

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room 119
September 8, 2014 – 10:00 AM

Case Summary Review:

1. Z/LU-25-11-14 (Erma P. Huffman)

CASE SUMMARY
CASE NO. Z/LU-25-11-14
(Quasi-Judicial)

PRC MEETING: September 8, 2014 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: November 13, 2014 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: December 16, 2014 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: February 18, 2015 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: March 17, 2015

APPLICANT'S NAME: Erma P. Huffman

REQUEST: Zone change from: A-E, Agricultural Estate Residential
to: E-1, Estate Residential

Land Use change from: Residential Rural
to: Residential Estate

CASE DESCRIPTION: A 2.4 acre site located at the northeast corner of Richards Road and George Street South in the unincorporated area of Tarpon Springs (16/27/16/00000/230/0200). A legal description is available in file upon request.

APPLICANT/ADDRESS: Erma P. Huffman
2535 Richards Road
Tarpon Springs, FL 34688

REP/ADDRESS: John and Melissa Pace
5324 Penguin Drive
Holiday, FL 34690

NOTICES SENT TO: Erma P. Huffman, John and Melissa Pace, Mike Meidel-Economic Development Council, DOT, Clint Herbie-Pinellas County School Board, BCC Office & Surrounding Owners

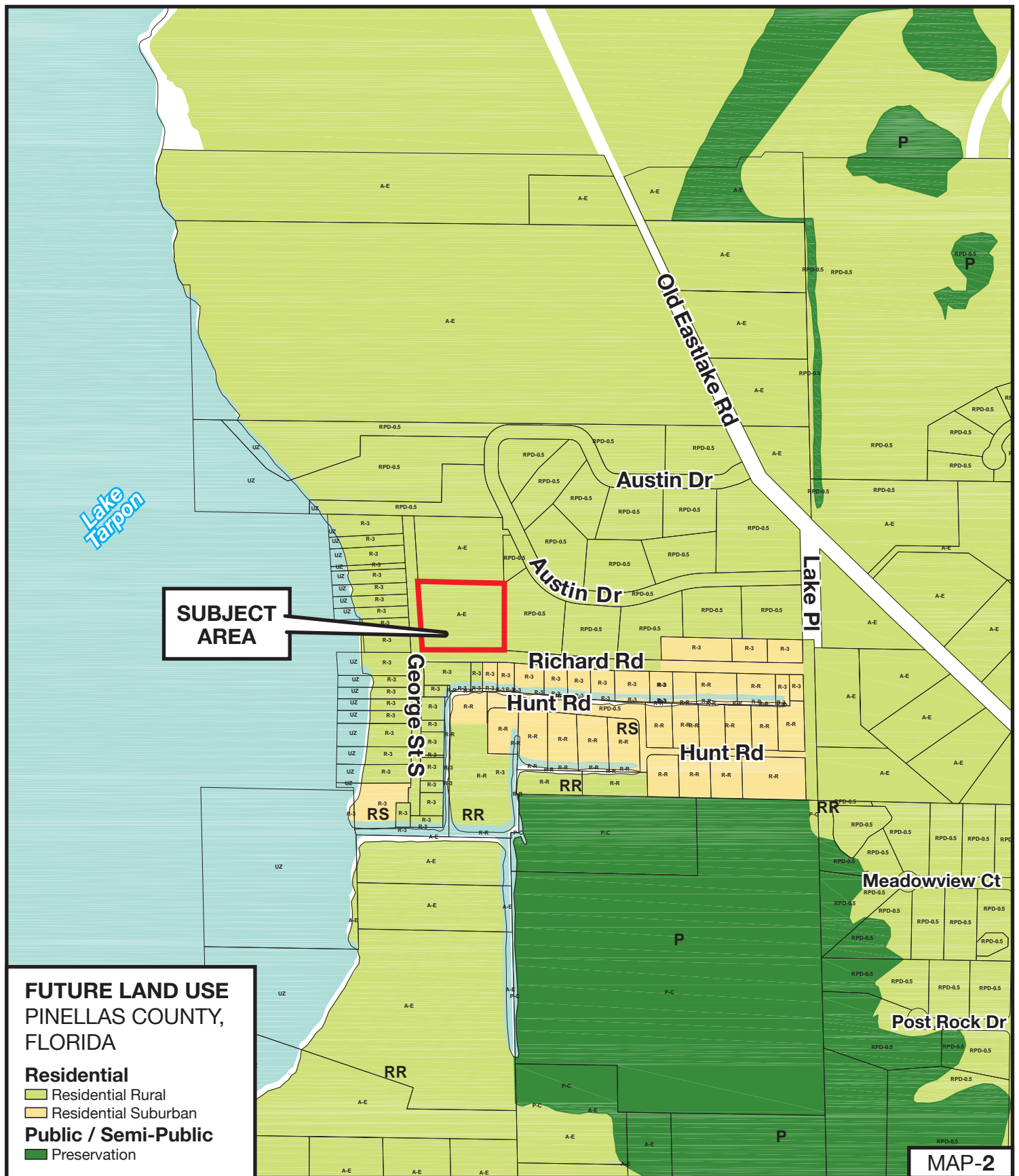
EXISTING USE: Single Family Dwelling

PROPOSED USE: Single Family Dwelling

LAND USE: Residential Rural

ZONING: A-E

Z14-000021



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

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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				

1. Owner: ERMA P. Huffman
Mailing Address: 2535 Richards Rd.
City: Thon Springs State: FL Zip Code: 34688 Daytime Phone: (727) 937-4761
Email: Melissa2424@yahoo.com

2. Representative's Name: John and Melissa Pace
Company Name: _____
Mailing Address: 5324 Penguin Dr
City: Holiday State: FL Zip Code: 34690 Daytime Phone: (727) 501-4674
Email: pacej91@yahoo.com 727-656-7514

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

NO

Specify interest held: _____

- B. Is there an existing contract for sale of subject property: _____ Yes _____ No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

NO

Is contract conditional or absolute? _____ Conditional _____ Absolute

- C. Are there any options to purchase on subject property? _____ Yes _____ No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

NO

4. This hearing is being requested to consider: Zone Change From R-E to E-1
Land Use Plan Change From RR to RE

5. Location of subject property (street address): 2535 Richards Rd.

6. Legal Description of Property: (attach additional documents if necessary)

See Attached

7. Size of Property: 295 feet by 354 feet, 2.4 acres

8. Present zoning classification: R-E

9. Present Land Use Map designation: RR

10. Date subject property acquired: _____

11. Existing structures and improvements on subject property:

SPD

12. Proposed structures and improvements will be:

ONE ADDITIONAL RESIDENCE

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

We are asking to rezone this lot with hopes of subdividing this lot. This area is unique as other nearby properties are much smaller than what this property is currently.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?

____ Yes ☒ No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes ☒ No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(*Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.*)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Erma P. Huffman
***Signature of Owner or Trustee

Date: August 8, 2014

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 8th day of August, 20 14

personally appeared ERMA HUFFMAN
who, being duly sworn, deposes and says that the above is a true and correct certification.

Nikki R. Vasquez
(signature) NOTARY PUBLIC



NIKKI R. VASQUEZ
MY COMMISSION # EE 057941
EXPIRES: March 11, 2015
Bonded Thru Budget Notary Services

(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

OLD REPUBLIC

National Title Insurance Company

1410 N. Westshore Blvd. Ste. 800

Tampa, FL 33607

Phone: 813-228-0555

Fax: 866-596-8764

OWNER & ENCUMBRANCE SEARCH REPORT

Agent File No.: 14-536

File No: 14063480

ANCLOTE TITLE SERVICES, INC.

38868 U.S. HIGHWAY 19 NORTH

TARPON SPRINGS, FL 34689

Phone: 727-934-5453

ATTN: Ila

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

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.

Last Record Title Holder:

ERMA P. WINCEK

Documents of Record (copies attached):

Quit Claim Deed
OR Book 2645, Page 401

Note: The legal discription on the property apprasier differs from what is on the deed, also the property apprasier lists the wrong book and page for the above Quit Claim Deed.

Period Searched:

From January 5, 1987 to July 21, 2014 @ 8:00am.

Tax Information:

Tax ID Number:

2013 Taxes are Paid

Back Taxes: 2012

Taxes are current today

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

NOTE: The limit of liability under this certificate for the information furnished herein or for any reason whatsoever, whether based on contract or negligence, shall not exceed \$1,000 and shall be confined to the applicant to whom the certificate is addressed.

Date: July 25, 2014

2-25
2-55

RECORDED
PINELLAS CO. FLOR. DEED
HAROLD MULLENDORF, CLERK

This Indenture

P. R. 2645 PAGE 401

JUL 27 10 56 AM '67

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 10th day of February A. D. 1967

Between

STANLEY D. WINCEK, joined by his wife,
ERMA P. WINCEK,

Pinellas and State of Florida, of the County of
party of the first part,

and ERMA P. WINCEK, Rt. 1, Box 635B, Tarpon Springs,
Pinellas and State of Florida, of the County of
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and other valuable consideration----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Pinellas State of Florida, to wit:

Beginning at a point in the SW- $\frac{1}{4}$ of the NW- $\frac{1}{4}$ of Sec. 16, Twp. 27S. Rge. 16E in Pinellas County, Florida, said point being 50 ft. East and 393 ft. 1 in. North of one certain Iron Pin; This pin is located 910 ft. 2 in. South of the E/W center line of the NW- $\frac{1}{4}$ of Sec. 16, and 1745 ft. 1 in. West of the N/S center line of Section 16; Thence running North 283 ft. 1 in., thence East 375 ft. thence South 283 ft. 1 in., thence West 375 ft. to point of beginning, this being a part of the SW- $\frac{1}{4}$ of the NW- $\frac{1}{4}$ of Sec. 16, Twp. 27S Rge 16E. as recorded in DB 1595 P. 482 of the Public Records of Pinellas County, Florida.

Subject to restrictions of record; and

WITH RIGHT OF INGRESS AND EGRESS, WHICH THE GRANTOR GUARANTEES,

and which shall be binding on the grantor's heirs and assigns.

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Bessie L. Wagner
Loyell C. Muesly

Stanley D. Wincek
Erma P. Wincek
PINEILLAS COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
JUL 27 1967
CONTROLLED
PB. 150124
030

State of Florida,
County of Pinellas

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

STANLEY D. WINCEK and ERMA P. WINCEK, his wife,

to me well known to be the persons described in and who executed the foregoing instrument and the y acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Clearwater
Pinellas and State of Florida, this 10th
day of Feb. A. D. 19 67.



Notary Public, State of Florida at Large
My Commission Expires Sept. 12, 1969
Created by American Notary & Capacity Co.

Bessie L. Wagner
Notary Public
My Commission Expires

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

16-27-16-00000-230-0200

Online Property Record Card

[Portability
Calculator](#)

**Data Current as of July
25, 2014**

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

[Radius
Search](#)

[Improvement Value
per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
WINCEK, ERMA P 2535 RICHARDS RD TARPON SPRINGS FL 34688-7319	2535 RICHARDS RD (Unincorporated)



Property Use: 0110 (Single Family Home)

Living Units:
1

[click here to hide] **2014 Legal Description**

BEG SW COR LOT 17 LAKE- PLACE SUB TH W 354.3FT TH N01DW 295FT TH E 365FT TH S01DE 287FT (S) TO POB CONT 2.4 AC

2014 Exemptions Mortgage Letter for Homestead Exemption <input type="checkbox"/> File		2014 Parcel Use	
Homestead: Yes	Government: No	Homestead Use Percentage: 100.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 0.00%	Classified Agricultural: No

2014 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
02465/0401	\$239,300 Sales Query	121030273104	B	

2014 Preliminary Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$195,966	\$158,883	\$108,883	\$133,883	\$108,883

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	Yes	\$221,259	\$156,535	\$106,535	\$131,535	\$106,535
2012	Yes	\$221,740	\$153,918	\$103,918	\$128,918	\$103,918
2011	Yes	\$247,429	\$149,435	\$99,435	\$124,435	\$99,435

2010	Yes	\$263,366	\$147,227	\$97,227	\$122,227	\$97,227
2009	Yes	\$301,569	\$143,356	\$93,356	\$118,356	\$93,356
2008	Yes	\$355,000	\$143,213	\$93,213	\$118,213	\$93,213
2007	Yes	\$349,900	\$139,042	\$114,042	N/A	\$114,042
2006	Yes	\$387,400	\$135,651	\$110,651	N/A	\$110,651
2005	Yes	\$286,600	\$131,700	\$106,700	N/A	\$106,700
2004	Yes	\$237,600	\$127,900	\$102,900	N/A	\$102,900
2003	Yes	\$224,900	\$125,500	\$100,500	N/A	\$100,500
2002	Yes	\$160,100	\$119,800	\$94,800	N/A	\$94,800
2001	Yes	\$118,000	\$118,000	\$93,000	N/A	\$93,000
2000	Yes	\$123,500	\$115,900	\$90,900	N/A	\$90,900
1999	Yes	\$116,500	\$112,900	\$87,900	N/A	\$87,900
1998	Yes	\$117,800	\$111,200	\$86,200	N/A	\$86,200
1997	Yes	\$114,800	\$109,400	\$84,400	N/A	\$84,400
1996	Yes	\$106,300	\$106,300	\$81,300	N/A	\$81,300

2014 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions	
Click Here for 2013 Tax Bill	Tax District: EIF	Sale Date	Book/Page Price Q/U V/I
2013 Final Millage Rate	20.6556	No recent sales on record	
2013 Est Taxes w/o Cap or Exemptions	\$4,570.24		
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.			

2014 Land Information						
Seawall: No	Frontage: None		View:			
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Single Family (01)	0x0	80000.00	2.4000	1.0000	\$192,000	AC

[click here to hide] 2014 Building 1 Structural Elements Back to Top	
Site Address: 2535 RICHARDS RD	
Quality: Average	
Square Footage: 2280.00	
Foundation: Continuous Footing	
Floor System: Slab On Grade	
Exterior Wall: Cb Stucco/Cb Reclad	

Roof Frame: Gable
Or Hip

Roof Cover:
Shingle
Composition

Stories: 1

Living units: 1

Floor Finish:
Carpet/
Vinyl/Asphalt

Interior Finish:
Drywall/Plaster

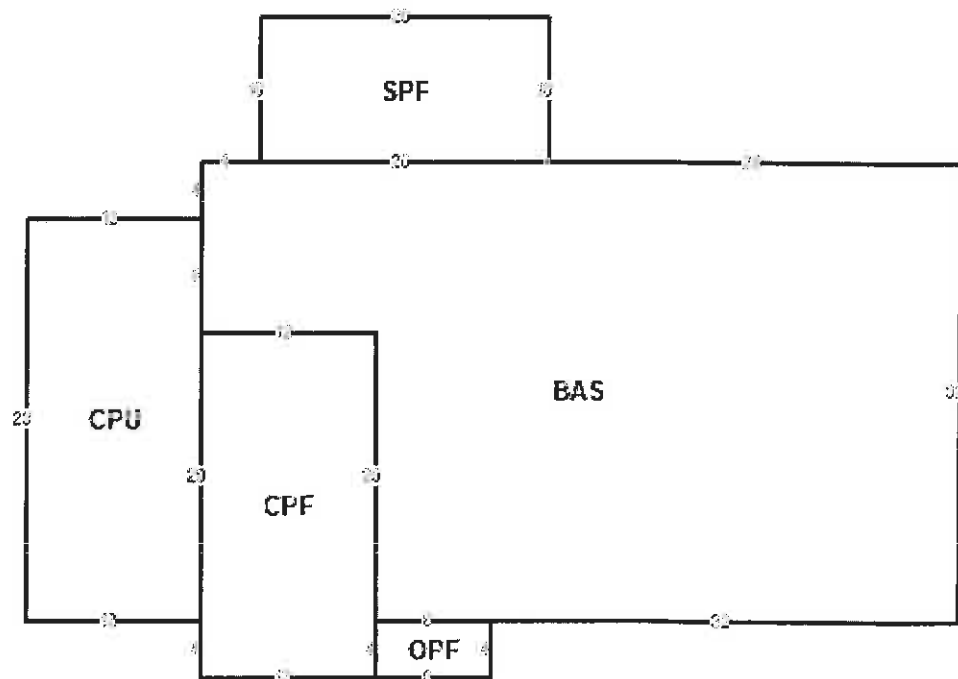
Fixtures: 5

Year Built: 1966

Effective Age: 32

Heating: Central
Duct

Cooling: Cooling
(Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Screen Porch</u>	0	200	0.25	50
<u>Open Porch</u>	0	32	0.19	6
<u>Carport Unfinished</u>	0	336	0.15	50
<u>Carport</u>	0	288	0.25	72
<u>Base</u>	1,424	1,424	1.00	1,424
Total Living SF: 1,424		Total Gross SF: 2,280	Total Effective SF: 1,602	

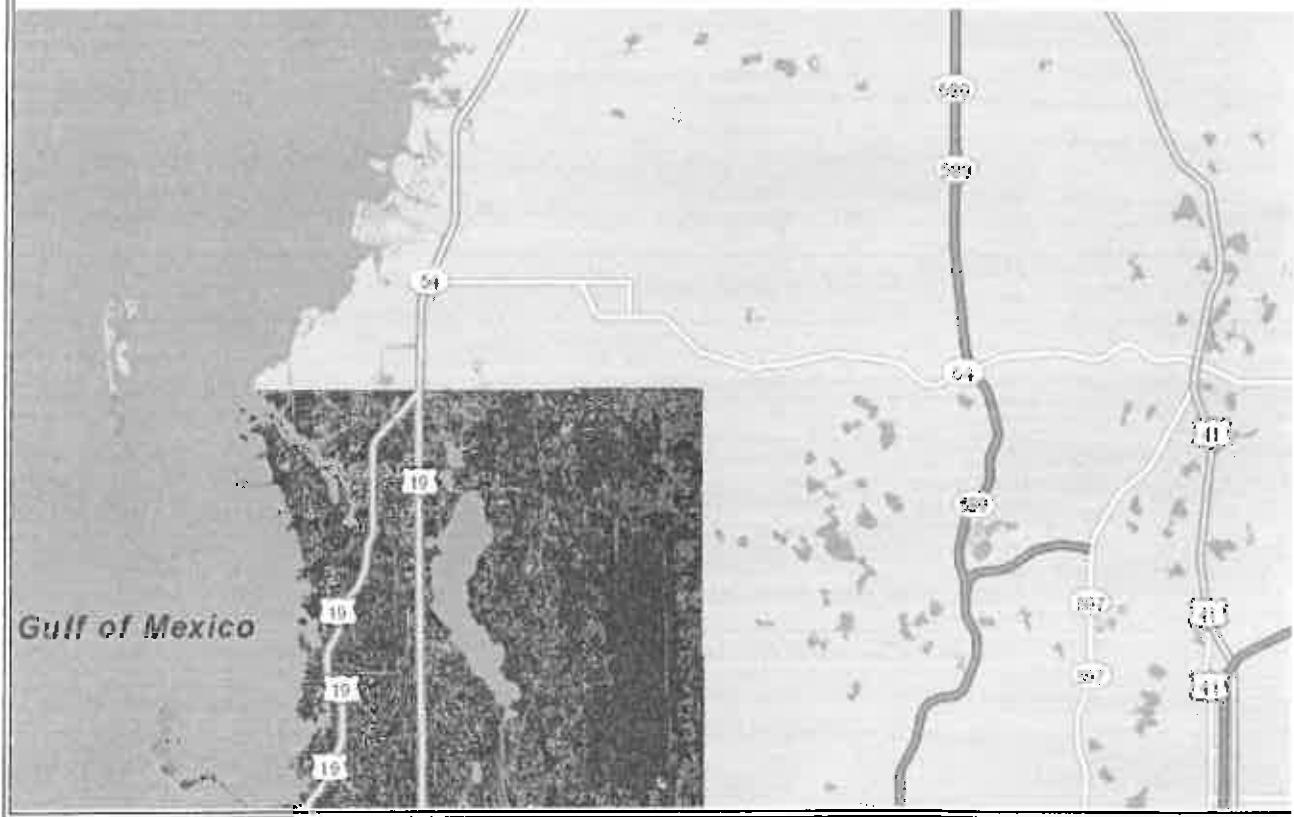
[\[click here to hide\]](#) 2014 Extra Features

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
BARN	\$7.50	704.00	\$5,280.00	\$5,280.00	1966
STABLE	\$10.00	280.00	\$2,800.00	\$2,800.00	1990
BARN	\$7.50	660.00	\$4,950.00	\$4,950.00	2000
SHED	\$15.00	240.00	\$3,600.00	\$1,512.00	1990

[\[click here to hide\]](#) 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). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
CB11-05047	WINDOWS (OVER 5K)	30 Jun 2011	\$8,913



[Interactive Map of this parcel](#)
 [Map](#)
 [Sales Query](#)
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 [New Search](#)
 [Tax Collector Home Page](#)
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Real Estate Account At 2535 RICHARDS RD, TARPON SPRINGS

Real Estate Account #R168904

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2013

Paid

2012

Paid

2011

Paid

2010

Paid

...

1999

Paid

Diane Nelson

Real Estate 2013 Annual Bill

[Print This Bill \(PDF\)](#)

Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

R168904

Parcel number

16/27/16/00000/230/0200

Escrow code

—

Millage code

ETF

Paid 2013-11-23 \$2,417.32

Receipt #952-13-020542

Pay your taxes online at: <http://www.taxcollect.com/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner
WINCEK, ERMA P
2535 RICHARDS RD
TARPON SPRINGS, FL 34688-7319

Situs address
2535 RICHARDS RD
TARPON SPRINGS

Legal description
BEG ON COR LOT 17 INFR- PLACE SUD IN W
374.32 FT TO NADON 200 FT IN X 350 FT TO SUDON
30727 (S) TO FOR CONV 2.4 AC

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
GENERAL FUND	5.2755	156,535	50,000	106,535	\$562.03
HEALTH DEPARTMENT	0.0622	156,535	50,000	106,535	\$6.83
EMS	0.9158	156,535	50,000	106,535	\$97.56
EAST LAKE FIRE	1.9800	156,535	50,000	106,535	\$210.94
SCHOOL-STATE LAW	5.3120	156,535	25,000	131,535	\$698.71
SCHOOL-LOCAL BD.	2.7480	156,535	25,000	131,535	\$361.46
MSTU	2.0857	156,535	50,000	106,535	\$222.20
LIBRARY SERVICES EAST LAKE FIRE	0.2500	156,535	50,000	106,535	\$26.63
Total	20.6556				\$2,402.04

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
SW FLA WTR MGMT.	0.3818	156,535	50,000	106,535	\$40.68
PINELLAS COUNTY PLN.CNCL.	0.0160	156,535	50,000	106,535	\$1.70
JUVENILE WELFARE BOARD	0.8981	156,535	50,000	106,535	\$95.68
SUNCOAST TRANSIT AUTHORITY	0.7305	156,535	50,000	106,535	\$77.82
Total	20.6556				\$2,402.04

Non-Ad Valorem Assessments

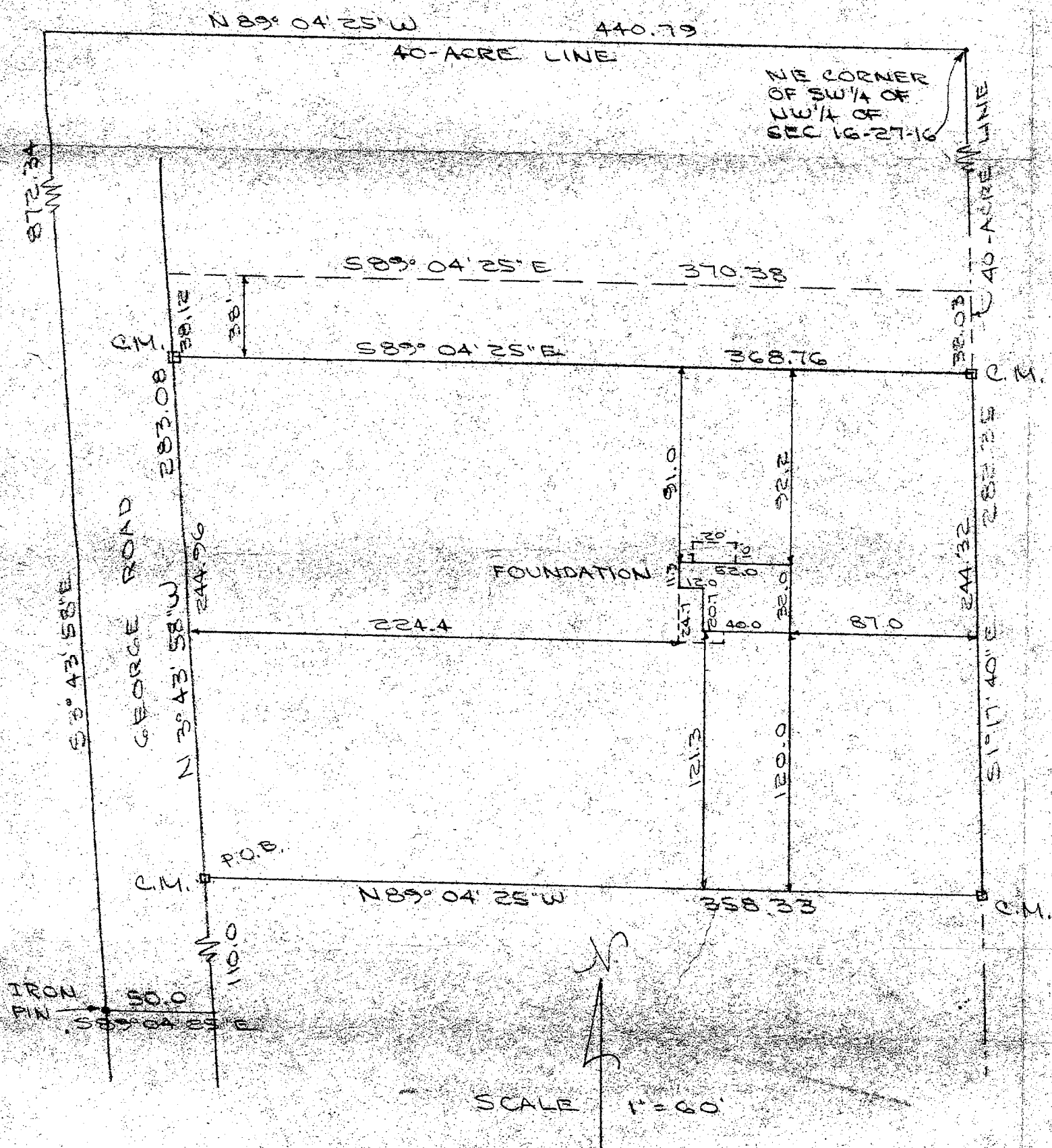
Levying authority	Rate	Amount
UNINCORPORATED SURFACE WATER	n/a	\$116.00
Total		\$116.00

Combined taxes and assessments: \$2,518.04

If paid by:	Nov 30, 2013
Please pay:	\$2,417.32

Paid 2013-11-23 \$2,417.32
Receipt #952-13-020542

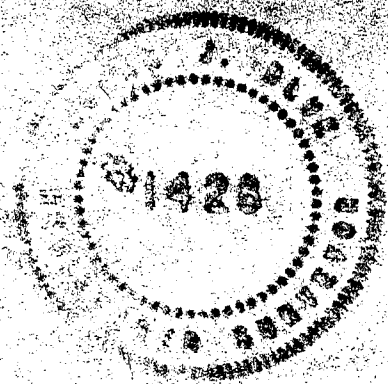
Prepared for First Federal Savings and Loan of Largo (Stanley D. Wincek)



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 N 89° 04' 25" W 440.79 feet along the 40-acre line; thence S 3° 43' 58" E 872.34 feet along the West right-of-way of George Road to an Iron pine; thence S 89° 04' 25" E 50.0 feet; thence N 3° 43' 58" W 110.0 feet along the East right-of-way of said George Road to the P.O.B.; thence continue N 3° 43' 58" W 283.08 feet; thence S 89° 04' 25" E 370.38 feet to the 40-acre line; thence S 1° 17' 40" E 282.35 feet along said 40-acre line; thence N 89° 04' 25" W 358.33 feet to the P.O.B., less and except the Northerly 38.0 feet thereof.

I hereby certify that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S. and the F.L.T.A.

January 26, 1966



Nolan J. Blue
NOLAN J. BLUE
LAND SURVEYOR, INC.
REG. SURVEYOR NO. 1428
1512 NORTH ATLANTIC AVE.
LEARWATER, FLA.

Z/LU-25-11-14

1169 Woodlawn