PLANNING & ZONING REGULAR MEETING
THURSDAY, AUGUST 18, 2022 – 2:00 PM
CITY AUDITORIUM 120 108TH AVENUE TREASURE ISLAND. FL

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **PLEDGE ALLEGIANCE**

3. **ROLL CALL**
   Richard Harris Chair
   Ross Sanchez Vice Chair
   Pam Brangaccio Board Member
   Diana Crabill Board Member
   Chris Downing Board Member
   Linda Driscoll Board Member
   Lynn Fisher Board Member
   Heidi Horak Board Member
   Michael Hurtubise Board Member

4. **CELL PHONE ANNOUNCEMENT**

5. **ADMINISTRATION OF OATH**

6. **APPROVAL OF MINUTES**
   NONE

7. **EX-PARTE COMMUNICATION DISCLOSURE**

8. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES**
   TO BE PROVIDED AT MEETING

9. **PRESENTATION OF ITEMS**

   9.A SPEC-000267-2022 - 145 104TH AVE. - Special exception use request to allow a multi-use private dock at an existing 10-unit multiple-family dwelling.
   1. Staff Report.docx
   2. Application.pdf
   3. PCPAO Ownership.pdf
   4. PCPAO Ownership #2.pdf

5. Amadeus Condominium Association - Board of Directors.pdf
6. Amadeus Condominium Association - Annual Report.pdf
7. Affidavit to Authorize Agent.pdf
8. Special Exception Use Narrative.pdf

9.B SMOD-000268-2022 - 145 104TH AVE. - Site plan modification request to allow the construction of a multi-use private dock at an existing 10-unit multiple-family dwelling.
1. Staff Report.docx
2. Application.pdf
3. PCPAO Ownership.pdf
4. PCPAO Ownership #2.pdf
5. Amadeus Condominium Association - Board of Directors.pdf
6. Amadeus Condominium Association - Annual Report.pdf
7. Affidavit to Authorize Agent.pdf
8. Boundary Survey.pdf
9. Site Plan.pdf
10. Pinellas County Water and Nav Application.pdf

10. PUBLIC COMMENTS ON NON-AGENDA ITEMS

11. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

12. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD
NEXT P&Z MEETING: THURSDAY, SEPTEMBER 15, 2022 @ 2:00 PM

13. ADJOURNMENT

AGENDA ITEM NO. 9.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE: August 18, 2022

SUBMITTED BY: Jamie Viveiros, Community Development

ITEM TYPE: Public Hearings

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: SPEC-000267-2022 - 145 104TH AVE. - Special exception use request to allow a multi-use private dock at an existing 10-unit multiple-family dwelling.

BACKGROUND:

The subject property is a waterfront parcel that abuts Boca Ciega Bay. There is an existing 10-unit multiple-family dwelling on the lot that was constructed in 1996. There is an existing 4' x 30' walkout to a 12' x 9.5 dock head. There are no existing boat lifts or wet slips on site.

A multi-use private dock is a special exception use in the RFM-30 zoning district. There is currently no special exception use approval on file for the subject property. Therefore, the existing dock in a non-conforming use.

The applicant is currently requesting a special exception use to allow a multi-use private dock. The applicant is looking to reconstruct a new 4' x 29' walkout to a 12' x 10' dock head. There are no proposed boat lifts or wet slips.

The applicant attended the required pre-application conference on June 15, 2022. The applicant has addressed all preliminary comments provided by staff, or they have been included as recommended conditions of approval herein.

	Per Code, the special exception use application is accompanied by a site plan modification application (SMOD-000268-2022).
POLICY/PURPOSE:	N/A
STRATEGIC PLAN RELEVANCE:	N/A
ANALYSIS/DISCUSSION:	SEE STAFF REPORT.
FUNDING:	N/A
MOTION:	I move to approve/approve with conditions/deny/continue Case No. SPEC-000267-2022, a special exception use request to allow a multi-use private dock at an existing 10-unit multiple-family dwelling located at 145 104th Ave., finding the request met/did not meet the criteria of section 68-481.

ATTACHMENTS:

1. Staff Report.docx
2. Application.pdf
3. PCPAO Ownership.pdf
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5. Amadeus Condominium Association - Board of Directors.pdf
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8. Special Exception Use Narrative.pdf

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
120 - 108th Avenue, Treasure Island, Florida 33706
Telephone (727) 547-4575; Fax (727) 547-4584

CASE NO. SPEC-000267-2022
STAFF REPORT
THURSDAY, AUGUST 18, 2022 AT 2:00 P.M.

DESCRIPTION: Special exception use request to allow a multi-use private dock at an existing 10-unit multiple-family dwelling.

SITE LOCATION: 145 104th Ave.
Treasure Island, FL 33706



PARCEL ID #: 23-31-15-00883-000-0001
23-31-15-00883-000-0002

LEGAL DESCRIPTION: AMADEUS CONDO COMMON ELEMENTS
AMADEUS CONDO COMMON AREA, SWIMMING POOL REC AREA, ETC

PROPERTY OWNER: Amadeus Condo Association Inc.
7955 11th Ave. S
St. Petersburg, FL 33707

AGENT / APPLICANT: Hilda MacDonald
12368 Capri Circle N.
Treasure Island, FL 33706

GENERAL INFORMATION:

Land Use: Resort Facilities Medium

Zoning: RFM-30 (Resort Facilities Medium)

Adjacent Property (Use):

North: 149 104th Ave. – Multiple-Family Dwelling (10-unit apartments)

West: Treasure Island Park & Community Center

South: 141 104th Ave. – Multiple-Family Dwelling (4-unit apartments)

East: Boca Ciega Bay

PROPERTY HISTORY:

The subject property is a waterfront parcel that abuts Boca Ciega Bay. There is an existing 10-unit multiple-family dwelling on the lot that was constructed in 1996. There is an existing 4' x 30' walkout to a 12' x 9.5 dock head. There are no existing boat lifts or wet slips on site.

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The applicant attended the required pre-application conference on June 15, 2022. The applicant has addressed all preliminary comments provided by staff, or they have been included as recommended conditions of approval herein.

Per Code, the special exception use application is accompanied by a site plan modification application (SMOD-000268-2022).

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 4. - RFM-30 (RESORT MEDIUM) ZONING DISTRICT
Sec. 68-282. - Uses permitted.
The following uses shall be allowed within an RFM-30 zoning district as permitted, special exception or accessory uses as set forth herein:

(2) Special exception uses. Upon application and after a favorable determination by the planning and zoning board that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices, the following special exception uses may be permitted in an RFM-30 zoning district:

g. Commercial docks, multiuse private dock.

ARTICLE II. - MARINE STRUCTURES
Sec. 69-32. - Definitions.
Multi-use private dock means any dock owned in common or used jointly by the residents of an apartment house (more than two units), condominium or cooperative apartment.

DIVISION 2. - SPECIAL EXCEPTIONS
Sec. 70-201. - Procedure.

(a) Except as provided for in subsection (c), the planning and zoning board shall hear and decide special exceptions, decide such questions as are involved in determining when special exceptions should be granted, and grant special exceptions with appropriate conditions and safeguards or deny special exceptions when not in harmony with the purpose and intent of the land development regulations. With the exception of single-family and duplex development proposals, all requests for special exception usage shall be accompanied by a site plan which shall undergo concurrent review by the planning and zoning board.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a special exception use for approval or denial is contained in the City of Treasure Island Land Development Regulations – Section 68-481.

1. The use is a permitted special use as set forth in article VI.

A multi-use private dock is a special exception use within the RFM-30 (Resort Facilities Medium) zoning district.

2. The use is consistent with the city comprehensive plan.

The proposed special exception use is consistent with the Resort Facilities Medium land use category within the Comprehensive Plan.

3. The use is designed, located and proposed to be operated in a manner that will protect the public health, safety, welfare and convenience.

The specific land development regulations pertaining to marine structures will be reviewed under the site plan modification application (SMOD-000268-2022).

4. The use will not adversely affect the value of other property in the neighborhood where it is to be located.

Multi-use private docks are found throughout the city on many parcels of land abutting Boca Ciega Bay. The proposed dock is not anticipated to adversely impact the value of neighboring properties.

5. The use will be compatible with development adjacent to and near the property under consideration for a special exception.

The proposed dock will be compatible with the surrounding development. The adjacent properties to the north and south are multiple-family dwellings with docks of similar size and configuration. These properties are also zoned RFM-30.

6. The use will be consistent with the character and purpose of the zoning district where it is to be located.

The proposed dock and boat lift will be consistent with the character and purpose of the RFM-30 zoning district, to delineate those areas suitable for limited residential as well as resort facilities development of a medium density character together with associated special exception and accessory uses.

7. The use will ensure that adequate landscaping is provided as required in the land development regulations, or as otherwise required.

The proposed dock is located entirely above water. The landscaping of the upland property shall remain unchanged.

8. The use will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, and access in case of fire or catastrophe.

The proposed dock is for the sole use of the property owners and their guests. Therefore, the proposed dock shall not have any additional impact on parking or traffic patterns.

9. The use will be compatible with the existing natural environment of the site, neighboring public parks and properties in the neighborhood as outlined in the city comprehensive plan.

The proposed dock will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process. These entities review the permit

application to ensure that no marine vegetation or aquatic habitats will be negatively impacted by construction of the proposed docks, and that the location of the proposed structures will not impede navigation.

10. The use will orient and locate buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the building(s) with adjacent development and the surrounding landscape.

The proposed dock will be located entirely above water. The specific land development regulations pertaining to marine structures will be reviewed under the site plan modification application (SMOD-000268-2022).

11. The use will have sufficient setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control any adverse effects of noise, lights, dust, fumes and other nuisances.

The proposed dock meets the minimum setback requirements to adjacent properties. There are no vegetative screens or buffers required between the proposed dock and upland development or adjacent properties.

12. The use will have sufficient land area.

N/A - The proposed dock will be located entirely above water and not on the upland parcel.

13. The use will meet the adopted levels of service required by the city comprehensive plan and the land development regulations.

The adopted level of service for each aspect of the city's infrastructure is not anticipated to be negatively impacted by this use.

STAFF RECOMMENDATION:

Staff recommends the proposed special exception use request be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. A site plan modification must be approved by the Planning and Zoning Board.
2. The proposed dock shall be for the sole use of the property owners and their guests, and cannot be advertised or made available to the general public.
3. This proposed dock cannot be used or associated with any business or commercial venture.
4. No fueling facility can be established on site.
5. There shall be no liveaboards on site.
6. The applicant will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process as applicable.

7. The special exception use approval for a multiuse private dock is only valid with the existing multiple-family dwelling on the upland property. A change of use on the upland property will require a new special exception use approval for the dock if such dock classification is a special exception use in this zoning district.

AUGUST 18, 2022
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

CASE NO.: SPEC-000267-2022
LOCATION: 145 104th AVE.

The Planning & Zoning Board has made a motion to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [ ] APPROVE WITH CONDITIONS

A special exception use request to allow a multi-use private dock at an existing 10-unit multiple-family dwelling.

CONDITIONS:

1. A site plan modification must be approved by the Planning and Zoning Board.
2. The proposed dock shall be for the sole use of the property owners and their guests, and cannot be advertised or made available to the general public.
3. This proposed dock cannot be used or associated with any business or commercial venture.
4. No fueling facility can be established on site.
5. There shall be no liveaboards on site.
6. The applicant will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process as applicable.
7. The special exception use approval for a multiuse private dock is only valid with the existing multiple-family dwelling on the upland property. A change of use on the upland property will require a new special exception use approval for the dock if such dock classification is a special exception use in this zoning district.

_____ _____
Richard Harris, Chair Dated & Filed with City Clerk
Planning & Zoning Board

Case Number: SPEC-000267-2022

RECEIVED
JUL 05 2022
BY:

City of Treasure Island
Development Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Amadeus Condo Assoc
Address: 145 104th Ave. / Treasure Island, FL
Phone: 727-439-5334
Fax:
Email: hilda12368@earthlink.net

Agent: Hilda MacDonald
Address: 12368 Capri Circle N Treasure Island, FL
Phone: 727-439-5334
Fax:
Email:

List all Legal Owner(s) of Property:

Complete legal description (may be placed on attached separate page): Amadeus Condo Common Elements

Development Name: Amadeus Condo Assoc.

Site Location/Address: 145 104th Ave, Treasure Island

Area of Development (Acreage or Square Feet)

Parcel Identification Number (list all): 23-31-15-00883-000-0002

Application Request: Special Exemption use for replacement of current dock on multi use property

Future Land Use Designation: Proposed Future Land Use:

Current Zoning: RFM-30 Proposed Zoning:

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Hilda MacDonald
Owner/Agent

6/28/2022
Date

23-31-15-00883-000-0001

Compact Property Record Card

Tax Estimator | **Updated July 16, 2022** | Email | Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
AMADEUS CONDO ASSN INC 7955 11TH AVE S ST PETERSBURG FL 33707-2705	104TH AVE TREASURE ISLAND

Property Use: 0904 (Condo Common Area Assn Own - open/green space) | Current Tax District: TREASURE ISLAND (TI) | Total Living SF: | Total Gross SF:

[click here to hide] **Legal Description**
AMADEUS CONDO COMMON ELEMENTS

Tax Estimator | File for Homestead Exemption

Exemption	2022	2023
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2022 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: 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
10183/0439	Sales Query	121030279012	A	Current FEMA Maps	120/42

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	**$0**	**$0**	**$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
2020	No	$0	$0	$0	$0	$0
2019	No	$0	$0	$0	$0	$0
2018	No	$0	$0	$0	$0	$0
2017	No	$0	$0	$0	$0	$0
2016	No	$0	$0	$0	$0	$0
2015	No	$0	$0	$0	$0	$0
2014	No	$0	$0	$0	$0	$0
2013	No	$0	$0	$0	$0	$0
2012	No	$0	$0	$0	$0	$0
2011	No	$0	$0	$0	$0	$0
2010	No	$0	$0	$0	$0	$0
2009	No	$0	$0	$0	$0	$0
2008	No	$0	$0	$0	$0	$0
2007	No	$0	$0	$0	N/A	$0
2006	No	$0	$0	$0	N/A	$0
2005	No	$0	$0	$0	N/A	$0
2004	No	$0	$0	$0	N/A	$0
2003	No	$0	$0	$0	N/A	$0
2002	No	$0	$0	$0	N/A	$0
2001	No	$0	$0	$0	N/A	$0
2000	No	$0	$0	$0	N/A	$0
1999	No	$0	$0	$0	N/A	$0

2021 Tax Information

2021 Tax Bill | Tax District: TI
2021 Final Millage Rate 17.4295

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
No recent sales on record				

2021 Land Information

Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method

Residential Common Area (09)	0x0	85.00	14995.8000	1.0000		$1,274,643	SF

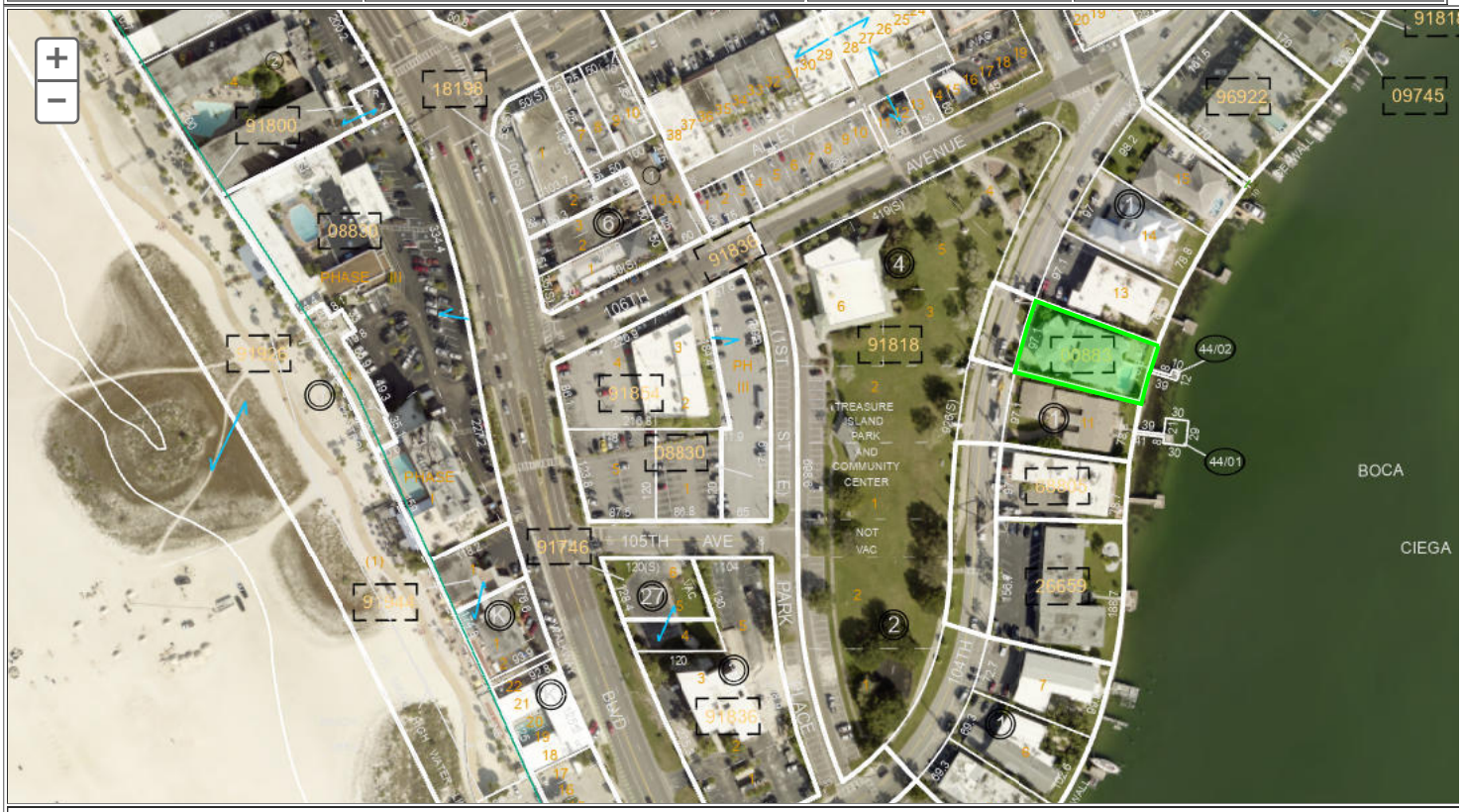
[click here to hide] 2022 Extra Features

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
201800634	MISCELLANEOUS	12 Apr 2018	$1
201800633	ROOF	06 Apr 2018	$58,750



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Interactive Map of this parcel | Map Legend | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

23-31-15-00883-000-0002

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2015	No	$0	$0	$0	$0	$0
2014	No	$0	$0	$0	$0	$0
2013	No	$0	$0	$0	$0	$0
2012	No	$0	$0	$0	$0	$0
2011	No	$0	$0	$0	$0	$0
2010	No	$0	$0	$0	$0	$0
2009	No	$0	$0	$0	$0	$0
2008	No	$0	$0	$0	$0	$0
2007	No	$0	$0	$0	N/A	$0
2006	No	$0	$0	$0	N/A	$0
2005	No	$0	$0	$0	N/A	$0
2004	No	$0	$0	$0	N/A	$0
2003	No	$0	$0	$0	N/A	$0
2002	No	$0	$0	$0	N/A	$0
2001	No	$0	$0	$0	N/A	$0
2000	No	$0	$0	$0	N/A	$0
1999	No	$0	$0	$0	N/A	$0

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2021 Tax Bill | Tax District: TI

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Residential Common Area (09)	0x0	0.10	1.0000	1.0000		$0	LT

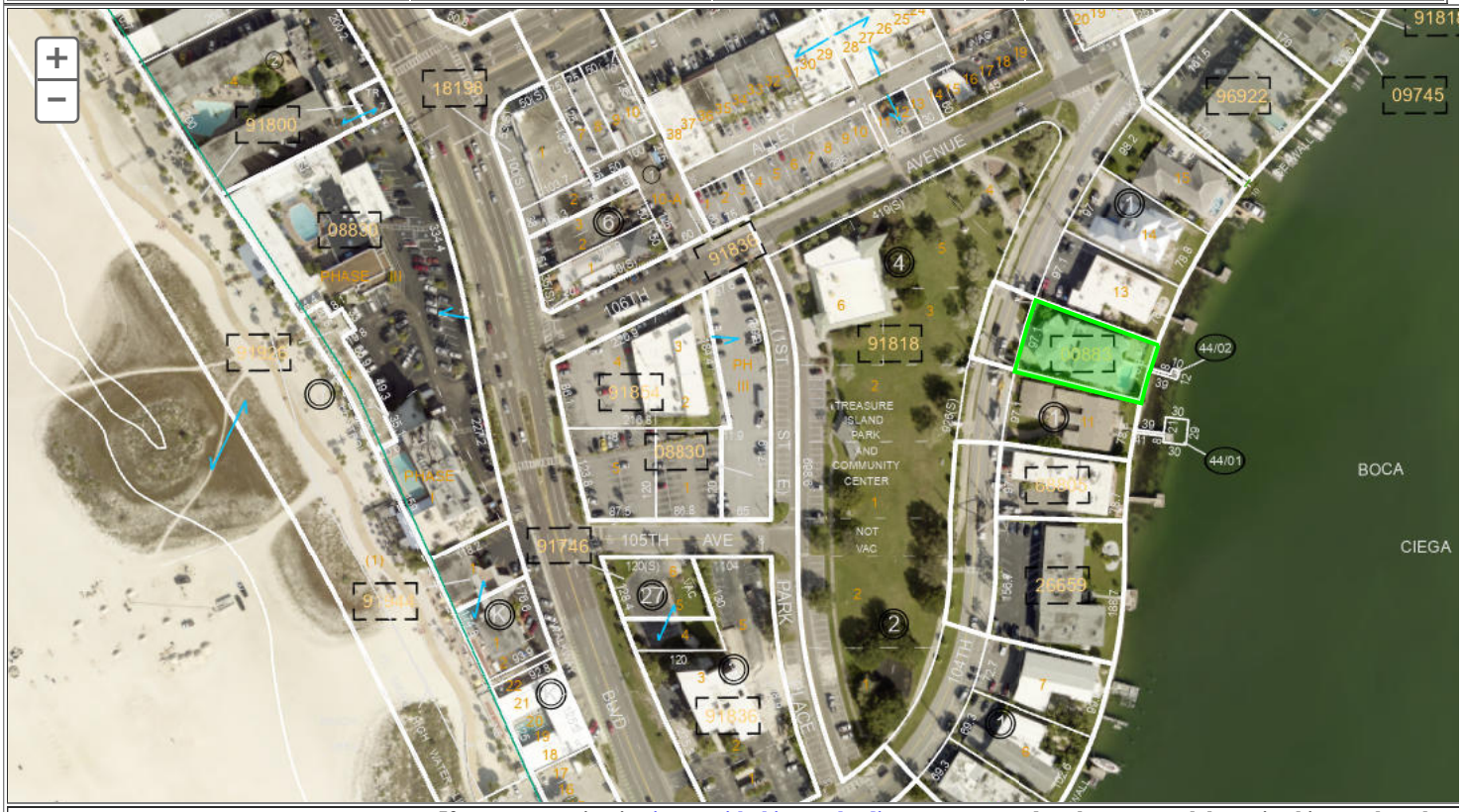
[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$18.00	900.00	$16,200.00	$7,776.00	1996
POOL	$185,000.00	1.00	$185,000.00	$88,800.00	1996
DOCK	$38.00	220.00	$8,360.00	$3,344.00	1996

[click here to hide] Permit Data

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Permit Number	Description	Issue Date	Estimated Value
RM3545005	DOCK	07 Mar 2005	$0



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Interactive Map of this parcel | Map Legend | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

AMADEUS CONDOMINIUM ASSOCIATION, INC.

145 104th Avenue *Treasure Island, FL. 33706*

June 29, 2022

City of Treasure Island

120 108th Avenue

Treasure Island, FL 33706

To Whom It May Concern:

Please be advised that the Board of Directors for Amadeus Condominium Association are as follows:

Joe Alstatt, President

Kristen Johnston, Vice President

Hilda MacDonald, Secretary/Treasurer

Joe Alstatt,

President

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 16, 2022
Secretary of State
3977476352CC

DOCUMENT# N00000004643

Entity Name: AMADEUS CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

7800 66TH ST. N.
#205
PINELLAS PARK, FL 33781

Current Mailing Address:

THE PROFESSIONAL CENTER
7800 66TH STREET N. SUITE #205
PINELLAS PARK, FL 33781 US

FEI Number: 59-3660524

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CONDOMINIUM MGMT GROUP
THE PROFESSIONAL CENTER
7800 66TH STREET N. SUITE #205
PINELLAS PARK, FL 33781 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: TONIE J JACKSON 03/16/2022

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P	Title	VP
Name	ALTSTATT, JOSEPH	Name	JOHNSTON, KRISTEN
Address	THE PROFESSIONAL CENTER 7800 66TH STREET N. SUITE #205	Address	THE PROFESSIONAL CENTER 7800 66TH STREET N. SUITE #205
City-State-Zip:	PINELLAS PARK FL 33781	City-State-Zip:	PINELLAS PARK FL 33781

Title	ST
Name	MACDONALD, HILDA
Address	THE PROFESSIONAL CENTER 7800 66TH STREET N. SUITE #205
City-State-Zip:	PINELLAS PARK FL 33781

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HILDA MACDONALD S 03/16/2022

Electronic Signature of Signing Officer/Director Detail — Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Amadeus Condominium Assoc.
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 145 104th Ave, Treasure Island

Parcel I.D. Number(s).: 23-31-15-00883-000-0002

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Doc Medics as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Hilda MacDonald
SIGNATURE OF PROPERTY OWNER(S): Hilda MacDonald
DATE: 6/28/2022

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 28 day of June, 2022, by (company/agent) _____ by (persons name) Hilda MacDonald, it's (title) Secretary/Treasurer who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
DENISE PARRISH-FORSTER
Commission # HH 108154
Expires May 22, 2025
Bonded Thru Budget Notary Services

RECEIVED
JUL 26 2022
BY:

DockMedics INC.

498 Johns Pass Ave

Madeira Beach FL 33708

License # SCC131152261

Applicant:

Amadeus Condo Association

145 104th Ave Treasure Island FL 33706

Request:

The applicant is requesting Special Exception use for the dock located at 145 104th AVE Treasure Island

Narrative Responses:

1- N/A
2- Please find attached check of $600 for application fee
3- A) Treasure Island is in possession of the completed and signed application
B) Treasure Island is in possession of the property appraisers record as proof of ownership
C) Narrative: See Below
1 – Property is zoned RM-15 and it allows for the special exception
2 – The existing dock meets all of Sec 69-71 i.e lengths widths setbacks and size
3 – The existing dock is for condo residents only. No boats will be permitted to dock.
4 – This new dock will increase the value of the property
5 – As with surrounding properties that have docks this structure is private. The dock is consistent with the city's standards of setbacks size length and width.
6- The property is located in an area where most if not all properties have docks. Owners in this area look for this to improve the value of their property
7 - No landscaping
8 - N/A
9 - This project meets all city, county and state codes for the construction of this dock. It does not effect any parks or public land
10 – This dock meets all standards of the city's development code.
11 – This project is used for the residents only. There will be no morning.
12 – N/A
13 - The adopted level of service required by the city's infrastructure is not effected by its' use.

4 – N/A

5 – Acknowledged

6 - Acknowledged

AGENDA ITEM NO. 9.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE: August 18, 2022

SUBMITTED BY: Jamie Viveiros, Community Development

ITEM TYPE: Public Hearings

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: SMOD-000268-2022 - 145 104TH AVE. - Site plan modification request to allow the construction of a multi-use private dock at an existing 10-unit multiple-family dwelling.

BACKGROUND:

The subject property is a waterfront parcel that abuts Boca Ciega Bay. There is an existing 10-unit multiple-family dwelling on the lot that was constructed in 1996. There is an existing 4' x 30' walkout to a 12' x 9.5 dock head. There are no existing boat lifts or wet slips on site.

The applicant is currently requesting a site plan modification to reconstruct a new multi-use private dock consisting of a 4' x 29' walkout to a 12' x 10' dock head. There are no proposed boat lifts or wet slips. Per Code, this site plan modification accompanies a special exception use request (SPEC-000267-2022).

The applicant attended the required pre-application conference on June 15, 2022. The applicant has addressed all preliminary comments provided by staff, or they have been included as recommended conditions of approval herein.

POLICY/PURPOSE: N/A

STRATEGIC PLAN N/A

RELEVANCE:

ANALYSIS/DISCUSSION: SEE STAFF REPORT.

FUNDING: N/A

MOTION: I move to approve/approve with conditions/deny/continue Case No. SMOD-000268-2022, a site plan modification request to allow the construction of a multi-use private dock at an existing 10-unit multiple-family dwelling located at 145 104th Ave., finding it met/did not meet the criteria in Section 70-92.

ATTACHMENTS:

1. Staff Report.docx
2. Application.pdf
3. PCPAO Ownership.pdf
4. PCPAO Ownership #2.pdf
5. Amadeus Condominium Association - Board of Directors.pdf
6. Amadeus Condominium Association - Annual Report.pdf
7. Affidavit to Authorize Agent.pdf
8. Boundary Survey.pdf
9. Site Plan.pdf
10. Pinellas County Water and Nav Application.pdf

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
120 - 108th Avenue, Treasure Island, Florida 33706
Telephone (727) 547-4575; Fax (727) 547-4584

CASE NO. SMOD-000268-2022
STAFF REPORT
THURSDAY, AUGUST 18, 2022 AT 2:00 P.M.

DESCRIPTION: Site plan modification request to allow the construction of a multi-use private dock at an existing 10-unit multiple-family dwelling.

SITE LOCATION: 145 104th Ave.
Treasure Island, FL 33706



PARCEL ID #: 23-31-15-00883-000-0001
23-31-15-00883-000-0002

LEGAL DESCRIPTION: AMADEUS CONDO COMMON ELEMENTS
AMADEUS CONDO COMMON AREA, SWIMMING POOL REC AREA, ETC

PROPERTY OWNER: Amadeus Condo Association Inc.
7955 11th Ave. S
St. Petersburg, FL 33707

AGENT / APPLICANT: Hilda MacDonald
12368 Capri Circle N.
Treasure Island, FL 33706

GENERAL INFORMATION:

Land Use: Resort Facilities Medium

Zoning: RFM-30 (Resort Facilities Medium)

Adjacent Property (Use):

North: 149 104th Ave. – Multiple-Family Dwelling (10-unit apartments)

West: Treasure Island Park & Community Center

South: 141 104th Ave. – Multiple-Family Dwelling (4-unit apartments)

East: Boca Ciega Bay

PROPERTY HISTORY:

The subject property is a waterfront parcel that abuts Boca Ciega Bay. There is an existing 10-unit multiple-family dwelling on the lot that was constructed in 1996. There is an existing 4' x 30' walkout to a 12' x 9.5 dock head. There are no existing boat lifts or wet slips on site.

The applicant is currently requesting a site plan modification to reconstruct a new multi-use private dock consisting of a 4' x 29' walkout to a 12' x 10' dock head. There are no proposed boat lifts or wet slips. Per Code, this site plan modification accompanies a special exception use request (SPEC-000267-2022).

The applicant attended the required pre-application conference on June 15, 2022. The applicant has addressed all preliminary comments provided by staff, or they have been included as recommended conditions of approval herein.

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 4. - RFM-30 (RESORT MEDIUM) ZONING DISTRICT
Sec. 68-282. - Uses permitted.
The following uses shall be allowed within an RFM-30 zoning district as permitted, special exception or accessory uses as set forth herein:

(2) Special exception uses. Upon application and after a favorable determination by the planning and zoning board that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices, the following special exception uses may be permitted in an RFM-30 zoning district:

g. Commercial docks, multiuse private dock.

Sec. 69-71. - Docks, davits, boat lifts and boats.

(a) *Maximum width, length and position of docks, davits, boat lifts and tiepoles.*

(1) All docks to be constructed on waterfront property of more than 60-foot frontage must be located so that no portion of the proposed dock is less than 20 feet from either adjacent extended property line.

(2) All docks, not to include boatlifts and davits, shall be constructed so that the width of same shall not exceed 25 percent of the width of the property involved at the waterfront. Residential docks and boat lifts shall be limited to a combined maximum width of 35 feet. The length of docks shall not exceed a maximum length of 50 feet, including tiepoles. Catwalks shall have a minimum width of 24 inches and a maximum width of 36 inches.

(7) All docks, davits, lifts or tiepoles, as permitted, shall be located so as not to interfere with the riparian rights of adjacent properties.

(d) *Number of docks.*

(2) *Multi-use private docks.* There shall be no more than one multi-use private dock for every two dwelling units.

DIVISION 2. - SPECIAL EXCEPTIONS

Sec. 70-201. - Procedure.

(a) Except as provided for in subsection (c), the planning and zoning board shall hear and decide special exceptions, decide such questions as are involved in determining when special exceptions should be granted, and grant special exceptions with appropriate conditions and safeguards or deny special exceptions when not in harmony with the purpose and intent of the land development regulations. With the exception of single-family and duplex development proposals, all requests for special exception usage shall be accompanied by a site plan which shall undergo concurrent review by the planning and zoning board.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92.

1. In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.

The future land use designation of the subject property is Resort Facilities Medium. The subject property is located in the RFM-30 zoning district. The proposed development is consistent with the purpose and intent of the zoning district to delineate those areas suitable

for limited residential as well as resort facilities development of a medium density character together with associated special exception and accessory uses.

2. In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.

The proposed dock is in conformance with Treasure Island Code of Ordinances, Sec. 69-91 – Marine Structures. Please see table below:

	Land Development Regulations	Proposed Site Plan
Length (max.)	50 ft.	39 ft.
Dock Width (max.)	19.7 ft.	12 ft.
Setback – Left Side (min.)	20 ft.	23 ft. 5 in.
Setback – Right Side (min.)	20 ft.	39 ft. 3 in.
Number of Docks (max.)	5	1

3. In what respects the plan is or is not in conformance with the City's subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.

The proposed site plan modification does not include the subdivision of property.

4. In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:

a. Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.

The proposed dock will be compatible with the surrounding development. The adjacent properties to the north and south are multiple-family dwellings with docks of similar size and configuration.

b. Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.

The proposed dock is for the sole use of the property owners and their guests. It is not to be made available to the public. Therefore, the proposed dock shall not have any additional impact on parking or traffic patterns.

c. Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.

The proposed dock will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process, as applicable. These entities review the permit application to ensure that no marine vegetation or aquatic habitats will be negatively impacted by construction of the proposed docks.

d. Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.

N/A - The proposed dock is located entirely above water. The upland portion of the property, including the existing building, will remain unchanged.

e. Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).

There will be no change to public waterfront access as a result of the proposed dock. The dockage is private and no public access ways will be impacted. The property is not located along a public beach.

f. Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.

N/A - There are no known historically/architecturally significant structures or archaeological sites on the subject property.

g. Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.

The proposed dock offers additional recreational opportunities solely for the property owners and their guests. No land will be dedicated for public recreational purposes.

5. In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.

N/A.

6. Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits

or letters of intent-to-approve by these agencies may be considered evidence of such conformance.

The proposed dock will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process as applicable. These entities review the permit application to ensure that no marine vegetation or aquatic habitats will be negatively impacted by construction of the proposed docks, and that the location of the proposed structures will not impede navigation.

No review is required from the Southwest Florida Water Management District or Tampa Bay Regional Planning Council.

7. In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.

N/A – This is not the rehabilitation or redevelopment of an existing nonconforming use.

STAFF RECOMMENDATION:

Staff recommends the proposed site plan modification be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. A special exception use must be approved by the Planning and Zoning Board.
2. The proposed dock shall be for the sole use of the property owners and their guests, and cannot be advertised or made available to the general public.
3. This proposed dock cannot be used or associated with any business or commercial venture.
4. No fueling facility can be established on site.
5. There shall be no liveaboards on site.
6. The applicant will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process as applicable.

AUGUST 18, 2022
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

CASE NO.: SMOD-000268-2022
LOCATION: 145 104th AVE.

The Planning & Zoning Board has made a motion to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [ ] APPROVE WITH CONDITIONS

A site plan modification request to allow the construction of a multi-use private dock at an existing 10-unit multiple-family dwelling.

CONDITIONS:

1. A special exception use must be approved by the Planning and Zoning Board.
2. The proposed dock shall be for the sole use of the property owners and their guests, and cannot be advertised or made available to the general public.
3. This proposed dock cannot be used or associated with any business or commercial venture.
4. No fueling facility can be established on site.
5. There shall be no liveaboards on site.
6. The applicant will be required to obtain approvals or exemptions from Pinellas County Water and Navigation, Florida Department of Environmental Protection, and/or the US Army Corps of Engineers during the permitting process as applicable.

_____ _____
Richard Harris, Chair Dated & Filed with City Clerk
Planning & Zoning Board

Case Number: SMOD-000268-2022

RECEIVED
JUL 29 2022
BY

City of Treasure Island
Development Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Amadeus Condo Assoc
Address: 145 104th Ave. Treasure Island, FL
Phone: 727-439-5334
Fax:
Email: hilda12368@earthlink.net

Agent: Hilda MacDonald
Address: 12368 Capri Circle N Treasure Island, FL
Phone: 727-439-5334
Fax:
Email: hilda12368@earthlink.net

List all Legal Owner(s) of Property:

Complete legal description (may be placed on attached separate page): Amadeus Condo Common Elements

Development Name: Amadeus Condo Assoc.

Site Location/Address: 145 104th Ave, Treasure Island

Area of Development (Acreage or Square Feet)

Parcel Identification Number (list all): 23-31-15-00883-000-0002

Application Request: Site Plan Review for replacement of current dock on multi use property

Future Land Use Designation: Proposed Future Land Use:

Current Zoning: RFM-30 Proposed Zoning:

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Hilda MacDonald
Owner/Agent

7/28/2022
Date

23-31-15-00883-000-0001

Compact Property Record Card

Tax Estimator | **Updated July 16, 2022** | Email | Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
AMADEUS CONDO ASSN INC 7955 11TH AVE S ST PETERSBURG FL 33707-2705	104TH AVE TREASURE ISLAND

Property Use: 0904 (Condo Common Area Assn Own - open/green space) | Current Tax District: TREASURE ISLAND (TI) | Total Living SF: | Total Gross SF:

[click here to hide] **Legal Description**
AMADEUS CONDO COMMON ELEMENTS

Tax Estimator | File for Homestead Exemption

Exemption	2022	2023
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2022 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: 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
10183/0439	Sales Query	121030279012	A	Current FEMA Maps	120/42

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	**$0**	**$0**	**$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
2020	No	$0	$0	$0	$0	$0
2019	No	$0	$0	$0	$0	$0
2018	No	$0	$0	$0	$0	$0
2017	No	$0	$0	$0	$0	$0
2016	No	$0	$0	$0	$0	$0
2015	No	$0	$0	$0	$0	$0
2014	No	$0	$0	$0	$0	$0
2013	No	$0	$0	$0	$0	$0
2012	No	$0	$0	$0	$0	$0
2011	No	$0	$0	$0	$0	$0
2010	No	$0	$0	$0	$0	$0
2009	No	$0	$0	$0	$0	$0
2008	No	$0	$0	$0	$0	$0
2007	No	$0	$0	$0	N/A	$0
2006	No	$0	$0	$0	N/A	$0
2005	No	$0	$0	$0	N/A	$0
2004	No	$0	$0	$0	N/A	$0
2003	No	$0	$0	$0	N/A	$0
2002	No	$0	$0	$0	N/A	$0
2001	No	$0	$0	$0	N/A	$0
2000	No	$0	$0	$0	N/A	$0
1999	No	$0	$0	$0	N/A	$0

2021 Tax Information

2021 Tax Bill | Tax District: TI
2021 Final Millage Rate 17.4295

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
No recent sales on record				

2021 Land Information

Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method

Residential Common Area (09)	0x0	85.00	14995.8000	1.0000		$1,274,643	SF

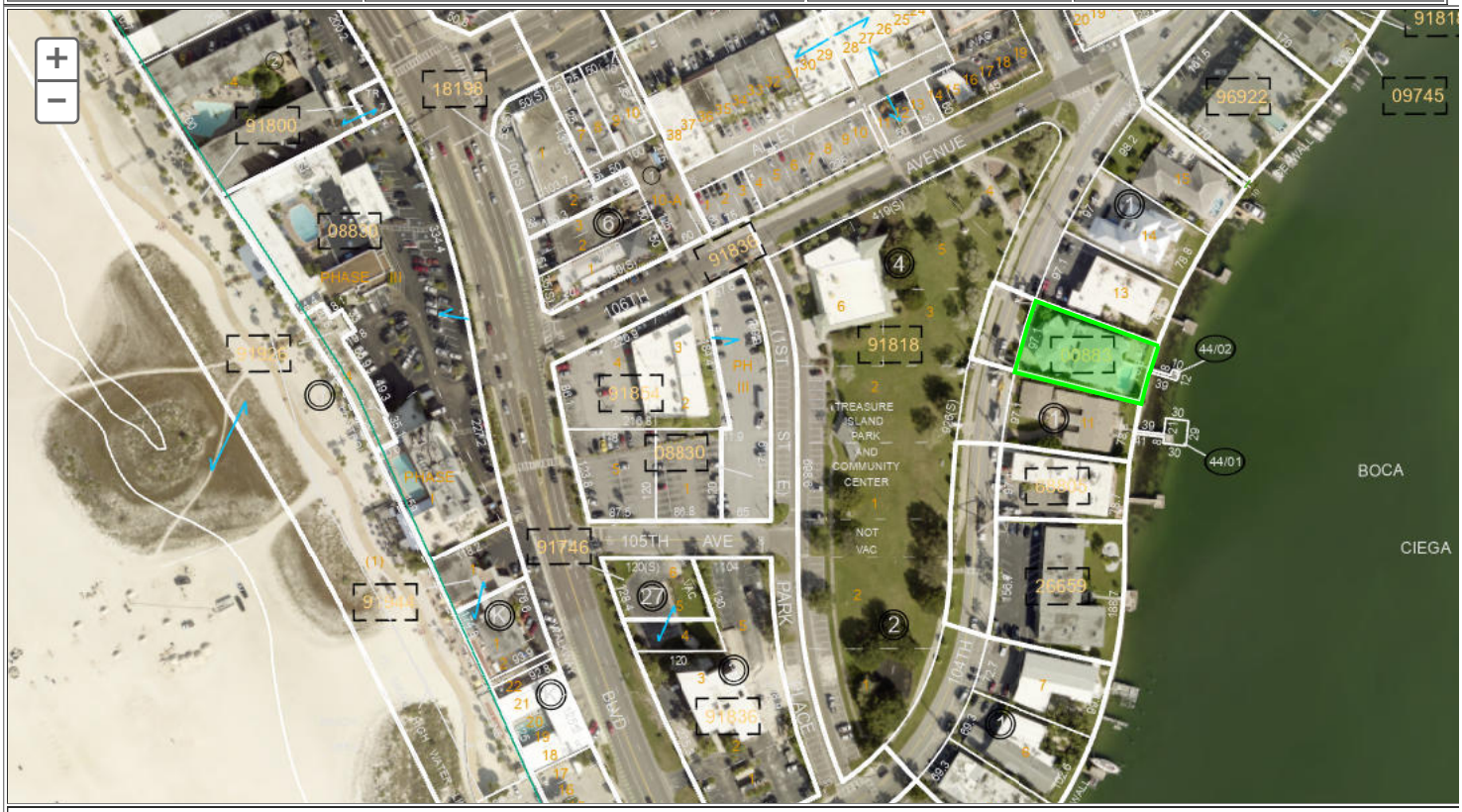
[click here to hide] 2022 Extra Features

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
201800634	MISCELLANEOUS	12 Apr 2018	$1
201800633	ROOF	06 Apr 2018	$58,750



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Interactive Map of this parcel | Map Legend | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

23-31-15-00883-000-0002

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2016	No	$0	$0	$0	$0	$0
2015	No	$0	$0	$0	$0	$0
2014	No	$0	$0	$0	$0	$0
2013	No	$0	$0	$0	$0	$0
2012	No	$0	$0	$0	$0	$0
2011	No	$0	$0	$0	$0	$0
2010	No	$0	$0	$0	$0	$0
2009	No	$0	$0	$0	$0	$0
2008	No	$0	$0	$0	$0	$0
2007	No	$0	$0	$0	N/A	$0
2006	No	$0	$0	$0	N/A	$0
2005	No	$0	$0	$0	N/A	$0
2004	No	$0	$0	$0	N/A	$0
2003	No	$0	$0	$0	N/A	$0
2002	No	$0	$0	$0	N/A	$0
2001	No	$0	$0	$0	N/A	$0
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Residential Common Area (09)	0x0	0.10	1.0000	1.0000		$0	LT

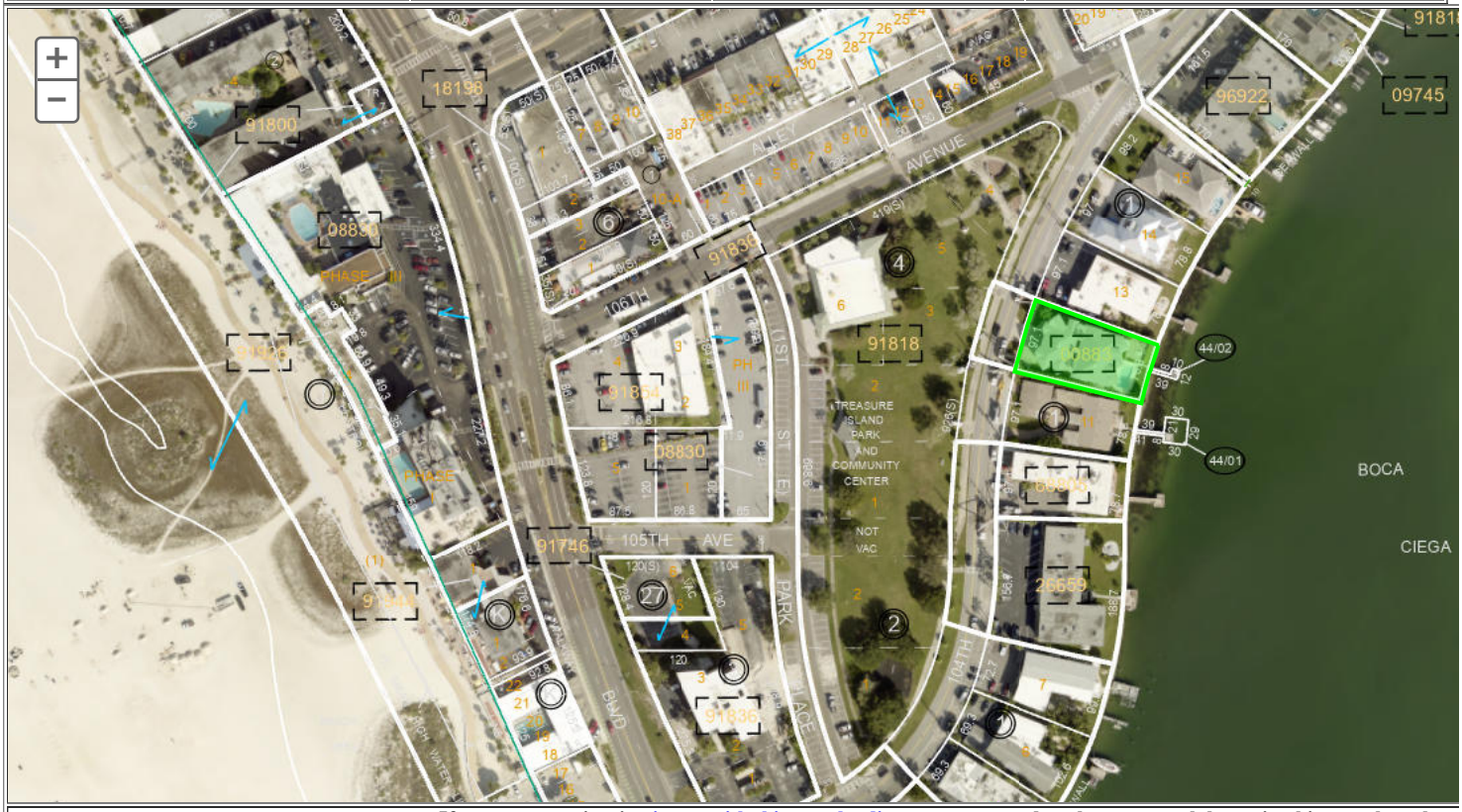
[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$18.00	900.00	$16,200.00	$7,776.00	1996
POOL	$185,000.00	1.00	$185,000.00	$88,800.00	1996
DOCK	$38.00	220.00	$8,360.00	$3,344.00	1996

[click here to hide] Permit Data

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Permit Number	Description	Issue Date	Estimated Value
RM3545005	DOCK	07 Mar 2005	$0



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Interactive Map of this parcel | Map Legend | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

AMADEUS CONDOMINIUM ASSOCIATION, INC.

145 104th Avenue *Treasure Island, FL. 33706*

June 29, 2022

City of Treasure Island

120 108th Avenue

Treasure Island, FL 33706

To Whom It May Concern:

Please be advised that the Board of Directors for Amadeus Condominium Association are as follows:

Joe Alstatt, President

Kristen Johnston, Vice President

Hilda MacDonald, Secretary/Treasurer

Joe Alstatt,

President

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 16, 2022
Secretary of State
3977476352CC

DOCUMENT# N00000004643

Entity Name: AMADEUS CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

7800 66TH ST. N.
#205
PINELLAS PARK, FL 33781

Current Mailing Address:

THE PROFESSIONAL CENTER
7800 66TH STREET N. SUITE #205
PINELLAS PARK, FL 33781 US

FEI Number: 59-3660524

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CONDOMINIUM MGMT GROUP
THE PROFESSIONAL CENTER
7800 66TH STREET N. SUITE #205
PINELLAS PARK, FL 33781 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: TONIE J JACKSON 03/16/2022

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P	Title	VP
Name	ALTSTATT, JOSEPH	Name	JOHNSTON, KRISTEN
Address	THE PROFESSIONAL CENTER 7800 66TH STREET N. SUITE #205	Address	THE PROFESSIONAL CENTER 7800 66TH STREET N. SUITE #205
City-State-Zip:	PINELLAS PARK FL 33781	City-State-Zip:	PINELLAS PARK FL 33781

Title	ST
Name	MACDONALD, HILDA
Address	THE PROFESSIONAL CENTER 7800 66TH STREET N. SUITE #205
City-State-Zip:	PINELLAS PARK FL 33781

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HILDA MACDONALD S 03/16/2022

Electronic Signature of Signing Officer/Director Detail — Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Amadeus Condominium Assoc.
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 145 104th Ave, Treasure Island

Parcel I.D. Number(s).: 23-31-15-00883-000-0002

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Doc Medics as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

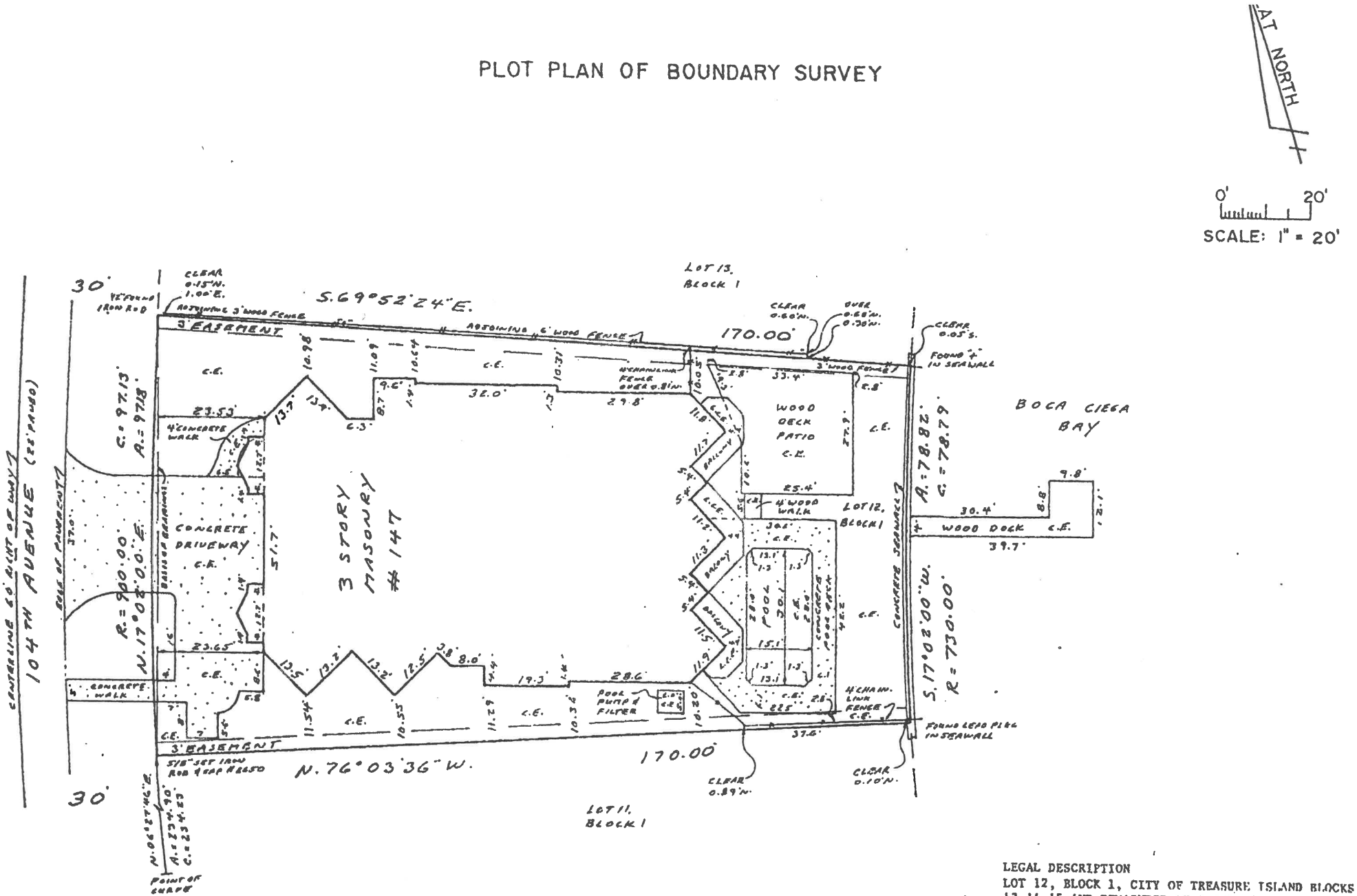
PRINTED NAME OF PROPERTY OWNER(S): Hilda MacDonald
SIGNATURE OF PROPERTY OWNER(S): Hilda MacDonald
DATE: 6/28/2022

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 28 day of June, 2022, by (company/agent) _____ by (persons name) Hilda MacDonald, it's (title) Secretary/Treasurer who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
DENISE PARRISH-FORSTER
Commission # HH 108154
Expires May 22, 2025
Bonded Thru Budget Notary Services

PLOT PLAN OF BOUNDARY SURVEY



NOTES:

1. UNDERGROUND FOUNDATIONS AND/OR OTHER IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
2. OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST AMONG THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
4. PARKING SPACES AND STORAGE UNITS AS ASSIGNED AND BALCONYS AS ATTACHED TO THEIR RESPECTIVE UNITS ARE

LEGAL DESCRIPTION

LOT 12, BLOCK 1, CITY OF TREASURE ISLAND BLOCKS 2-13-14-15 AND REMAINDER OF BLOCKS 1 AND 8, AS RECOI BOOK 31, PAGES 19, 20, 21 AND 22 OF THE PUBLIC REC PINELLAS COUNTY, FLORIDA.

I HEREBY CERTIFY ON THIS 24th DAY OF FEBRUARY, 19 THAT A SURVEY WAS MADE OF THE LANDS SHOWN AND DES HEREON, AND DO FURTHER CERTIFY THAT THE CONSTRUCT THE IMPROVEMENTS DESCRIBED IN THIS CONDOMINIUM PL AMADEUS, A CONDOMINIUM ARE SUBSTANTIALLY COMPI THAT THIS MATERIAL TOGETHER WITH THE PROVISIONS O DECLARATION RELATING TO MATTERS OF SURVEY DESCRIB CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATIO

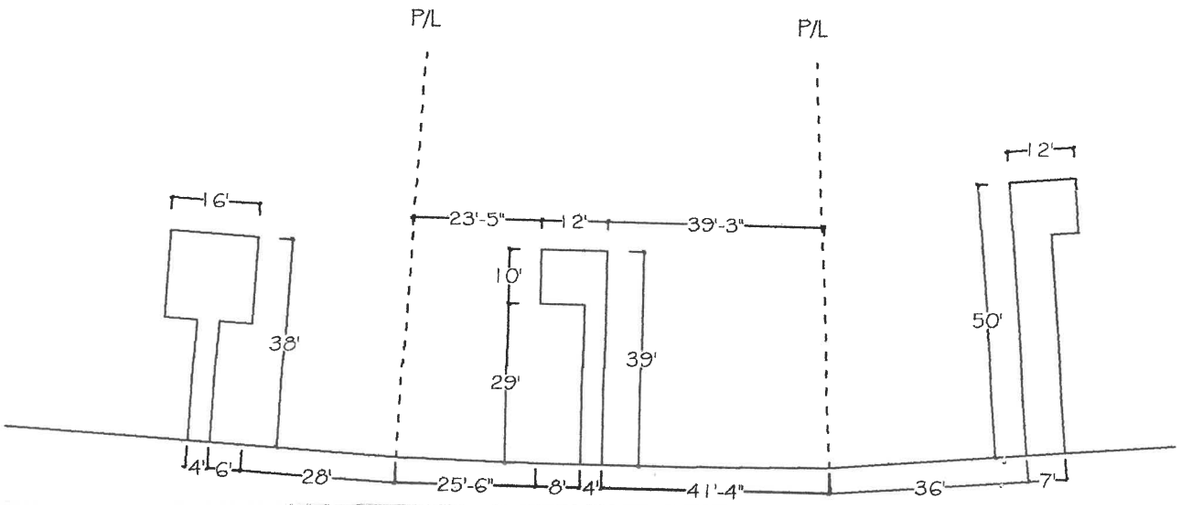
OWNER NAME: Amadeus Condo Assn, Inc. SITE ADDRESS: 145 104th Ave. Treasure Island, FL. 33706

NATURE AND SIZE OF PROJECT: Wreck and remove existing dock. Set piling and rebuild 39' dock in same footprint as follows: a 4' X 29' walkway connected to a 10' X 12' head.

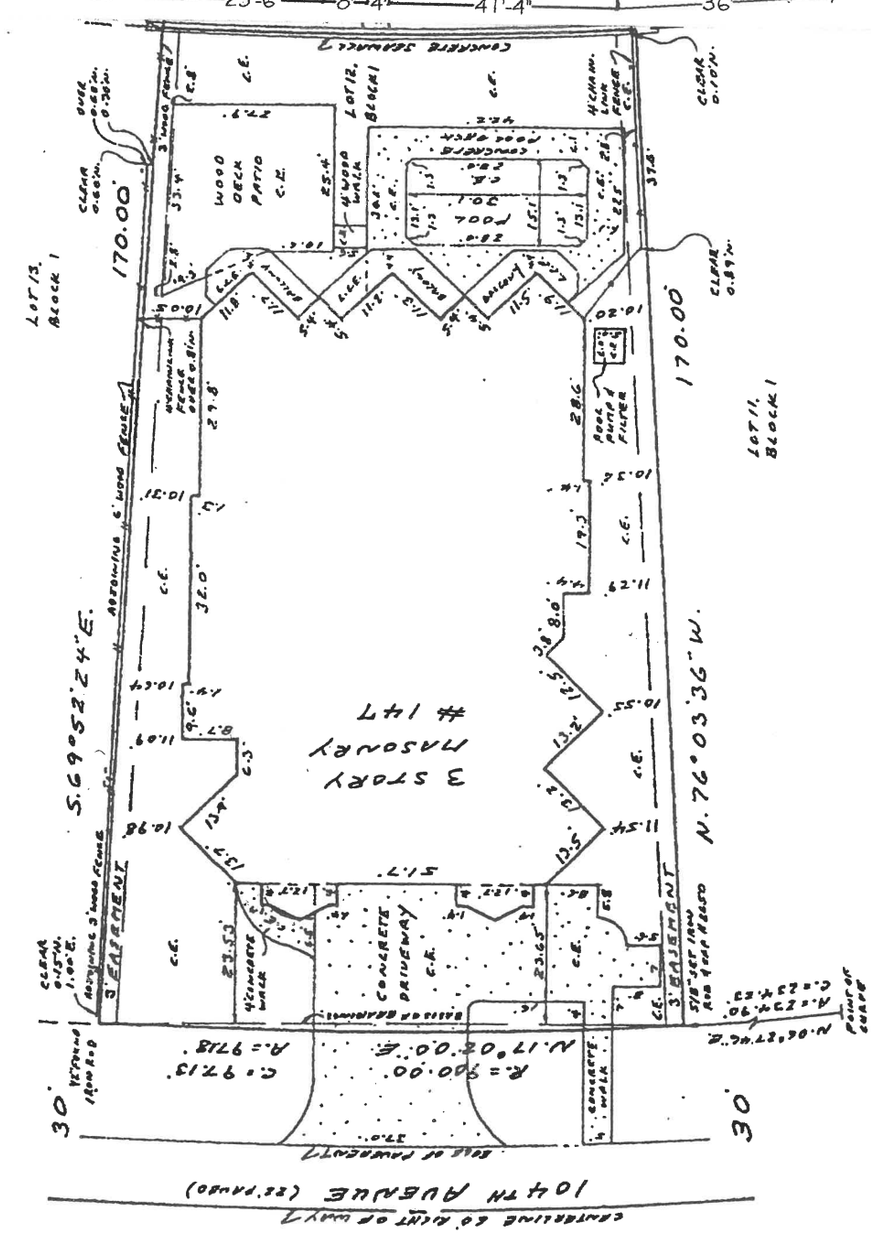
TOTAL PROJECT SQUARE FOOTAGE: 236'
TOTAL NUMBER OF PILING: Eleven(11)
WATERWAY WIDTH: Over 400'

NEW SQUARE FOOTAGE: 0'
DIAMETER OF PILING: 8" Tip
WATERFRONT WIDTH: 78.8'

Plan View
(applicant and adjacent docks)



PLOT PLAN OF BOUNDARY SURVEY



NOTES:

1. UNDERGROUND FOUNDATIONS AND/OR OTHER IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
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3. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
4. PARKING SPACES AND STORAGE UNITS AS ASSIGNED AND BALCONYS AS ATTACHED TO THEIR RESPECTIVE UNITS ARE

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

COMMERCIAL AND MULTI-USE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Amadeus Condo Assn., Inc.

B. Mailing Address: 7955 11th Ave. S.

City: St. Petersburg State: FL. Zip: 33707

C. Telephone No.: 727-381-1717 E-mail Address: sgernhard@condogrp.com

II. CONTRACTOR INFORMATION (Pro):

A. Name: Dock Medics, LLC.

B. Address: P.O. Box 9461

City: Madeira Beach State: FL. Zip: 33708

C. Telephone No.: 727-244-9258 E-mail Address: dockmedics@yahoo.com

III. AGENT INFORMATION (if different from Contractor):

A. Name: N/A

B. Address: _____

City: _____ State: _____ Zip: _____

C. Telephone No.: _____ E-mail Address: _____

IV. SITE INFORMATION:

A. Construction Site Address: 145 104th Ave.

City: Treasure Island, FL. Zip Code: 33706

B. Site Parcel ID Number: 23 / 31 / 15 / 00883 / 000 / 0002

C. Incorporated: [X] Unincorporated: [ ]

D. Affected Water Body: Boca Ciega Bay

E. Previous Permits: WND-H-366, WND-H-31017-02, WND-H-35450-05

F. Date applicant assumed property ownership: None Listed
month/year

G. Obstructions: (Dogs, Fences, etc.) _____

H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):

A. Signature from Adjacent Owner Required under Code Section 58-556(b)(1): Yes ☐ No ☐

Amount of deviation: Length: _____

Width: _____

Setbacks: Left: _____ Right: _____

Other: _____

B. Net increase in number of wet slips: None

❖ **Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.**

OWNER NAME: Amadeus Condo Assn, Inc. SITE ADDRESS: 145 104th Ave. Treasure Island, FL. 33706

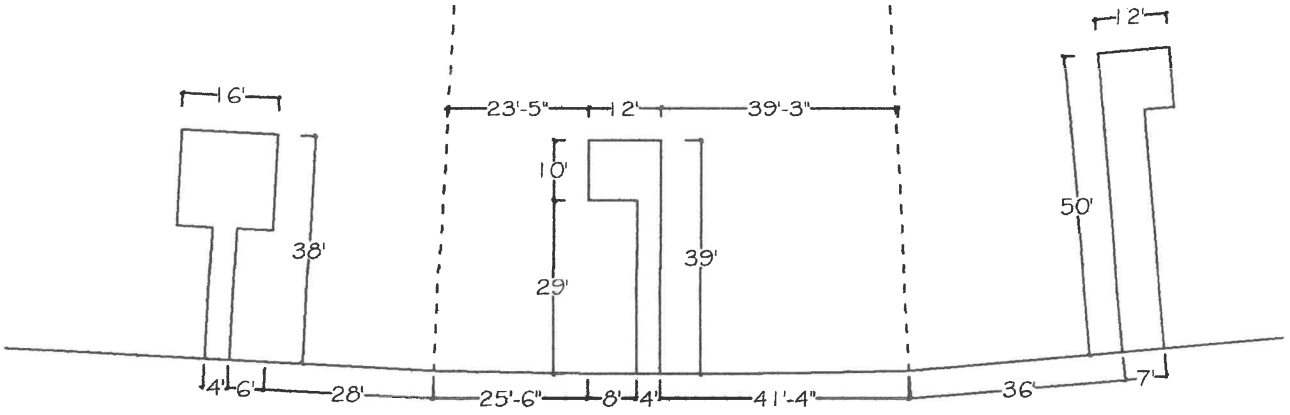
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NEW SQUARE FOOTAGE: 0'
TOTAL NUMBER OF PILING: Eleven(11)
DIAMETER OF PILING: 8" Tip
WATERWAY WIDTH: Over 400'
WATERFRONT WIDTH: 78.8'

Plan View
(applicant and adjacent docks)

John B. Adams, Jr., PE
FL PE No. 53963
Reuben Clarson Consulting, Inc.
780 94th Avenue N, Suite 102
St. Petersburg, FL 33702
Phone: (727) 895-4717
CA No. 9206

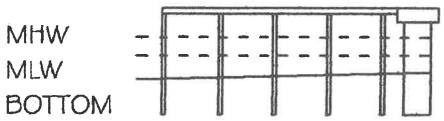
REUBEN CLARSON LICENSE No. 16313 STATE OF FLORIDA PROFESSIONAL



The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner: N/A		Right Owner: N/A	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	

OWNER NAME: Amadeus Condo Assn, Inc. SITE ADDRESS: 145 104th Ave. Treasure Island, FL. 33706



Profile View

REUBEN CLARSON LICENSE FLORIDA PROFESSIONAL ENGINEER

John B. Adams, Jr., PE
FL PE No. 53963
Reuben Clarson Consulting, Inc.
780 94th Avenue N, Suite 102
St. Petersburg, FL 33702
Phone: (727) 895-4717
CA No. 9206

LETTER OF NO OBJECTION

Left Lot Owner's Name N/A

Mailing Address _____ Zip _____

I certify that I am the owner of _____ which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

_____

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization this _____ day of _____, 20___ by

☐ personally known OR ☐ produced identification

Type of Identification Produced _____

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name N/A

Mailing Address _____ Zip _____

I certify that I am the owner of _____ which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

_____

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization this _____day of _____, 20___ by

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

VI. CONTRACTOR INFORMATION:

I, William Mann, a Specialty Certified contractor,

whose contractor license # SCC131152261 expires on 08/31/2022,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: W L Mann Date: 4/27/22

- **You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.**

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: X Rida MacDonald Date: X 4/29/2022