

Prepared by:
Matthew Tiernan
P.O. Box 533
Ozona, FL 34660-0533
Parcel ID No: 21-29-15-47466-002-0050

Quit Claim Deed

Made this 1st day of March 1, 2023, A.D. by Matthew Tiernan, an unmarried man, hereinafter called the grantor, to Matthew Vincent Raymond Tiernan, as Trustee of the Matthew Vincent Raymond Tiernan Trust, whose post office address is: P.O. Box 533, Ozona, Florida 34660-0533 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged; does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Pinellas County, Florida, viz:

Lots 5 and 6, Block 2, LAKE BELLEVIEW ADDITION according to the plat thereof recorded in Plat Book 9, page 141, Public Records of Pinellas County, Florida.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name

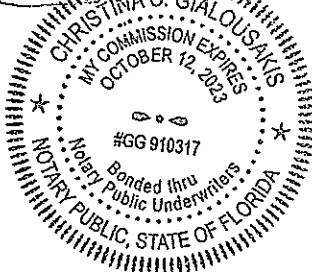
Matthew Tiernan

Witness

Printed Name

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me, by means of physical appearance, this 1st day, of March 2023, by Matthew Tiernan, who is personally known to me or who has produced _____ as identification.



Notary Public- Christina Gialousakis
Commission exp 10/12/2023

MT
TMT

PRIVATE TRUST—AMENDMENT

AMENDMENT TO THE

Matthew Vincent Raymond Tiernan Trust

PRIVATE TRUST

This Amendment to the Matthew Vincent Raymond Tiernan Trust Private Trust, dated March,
20 23, is made by Matthew Vincent Raymond Tiernan, Grantor, on March 1, 2023.

The Grantor hereby amends the Trust as follows:

It is hereby granted that the Aliyah Sherbs-Tiernan Trust is the beneficiary to all assets held within the Matthew Vincent Raymond Tiernan Trust, and the Successor Trustees are the Christ Light Mission Trust, and ELASA TINA MARIE TIERNAN.

It is hereby granted that Matthew Vincent Raymon Tiernan is able to have as primary residence and live at the Real Property held with Matthew Vincent Raymond Tiernan Trust: 505 Orange St Palm Harbor FL 34683.

State of Florida

County of Pinellas



On March 9, 2023, before me personally appeared Matthew Vincent Raymond Tiernan
who is personally known to me or who provided _____ as
identification, and signed the above document in my presence.

[signature]

Notary Public

My Commission expires:



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

May 3, 2024

Gary Badders
Shorelines Design Group
793-d San Christopher Dr.
Dunedin, FL 34698

VIA FAX:

RE: FLD2024-04010 -- 848 DEMPSEY ST-- Letter of Incompleteness

Dear Gary Badders:

The Planning Staff has entered your application into the Department's filing system and assigned the case number: FLD2024-04010. After a preliminary review of the submitted documents, staff has determined that the application is Incomplete with the following comments.

1. Page 2 Change Floor Area Ratio (FAR) to NA as both entries are not required for residential use.

Response: See attached revised Application.

2. Page 3 Q1. Please provide a list of the adjacent properties that are single-family homes.

Response: See added Addresses.

3. Page 4 Re-write the narrative. The flexibility requested is construction of a single-family residence on a lot that is only four feet more than the 5,000 square foot minimum size lot required in a residential district. Flexibility is necessary to construct a single-family residence on the subject property given not only the current zoning but also the lot size.

Response: See attached revised Application.

4. To keep within the character of the proposed single-family use existing in the neighborhood, where the properties are zoned Medium Density Residential ("MDR") – south of Dempsey Street Note: These addresses are the ones to be listed not only here but also on page 3.

Response: See added addresses. 800, 805, 809, 813, 817, 825, 901, 909, 915, 925 & 931 Dempsey St. & 831 Lakeview Rd., 713, 1357, & 1363 Pomelo Ave Clearwater



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the deficiencies of the application shall be specified by Staff. No further development review action shall be taken until the deficiencies are corrected and the application is deemed complete. Please resubmit by May 8, 2024 at NOON. Failure to do so will result in the application being withdrawn.

If you have any questions, please do not hesitate to contact me at 727-444-8767 or james.baker@myclearwater.com.

Sincerely yours,

James Baker