



BOARD OF COUNTY COMMISSIONERS

DATE: December 16, 2014

AGENDA ITEM NO. 316.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Zoning Case No. (Q) Z/LU-25-11-14 (Erma P. Huffman)

Department:

Planning Department

Staff Member Responsible:

Gordon Beardslee, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE PROPOSED ZONING AND FUTURE LAND USE MAP AMENDMENTS.

Summary Explanation/Background:

The subject area is a 2.4 acre parcel with a single family home, located in the unincorporated East Lake Tarpon Community. This is a request to rezone the applicant's property from A-E, Agricultural Estate Residential to E-1, Estate Residential, and amend the Future Land Use Map to enable the homeowner to subdivide the parcel into two lots in order to construct an additional single family residence for a family member. The proposed E-1, Residential Estate zoning is consistent with surrounding zoning and development patterns.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with Local Planning Agency Recommendation
Maps
Resolution and Ordinance
Correspondence & Site Plan

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS**



Regarding: Case No. Z/LU-25-11-14

LPA Recommendation: The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed zoning change and future land use amendment. (The vote was 7-0, in favor)

LPA Public Hearing: November 13, 2014

PLANNING STAFF RECOMMENDATION: Staff recommends that the LPA find the proposed Zoning change and Future Land Use Map amendment to be consistent with the Pinellas County Comprehensive Plan

Further, staff recommends that the LPA recommend that the Board of County Commissioners approve the proposed amendments.

CASE SUMMARY

APPLICANT'S NAME: Erma P. Huffman
DISCLOSURE: N/A
REPRESENTED BY: John and Melissa Pace

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Rural	A-E, Agricultural Estate Residential
TO:	Residential Estate	E-1, Estate Residential

PROPERTY DESCRIPTION: A 2.4 acre site located at the northeast corner of Richards Road and George Street South in unincorporated East Lake Tarpon.

PARCEL ID(S): 16/27/16/00000/230/0200

PROPOSED BCC HEARING DATE: December 16, 2014

CORRESPONDENCE RECEIVED TO DATE:

One letter with 4 signatures received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Rural	A-E	Single Family Dwelling
Adjacent Properties:			
North	Residential Rural	A-E	Single Family Dwelling
East	Residential Rural	RPD-0.5	Single Family Dwelling
South	Residential Rural	R-3	Single Family Dwelling
West	Residential Rural	R-3	Single Family Dwelling

STAFF DISCUSSION AND ANALYSIS

OVERVIEW

This is a proposal to amend the Future Land Use Map (FLUM) from Residential Rural (allowing up to 0.5 unit per acre) to Residential Estate (allowing up to 1.0 unit per acre), along with an amendment from the A-E, Agricultural Estate Residential zoning district to E-1, Residential Estate on an approximately 2.4 acre parcel. Currently, there is a single family home located on the parcel and the applicant proposes to subdivide the parcel into two lots to construct an additional single family home. Access to the lots would be off of Richards Road.

COMPATIBILITY WITH SURROUNDING LAND USES

This area is unique in that there are a variety of lots sizes, and land use and zoning designations in the vicinity. For example, to the west of George Street and south of Richards Road are smaller lots designated as R-3 and RR on the zoning map and Residential Rural and Residential Suburban on the FLUM. To the immediate north of the subject parcel is another large A-E lot designated as Residential Rural on the FLUM. To the east and northeast are several larger RPD-0.5 lots also designated as Residential Rural on the FLUM.

The A-E zoning requires a two acre minimum lot size. Subdividing the subject parcel and applying the E-1 zoning designation would result in 2 three-quarter acre lots, which would still be generally equivalent in size to several of the RPD-0.5 lots to the east and northeast and consistent with the character of the Austin Drive neighborhood.

With the exception perhaps of the large A-E parcel to the immediate north of the subject site, staff would not consider approval of the proposed amendment as setting a precedent for similar amendments to the large intact areas of A-E north and south of the immediate area.

TRANSPORTATION IMPACTS AND CONCURRENCY

Approval of this amendment would have the potential to increase the number of average daily vehicle trips from 9 trips to 19 trips, resulting in an increase of 10 trips per day. These additional trips are not expected to impact the level of service on adjacent roadways, and transportation concurrency is not affected.

OTHER INFRASTRUCTURE IMPACTS

The subject site is located within the Pinellas County Water Demand Planning Area and the William E. Dunn Wastewater Reclamation Facility Service Area. Amending the subject site from R-R to R-E could increase potable water and wastewater demand by approximately 266 gallons per day, respectively. With respect to solid waste disposal, approval of the amendment could also increase the amount of solid waste generated by approximately 1.7 tons per year.

OTHER CONSIDERATIONS

A very small portion of the western edge of the subject parcel is located within the 100 year floodplain.

SUMMARY

Staff supports the proposed zoning change and Future Land Use Map amendment, finding that the existing character of the Austin Drive neighborhood will remain intact. Staff does not intend, however, that any precedent be set for amending (or increasing the residential density of) the large intact areas of A-E and Residential Rural outside of this compact area (i.e., outside of the compact area comprised of the Richards Road, George Street and Hunt Road neighborhoods).

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed zoning and Future Land Use Map amendments are consistent with the following adopted objective and policies of the Pinellas County Comprehensive Plan:

Future Land Use and Quality Communities Element:

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

1. 2.4. Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

COUNTY DEVELOPMENT REGULATIONS

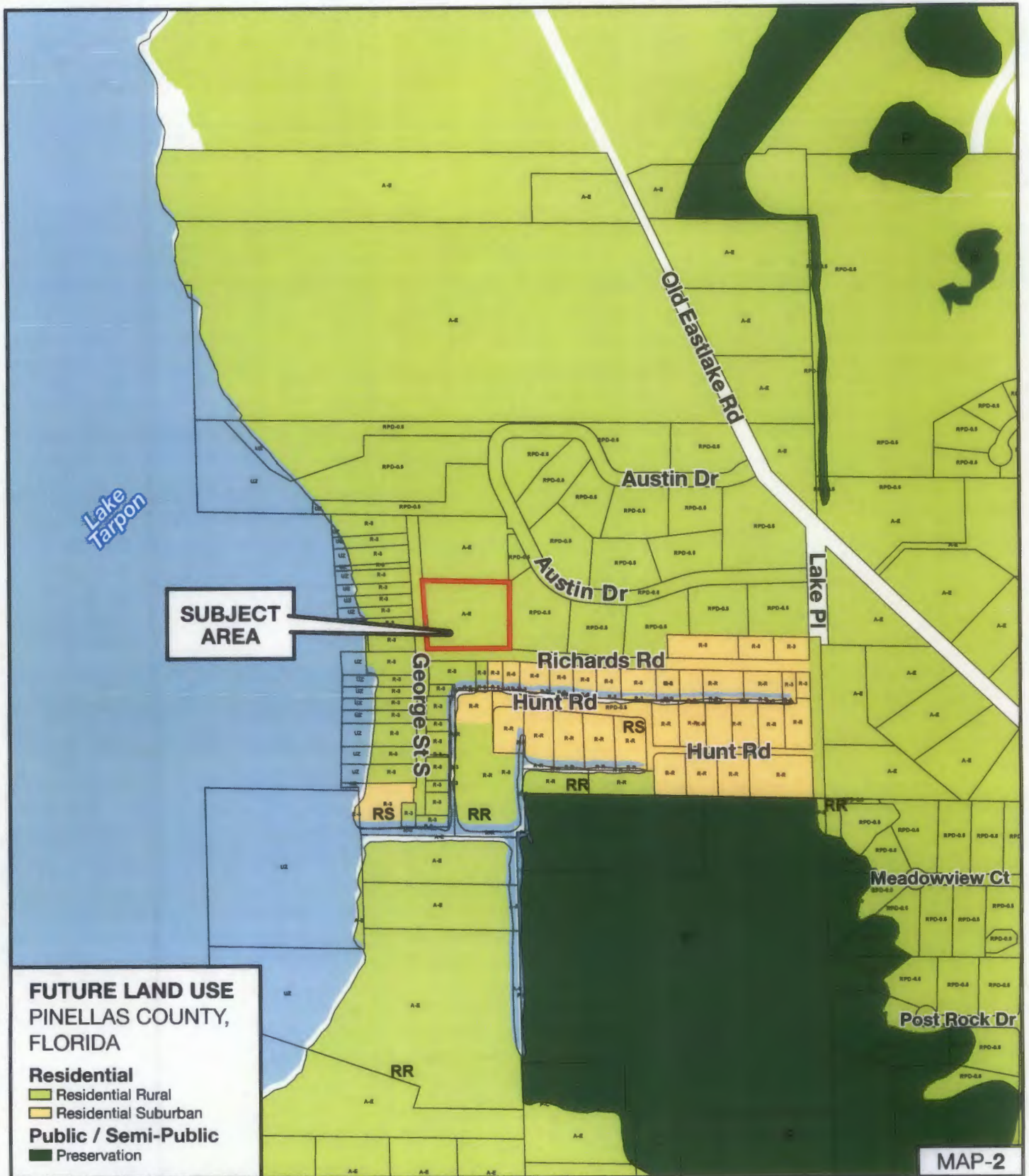
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

MAP-1



Prepared by: Pinellas County Department of Planning and Development Services August 2014



Z/LU-25-11-14

Zoning

From: A-E, Agricultural Estate Residential
To: E-1, Estate Residential

Land Use

From: Residential Rural
To: Residential Estate

Parcel I.D. 16/27/16/00000/230/0200

Prepared by: Pinellas County Department of Planning and Development Services August 2014





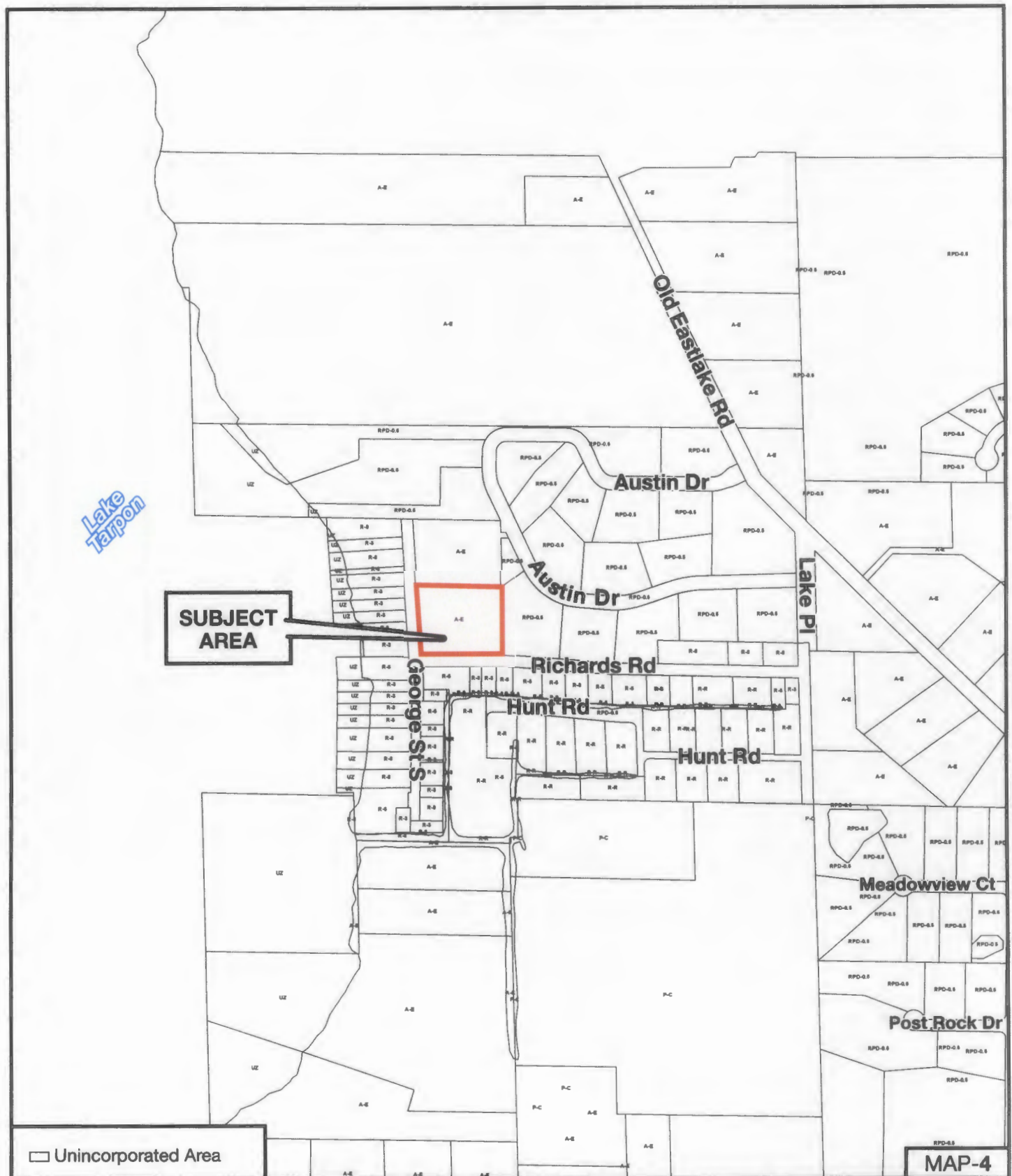
Z/LU-25-11-14

Zoning	From: A-E, Agricultural Estate Residential To: E-1, Estate Residential
Land Use	From: Residential Rural To: Residential Estate



Parcel I.D. 16/27/16/00000/230/0200

Prepared by: Pinellas County Department of Planning and Development Services August 2014



Z/LU-25-11-14

Zoning

From: A-E, Agricultural Estate Residential

Land Use

To: E-1, Estate Residential

From: Residential Rural
To: Residential Estate

Parcel I.D. 16/27/16/00000/230/0200

Prepared by: Pinellas County Department of Planning and Development Services August 2014



PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-25-11-14		Received: 10/14/2014		Jurisdiction: Pinellas County			
Revised:				Signoff:			
SITE DATA							
Parcel Size: 2.40							
Proposed for Amendment: 2.40							
Current Land Use Designation:		Residential Rural					
Potential Use	sf/acre(s)	x(far)/(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-Family	2.4	0.50	1	N/A	9.6	1	10
Total							10
Proposed Land Use Designation:		Residential Estate					
Potential Use	sf/acre(s)	(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-Family	2.4	1.00	2	N/A	9.6	1	19
Total							19
Potential Additional Daily Trips:			9				
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution				Traffic Vol. (AADT)	
		2013	2035			2013	2035
(1) Richards Road		9	9	existing	N/A	N/A	
		100	100	proposed	N/A	N/A	
Road(s)		2013 PH		2013 AADT		2035 AADT	
		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) Richards Road		N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A
Road(s)				Extg	Planned	Const.	Future
				Ln Cfg	Improv.	Year	Ln Cfg
Richards Road				N/A	N/A	N/A	N/A
							Desig.
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips AC = Acres CAP = Capture Rate (i.e., % new trips) CCC = Congestion Containment Corridor CFG = Configuration CMS = Concurrency Management System CON = Constrained County Corridor Const. = Construction D/U = Divided/undivided E = Enhanced FAR = Floor Area Ratio FDOT = Florida Department of Transportation DEF= Deficient State Road 2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual				Ln. = Lanes LOS = Level of Service LTCM = Long Term Concurrency Management Corridor MPO = Metropolitan Planning Organization N/A = Not applicable PC = Partially controlled access PH = Peak Hour SF = Square Feet TGR = Trip Generation Rate UPA = Units Per Acre UTS = Units (dwelling) V/CR = Volume-to-Capacity Ratio MIS= Mitigating Improvement Scheduled			

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map

Z/LU:25-11-14

Location: Located at the northeast corner of Richards Road and George Street South in the unincorporated area of Tarpon Springs.

Parcel Number: 16/27/16/00000/230/0200

Prepared by: RAB

Date: 10/14/14

Proposed Amendment From:

Future Land Use Designation(s): RR acres 2.4

Zoning Designation(s): A-E acres 2.4

Proposed Amendment To:

Future Land Use Designation(s): RE acres 2.4

Zoning Designation(s): E-1 acres 2.4

Development Agreement? No ☒ Yes ☐ New ☐ Amended ☐

Affordable Housing Density Bonus? No ☒ Yes ☐ How many units:



INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Rural	2.4 acres x .5 upa = 1 unit 1 units x 1.66 tons/unit/year (residential factor) = 1.66 tons/year
PROPOSED	
Residential Estate	2.4 acres x 1 upa = 2 units 2 units x 1.66 tons/unit/year (residential factor) = 3.32 tons/year
NET DIFFERENCE	+ 1.7 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Residential Rural	2.4 acres x .5 upa = 1 unit 1 x 266 per unit (residential factor) = 266 GPD	2.4 acres x .5 upa = 1 unit 1 x 266 per unit (residential factor) = 266 GPD
PROPOSED		
Residential Estate	2.4 acres x 1 upa = 2 units 2 x 266 per unit (residential factor) = 532 GPD	2.4 acres x 1 upa = 2 units 2 x 266 per unit (residential factor) = 532 GPD
NET DIFFERENCE	+ 266 GPD	+ 266 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site contains Myakka Soils, St. Augustine & Urban Land, which has been classified as "very limited", but suitable for urban development.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Lake Tarpon watershed.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A small portion of the site is located in the 100 Year floodplain.
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B
Identify the Fire District serving the proposed development.		The subject site is located within the East Lake Fire District.



COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes ☐ No ☒

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes ☐ No ☒

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF A 2.4 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF RICHARDS ROAD AND GEORGE STREET SOUTH IN THE UNINCORPORATED AREA OF TARPON SPRINGS; PAGE 531 OF THE ZONING ATLAS, AS BEING IN SECTION 16, TOWNSHIP 27, RANGE 16; FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO E-1, ESTATE RESIDENTIAL; UPON APPLICATION OF ERMA P. HUFFMAN THROUGH JOHN AND MELISSA PACE, REPRESENTATIVE, Z/LU-25-11-14

WHEREAS, Erma P. Huffman, Owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E, Agricultural Estate Residential to E-1, Estate Residential; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 16th day of December 2014 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from A-E, Agricultural Estate Residential to E-1, Estate Residential, subject to an amendment to the Pinellas County Future Land Use Map from Residential Rural to Residential Estate, Z/LU-25-11-14.


Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

2/24-25-11/24

EXHIBIT "A"

Legal Description:

Beginning at a point in the SW 1/4 of NW 1/4 of Section 16, Township 27 South, Range 16 East, in Pinellas County, Florida, said point of being 50 feet East and 393.1 feet North of one certain Iron Pin; This pin is located 910.2 feet South of the E/W center line of the NW 1/4 of Section 16, and run 1745.1 feet West of the N/S center line of Section 16; Thence running North 283.1 feet, thence East 375 feet thence South 283.1 feet, thence West 375 feet to point of beginning, this being a part of the SW 1/4 of the NW 1/4 of Section 16, Township 27 South, Range 16 East, as recorded in Deed Book 1595, Page 482 of the public records of Pinellas County, Florida.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF A 2.4 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF RICHARDS ROAD AND GEORGE STREET SOUTH IN THE UNINCORPORATED AREA OF TARPON SPRINGS, LOCATED IN SECTION 16, TOWNSHIP 27, RANGE 16; FROM RESIDENTIAL RURAL TO RESIDENTIAL ESTATE, PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 16th day of December 2014 that:

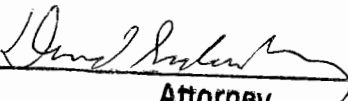
Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: A 2.4 acre site located at the northeast corner of Richards Road and George Street South in the unincorporated area of Tarpon Springs. Referenced as Case Z/LU-25-11-14, and owned by Erma P. Huffman, from Residential Rural to Residential Estate. Legal description – see attached Exhibit “A”.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Rural to Residential Estate to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 88-464, Laws of Florida, as amended.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

2/24-25-11/12

EXHIBIT "A"

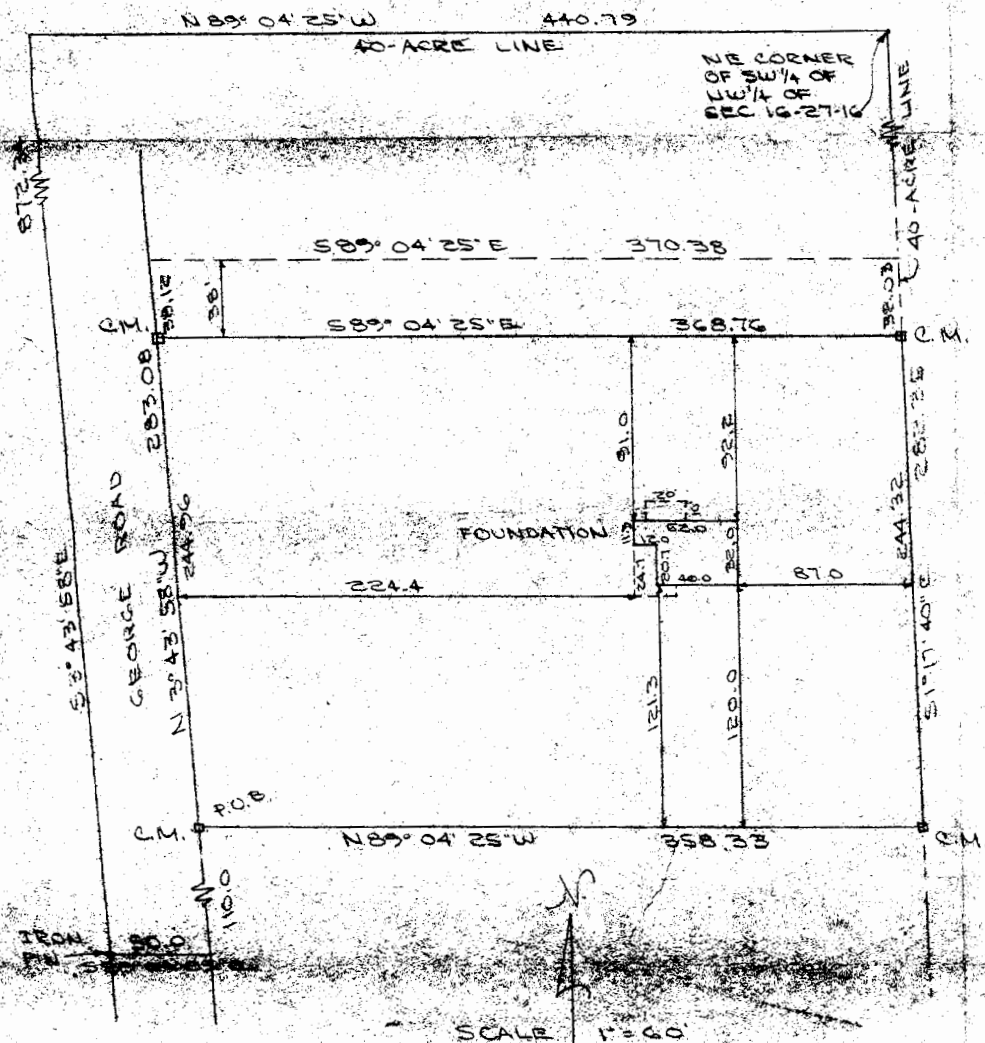
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received
11. 9. 14

DAVID PORTMÁN

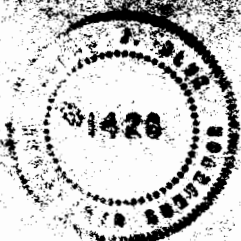
Prepared for First Federal Savings and Loan of Largo (Stanley D. Wincsek)



Begin at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 27 South, Range 16 East, run thence N89°04'25"W 440.79 feet along the 40-acre line; thence S3°43'58"E 872.34 feet along the West right-of-way of George Road to an iron pine; thence S89°04'25"E 50.0 feet; thence S1°17'40"E 511.74 feet along the East right-of-way of said George Road to the 40-acre line; thence S89°04'25"E 368.76 feet; thence S89°04'25"E 370.38 feet to the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 27 South, Range 16 East, thence N89°04'25"W 358.33 feet to the Point of Beginning.

The survey shown hereon meets the minimum requirements of the F.S.L.S. and the F.L.A.

January 26, 1966



Alan J. Blue
 ALAN J. BLUE
 LAND SURVEYOR, INC.
 REG. SURVEYOR NO. 118
 152 SOUTH MOSCOW AVE.
 LARGO, FLA.

z/lu-25-11-14

1169 Woodburn