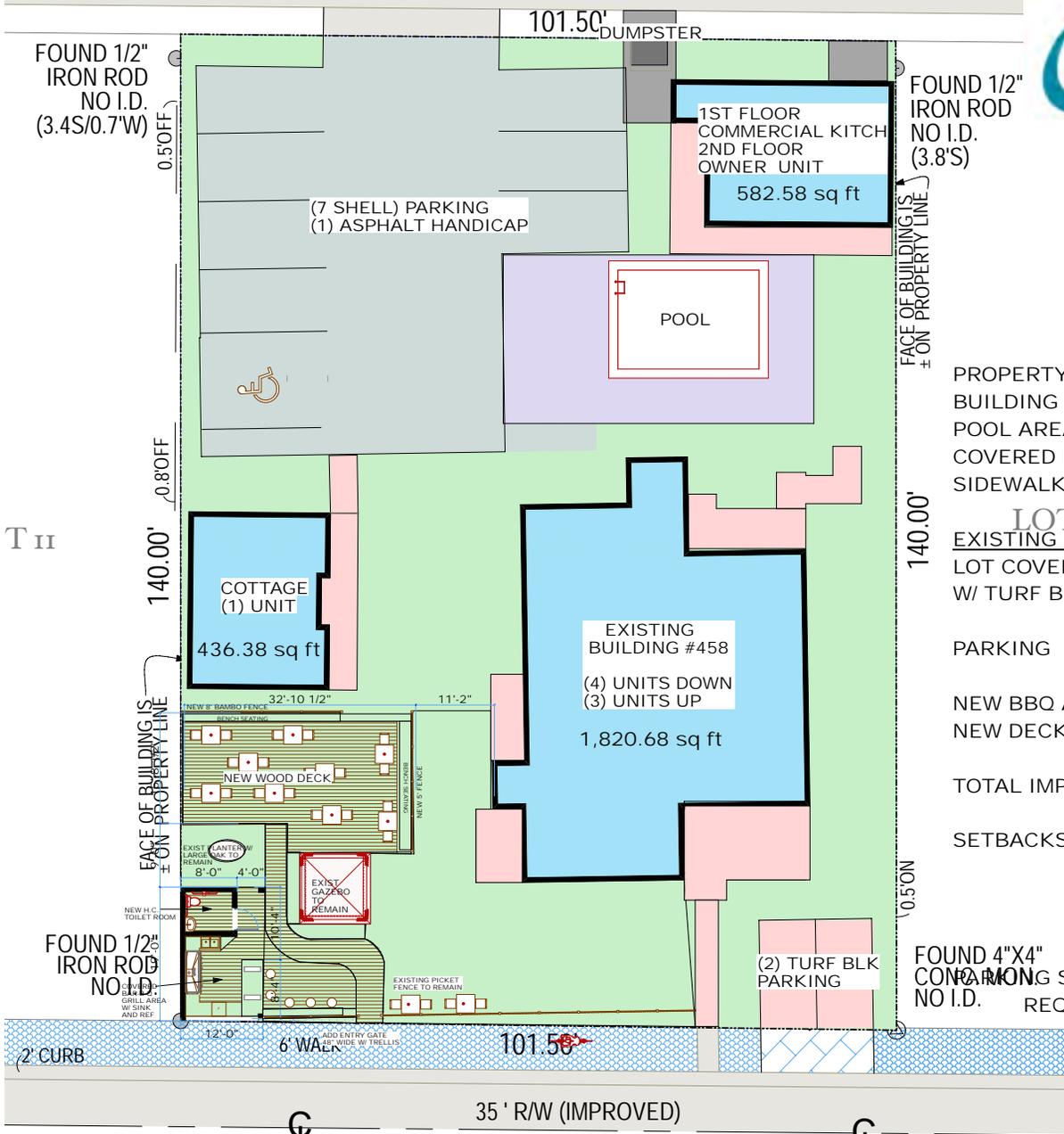
- Property size
- Building size by square footage of use, and building height
- Percentage of lot covered by building footprint
- Setbacks; front, rear, and side
- Number of parking spaces per use; required and provided
- Vicinity of map, date, north arrow, and scale

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.**



10' ALLEY



PROPERTY SIZE	14,233.5 SF = .33AC
BUILDING SIZE	2,840 SF
POOL AREA	828 SF
COVERED PORCH	609 SF
SIDEWALKS	747 SF

LOT 9
EXISTING IMPERVIOUS

LOT COVERAGE	5024 SF	35.3%
W/ TURF BLK/ SHELL	7666 SF	53.9%

PARKING (SHELL/TURF BLK) 2,642 SF

NEW BBQ AND HC TOILET ROOFED 222 SF
 NEW DECKING 823 SF

TOTAL IMPERVIOUS 6,069 SF = 42.6%

SETBACKS

FRONT	0.0'
W SIDE	0.0'
E. SIDE	0.0'
REAR	5.6'

FOUND 4"X4" CONCRETE FOUNDATION
 FOUND 1/2" IRON ROD NO I.D. COMMON CONC. FOUNDATION SPACES PROVIDED = 10
 FOUND 1/2" IRON ROD NO I.D. REQ. 1/ (8) UNIT + 2 OWNER = 10

SITE PLAN



PATTI THE ARCHITECT, INC
 1634 SAN ROY DRIVE
 DUNEDIN , FL
 727-733-3769

VIRGINIA LANE



