

**AGENDA**  
**Planning Review Committee**  
**Pinellas County Planning Department**  
**310 Court Street, 1<sup>st</sup> Floor Conference Room 119**  
**December 8, 2014 – 10:00 AM**

**Case Summary Review:**

1. Z/LU-1-1-15 (Dennis Brown & Deborah Pennington)

CASE SUMMARY  
CASE NO. Z/LU-1-1-15  
(Quasi-Judicial)

PRC MEETING: December 8, 2014 @ 10:00 AM-1<sup>st</sup> Floor, Planning Conf Room

LPA HEARING: February 12, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: March 24, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

PPC HEARING: May 13, 2015 @ 3:00 PM-5<sup>th</sup> Floor, Board Assembly Room

FINAL DETERMINATION BY: June 2, 2015

APPLICANT'S NAME: Dennis K. Brown & Deborah K. Pennington

REQUEST: Zone change from: R-3, Single Family Residential  
to: C-2, General Retail Commercial & Limited Services

Land Use change from: Residential Low  
to: Commercial General

And a Variance to allow a 50 ft. wide C-2 lot and a Development Agreement allowing the continued use of personal storage of vehicles and to develop a personal office use and not to exceed 50 ft. in height.

CASE DESCRIPTION: Approximately 0.23 acre property located on the north side of Walsingham Road 300 ft. east of 119th St. N., Largo and also located at 11787 Walsingham Road in the unincorporated area of Pinellas County (09/30/15/00000/430/3900). A legal description is available in file upon request.

APPLICANT/ADDRESS: Dennis K. Brown & Deborah K. Pennington  
c/o Todd Pressman  
334 East Lake Road, #102  
Palm Harbor, FL 34685

REP/ADDRESS: Todd Pressman  
Pressman & Assoc., Inc.  
334 East Lake Road, #102  
Palm Harbor, FL 34685

NOTICES SENT TO: Dennis K. Brown & Deborah K. Pennington, Largo, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners

EXISTING USE: Single Family Dwelling

PROPOSED USE: Storage building

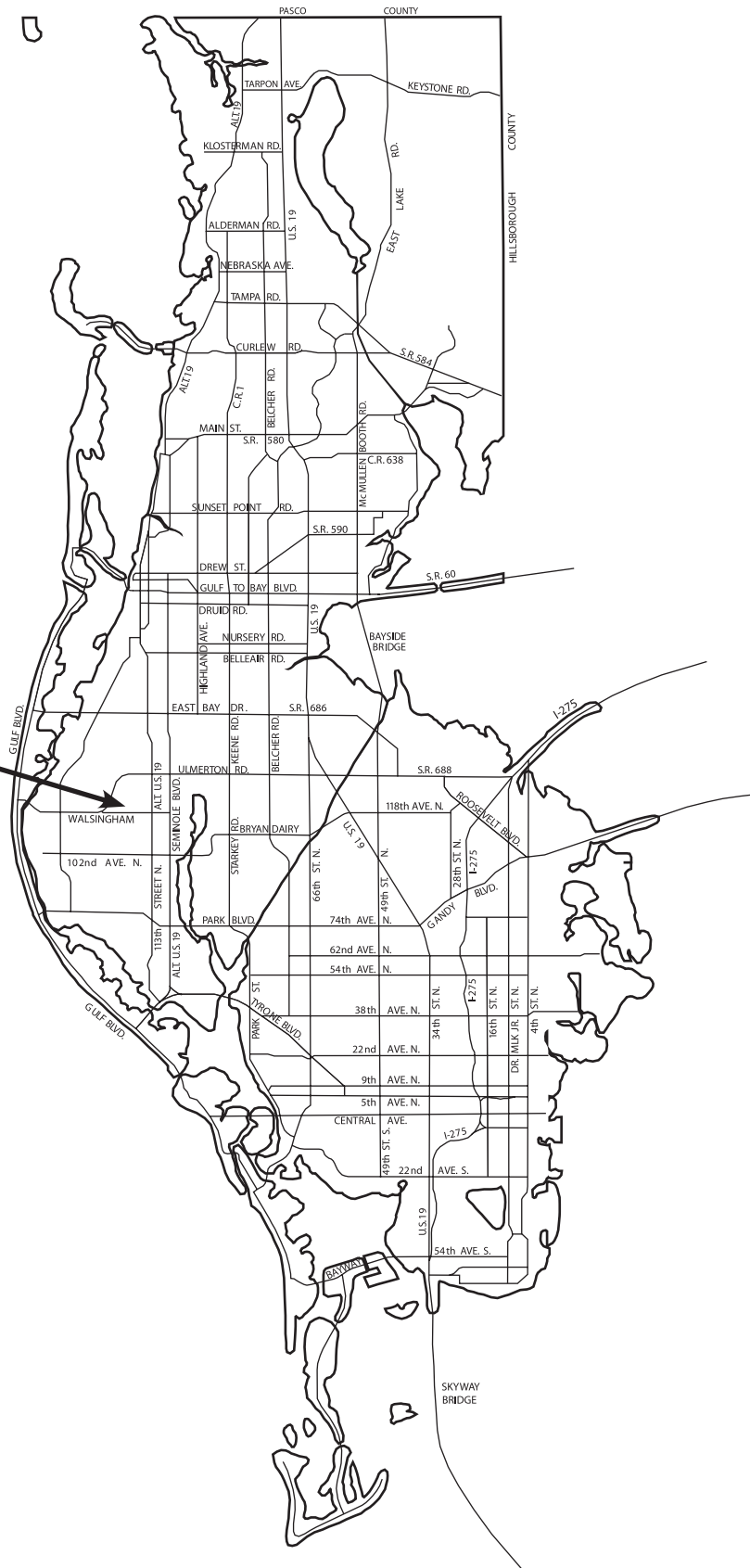
LAND USE: Residential Low

ZONING: R-3  
*Revised 11/10/14*

Z14-000022

# LOCATION MAP

**Z/LU-1-1-15**



MAP-1

**Z/LU-1-1-15**

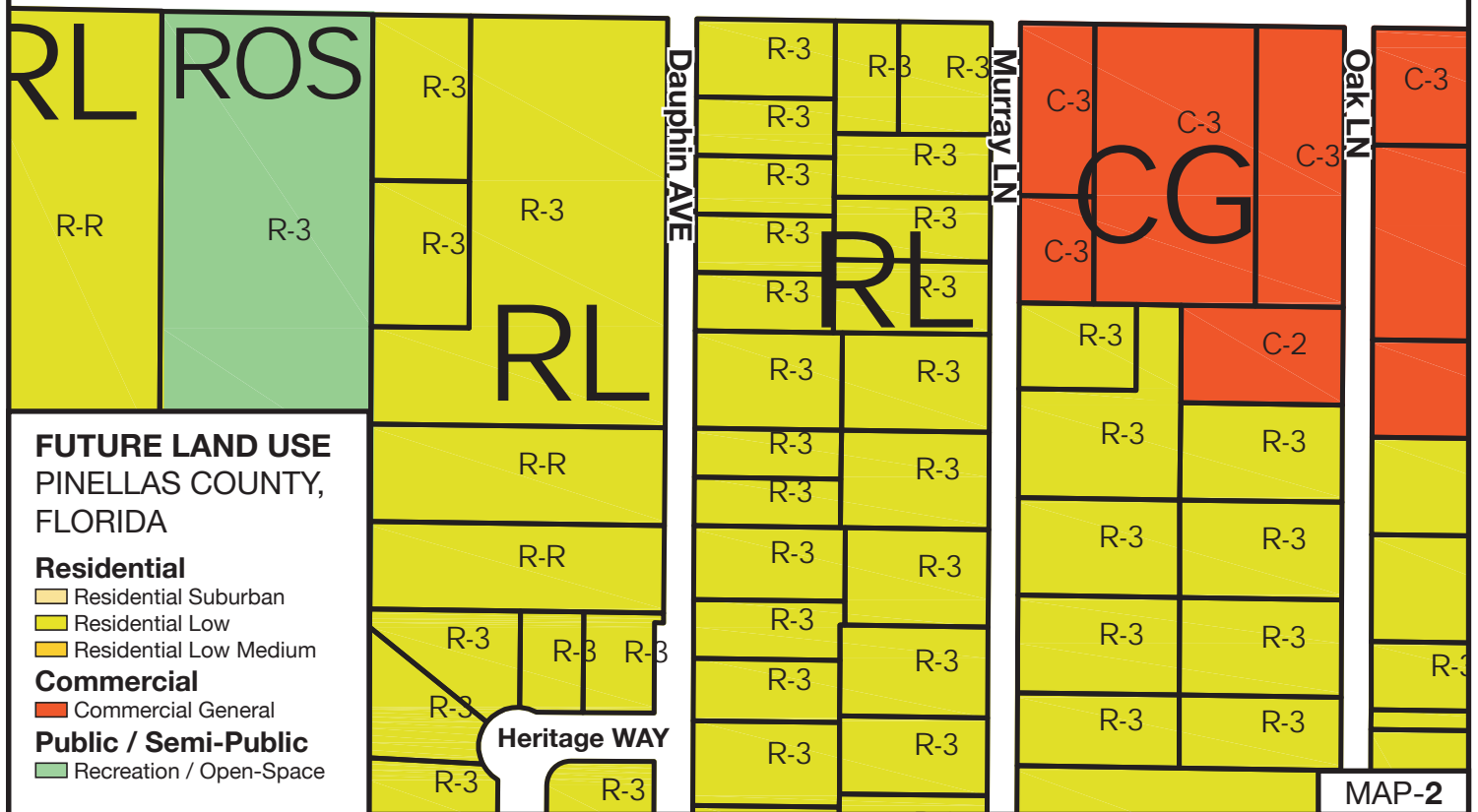
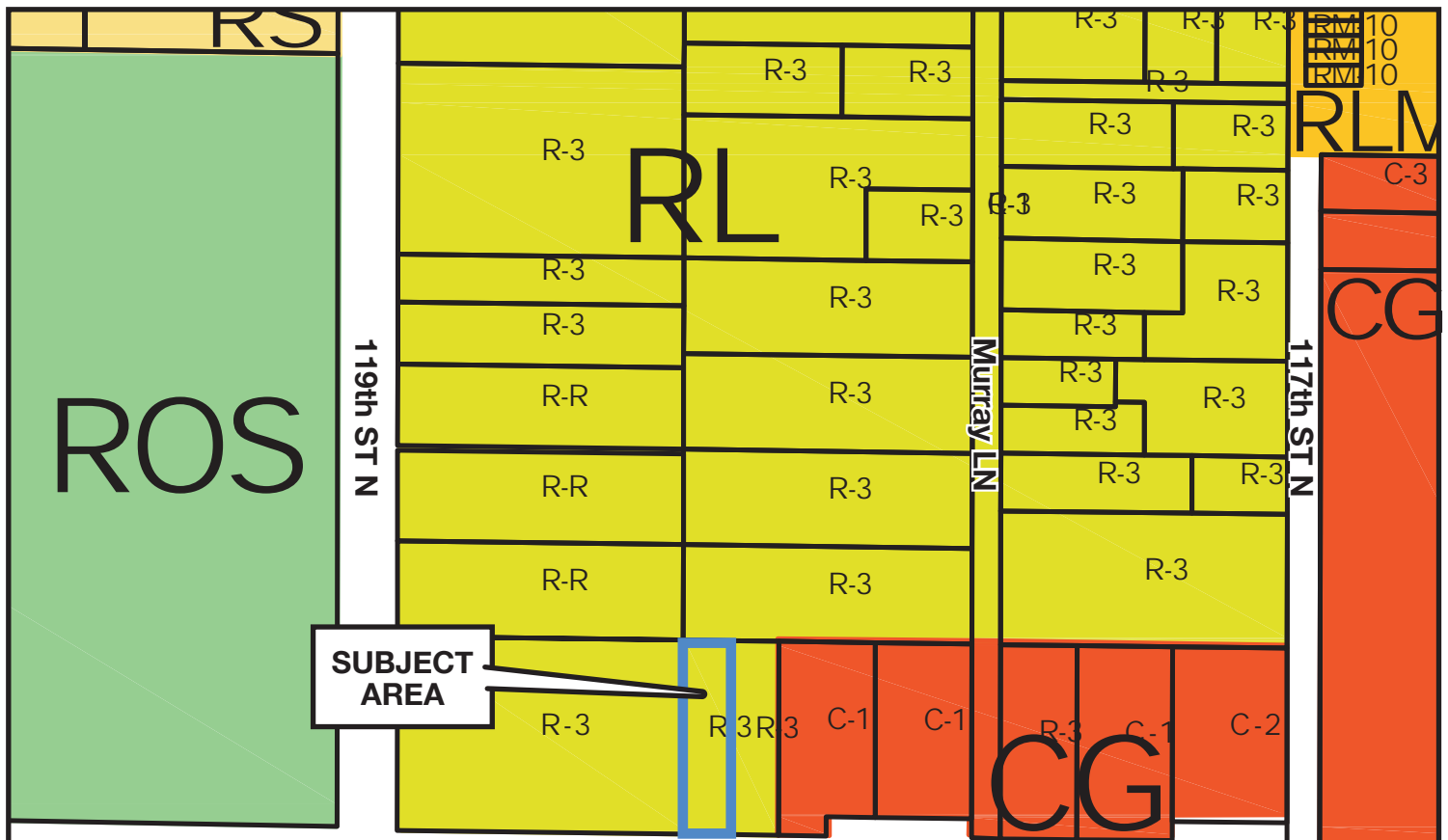
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Parcel I.D. 09/30/15/00000/430/3900

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





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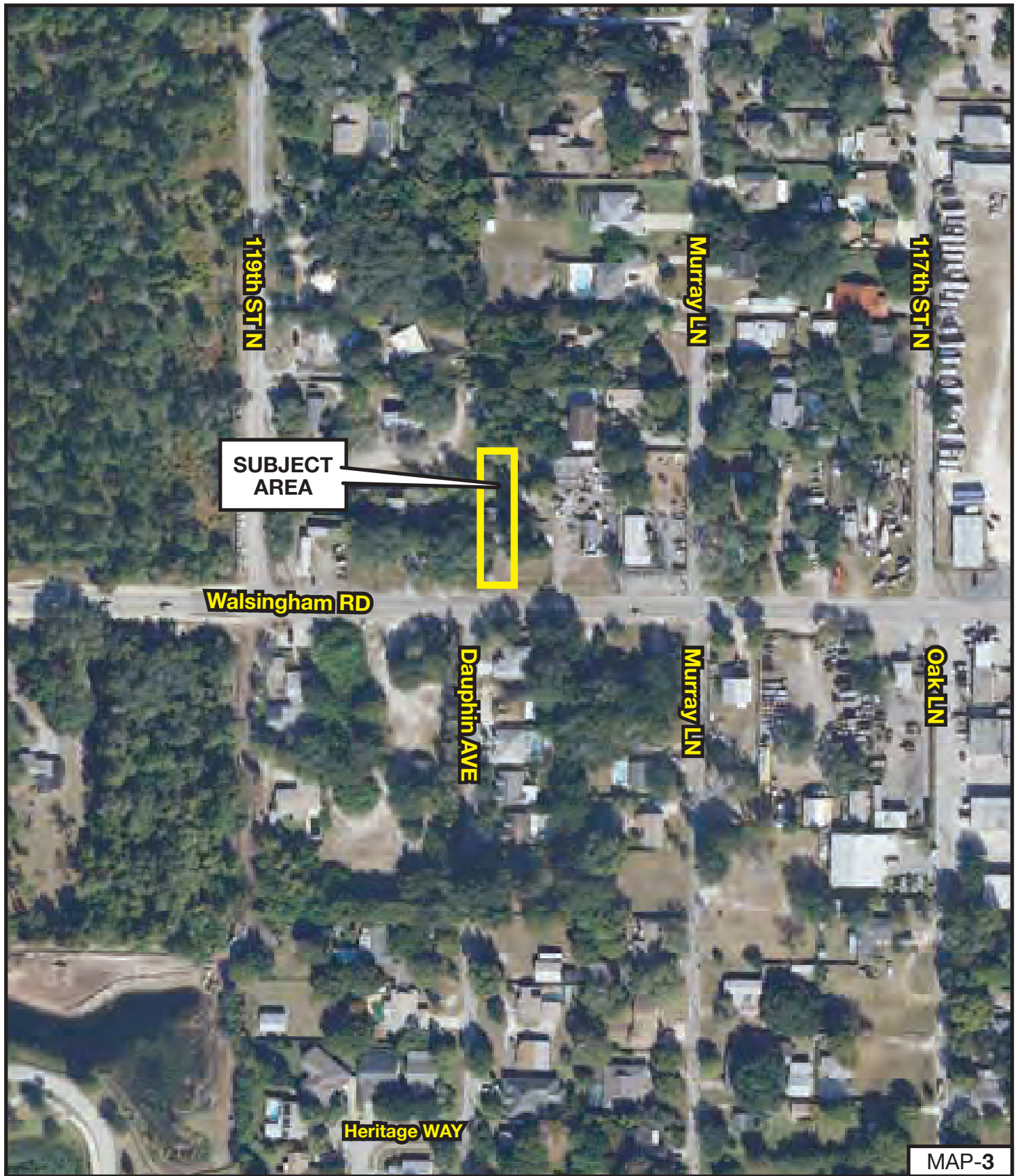
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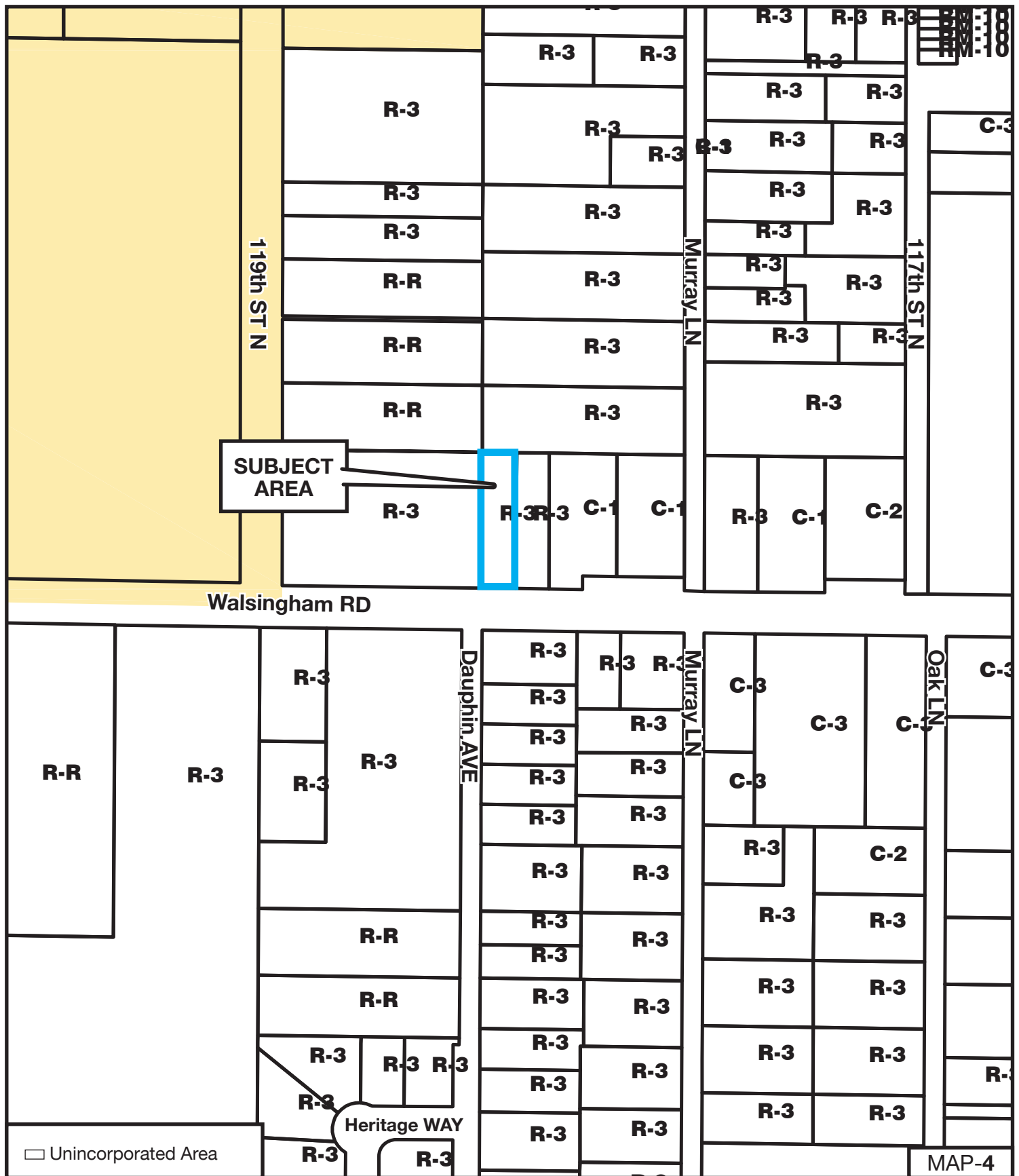
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Parcel I.D. 09/30/15/00000/430/3900

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## DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is dated \_\_\_\_\_, effective as provided in Section 5 of this Agreement, and entered into between \_\_\_\_\_ and Pinellas County, Florida, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof ("County").

### R E C I T A L S:

- A. Sections 163.3220 – 163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act ("Act"), authorize the County to enter into binding development agreements with persons having a legal or equitable interest in real property located within the unincorporated area of the County.
- B. Under Section 163.3223 of the Act, the County has adopted Chapter 134, Article VII of Part III, the Pinellas County Land Development Code ("Code"), establishing procedures and requirements to consider and enter into development agreements.
- C. Owner is the owner of a parcel of real property, located at 11787 Walsingham Rd. on Exhibit "A-2" as parcel identification number 09-30-15-00000-430-3900
- D. Owner desires to develop and continue to use the Property for personal storage of vehicles and a personal office use as more particularly described herein.
- E. The Property currently has a land use designation of RL and is zoned R-2.
- F. Owner has requested that the County change the zoning category to C2 and change the Land Use category to CG.
- G. The County cannot justify the requested action absent the restrictions contained in this Agreement and in the deed restriction required in Section 6.1.4.
- H. The County and Owner have determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the Code and the Act.
- I. The County has found that the terms of this Agreement are consistent with the Pinellas County Comprehensive Plan and the Code.

## STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

Section 1.     Recitals. The above recitals are true and correct and are a part of this Agreement.

Section 2.     Incorporation of the Act. This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by this reference and made a part of this Agreement. Words used in this Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act

Section 3.     Property Subject to this Agreement. The Property is subject to this Agreement.

Section 4.     Ownership. The Property is owned in fee simple by Owner.

Section 5.     Effective Date/Duration of this Agreement.

5.1           This Agreement shall become effective as provided for by the Act and shall be contingent upon obtaining final approval, and effectiveness of the land use designation of CG and zoning of C2.

5.1           This Agreement shall continue in effect until terminated as defined herein but for a period not to exceed five (5) years.

Section 6.     Obligations under this Agreement.

6.1           Obligations of the Owner.

6.1.1.     Binding Obligations. The obligations under this Agreement shall be binding on Owner, its successors or assigns.

6.1.2.     Development Review Process. At the time of development of the Property, Owner will submit such applications and documentation as are required by law and shall comply with the County's Code applicable at the time of the effective date of this Agreement.

6.1.3.     Development Restrictions. The following restrictions shall apply to development of the Property.

6.1.3.1.    Development Intensities. Owner shall comply with the building intensities and height required by the Property's zoning and land use designations, unless otherwise modified by this Agreement.



6.1.3.2. The Property shall be developed substantially in accordance with the Concept/Site Plan attached and incorporated as Exhibit B ("Plan").

6.1.3.3. As of the effective date of this Agreement, the property would ~~be used for the private storage of domestic passenger vehicles for the owner of the property and for a private office for the owner of the property.~~

6.1.4. Recording of Deed Restriction. Prior to the approval of a site plan or issuance of a development permit for the Property, Owner shall record a deed restriction encumbering the Property in the official records of Pinellas County, Florida and deliver a copy of such recorded deed restriction to the Director of the *County Strategic Planning and Initiatives Department or his designee*. The deed restriction shall be approved as to form by the County Attorney (which approval shall not be unreasonably withheld) and shall generally describe the development limitations of this Agreement. The deed restriction shall be perpetual and may be amended or terminated only with the consent of the County, which consent shall not be unreasonably withheld.

6.2. Obligations of the County.

6.2.1. *Concurrent with the approval of this Agreement, the Board amends the land use and zoning designation for the Property as set forth in Recital F above.*

6.2.2. County will process preliminary and final site plan applications for the Property that are consistent with this Agreement, and that meet the requirements of the Code at the time of the effective date of this Agreement.

6.2.3. The final effectiveness of the amendments referenced in Section 6.2.1 is subject to:

6.2.3.1. The provisions of Chapter 125 and 163, Florida Statutes, as they may govern such amendments; and

6.2.3.2. The expiration of any appeal periods or, if an appeal is filed, at the conclusion of such appeal.

Section 7. Public Facilities to Service Development. The following public facilities are presently available to the Property from the sources indicated below. Development of the Property will be governed by and must satisfy the concurrency ordinance provisions applicable at the time of the effective date of this Agreement.

7.1 Potable water from the City of St Petersburg.

7.2 Sewer service from Pinellas County.

7.3 Fire protection from Pinellas County.

7.4 *Drainage facilities for the parcel will be provided by Owner.*

Section 8. Required Local Government Permits. The required local government development permits for development of the Property include, without limitation, the following:

8.1. Site plan approval(s) and associated utility licenses and right-of-way utilization permits;

8.2. Construction plan approval(s);

8.3. Building permit(s); and

8.4. Certificate(s) of occupancy.

Section 9. Consistency. The County finds that development of the Property consistent with the terms of this Agreement is consistent with the Pinellas County Comprehensive Plan.

Section 10. Termination.

10.1. In the event of termination pursuant to Section 10.2 or failure to commence the development of the subject property within the duration of the Agreement as defined in Section 5 above, the Property shall return to its current land use and zoning designations. Owner agrees to cooperate and not contest any administrative procedures necessary to implement restoration of the land use and zoning designations. This obligation survives the termination of the Agreement for the time necessary to accomplish the redesignations.

10.2. If Owner's obligations set forth in this Agreement are not followed in a timely manner, as determined by the County Administrator, after notice to Owner and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until Owner has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this Agreement by the County, at the discretion of the County and after notice to Owner and an opportunity for Owner to be heard.

Section 11. Other Terms and Conditions. Except in the case of termination, until five (5) years after the effective date of this Agreement, the Property shall not be subject to subsequently adopted laws and policies unless the County has held a public hearing and determined:

11.1. They are not in conflict with the laws and policies governing the Development Agreement and do not prevent development of the land uses, intensities, or densities in this Agreement;

11.2. They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;

11.3. They are specifically anticipated and provided for in this Agreement;

11.4. The County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or

11.5. This Agreement is based on substantially inaccurate information provided by Owner.

Section 12. Compliance with Law. The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve Owner from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

Section 13. Notices. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to Owner:

With copy to:

If to County: *Pinellas County Board of County Commissioners  
c/o County Administrator  
315 Court St.  
Clearwater, FL 33756*

With copy to: *David S. Sadowsky, Esquire  
Senior Assistant County Attorney  
Pinellas County Attorneys Office  
315 Court Street  
Clearwater, Florida 33756*

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

Section 14. Right to Cure. Owner will not be deemed to have failed to comply with the terms of this Agreement until Owner shall have received notice from the County of the alleged non-

compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the County Administrator, reasonably exercised.

Section 15. Minor Non-Compliance. Owner will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the judgment of the County Administrator, reasonably exercised, as a minor or inconsequential nature.

Section 16. Covenant of Cooperation. The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Property.

Section 17. Approvals. Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

Section 18. Completion of Agreement. Upon the completion of performance of this Agreement or its revocation or termination, the Owner or his successor in interest shall record a statement in the official records of Pinellas County, Florida, signed by the parties hereto, evidencing such completion, revocation or termination, and shall forthwith deliver a copy of this document to the Director of the County Building and Development Review Services Department or his designee.

Section 19. Entire Agreement. This Agreement (including any and all Exhibits attached hereto, all of which are a part of this Agreement to the same extent as if such Exhibits were set forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

Section 20. Construction. The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Owner includes Owner's successors or assigns. This Agreement was the production of negotiations between representatives for the County and Owner and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

Section 21. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this

Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days notice to the other parties.

Section 22. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

Section 23. Counterparts. This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

End of Substantive Provisions, Signature Page to follow

WITNESSES:

OWNER

Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name  
My Commission Expires:

ATTEST:

PINELLAS COUNTY, FLORIDA

KEN BURKE, CLERK

\_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_

Chairman  
Board of County Commissioners

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

EXHIBIT "A-1"  
PROPERTY

1. Owner: Dennis K. Brown & Deborah K Pennington

Mailing Address: Please use agent

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Daytime Phone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

2. Representative's Name: Todd Pressman

Company Name: Pressman & Assoc., Inc.

Mailing Address: 334 East Lake Rd., #102

City: Palm Harbor State: FL Zip Code: 34685 Daytime Phone: (727) 804-1760

Email: Todd@Pressmaninc.com

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.

N/A

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:

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:



Rezoning and Land Use Amendment. To zoning, C2 and Land Use, CG.

4. This hearing is being requested to consider: \_\_\_\_\_

5. Location of subject property (street address): 11787 Walsingham Rd. 09-30-15-00000-430-3900

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

E 50FT OF W 383FT OF S 233.07FT OF SW 1/4 OF SE 1/4 LESS RD ON S

7. Size of Property: 50' feet by 203 feet, \_\_\_\_\_ acres

8. Present zoning classification: R-3

9. Present Land Use Map designation: RL

10. Date subject property acquired: 9/26/14

11. Existing structures and improvements on subject property:

There is a tremendous mess of discarded and junk on the site, along with a dilapidated house which is falling apart and has been a problem with vagrants. This will all be removed and cleaned up. The site is overgrown and not kept up at all.

12. Proposed structures and improvements will be:

The desired use is storage of domestic passenger vehicles of the property owner's and a private office for the property owner. There are no repairs, motor work, nor any leasing or renting of the site.

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).

The area is heavily commercialized and industrialized and located on a very busy roadway. The use proposed, by Developer's Agreement, is a quiet and interior use only. It will have virtually no trips and will emit no odor, sound or have any visible detractors. The site has, and is, existing in an extremely run down, decrepit and ramshackle condition. The house structure has been a problem with vagrants and animals and odors. This will all be cleaned up. We are seeking a C2 zoning and Land Use category of CG.

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:

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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.

  
\*\*\*Signature of Owner or Trustee  
Agent

Date: October 7, 2014

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 7th day of October, 20 14

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

  
(signature) NOTARY PUBLIC



NIKKI R. VASQUEZ  
MY COMMISSION # EE 067941  
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).



**28100 US Hwy 19 N., Suite 200  
Clearwater, FL 33761**

October 1, 2014

RE: Certificate of Ownership  
Parcel ID: 09-30-15-00000-430-3900  
Subject property address: 11787 Walsingham Rd, Largo, FL

To Whom It May Concern:

Based upon my personal knowledge and review of the Pinellas County Property Appraiser's records and the Official Records, attached hereto as Exhibit "A", I certify that the below described parcel is owned by Dennis K. Brown and Deborah K. Pennington, Husband and Wife. The vesting Deed is attached hereto as Exhibit "B".

Parcel ID: 09-30-15-00000-430-3900  
Subject property address: 11787 Walsingham Rd, Largo, FL

A handwritten signature in black ink, appearing to be "M Geiger", written over a horizontal line.

**Mark Geiger**  
**Vantage Point Title**  
**28100 US 19 N., Suite 200**  
**Clearwater, FL 33761**  
Email: [mgeiger@vptitle.net](mailto:mgeiger@vptitle.net)  
Direct Line: (727) 466-1130  
Fax: (727) 683-9547  
Website [www.vantagepointtitle.com](http://www.vantagepointtitle.com)

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

WM

09-30-15-00000-430-3900

Compact Property Record Card

[Portability Calculator](#)**Data Current as of October 01, 2014**[Email Print](#)[Radius Search](#)Improvement Value  
per F.S. 553.844

Ownership/Mailing Address	Site Address
BROWN, DENNIS K PENNINGTON, DEBORAH K 898 RICHART LN GREENWOOD IN 46142	11787 WALSINGHAM RD (Unincorporated)



Property Use: 0110 (Single Family Home)

Living Units: 1

[\[click here to hide\] 2014 Legal Description](#)

E 50FT OF W 383FT OF S 233.07FT OF SW 1/4 OF SE 1/4 LESS RD ON S

2014 Exemptions	Mortgage Letter	File for Homestead Exemption	2014 Parcel Use
Homestead: Yes - To be removed December 31		Government: No	Homestead Use Percentage: 100.00%
Institutional: No		Historic: No	Non-Homestead Use Percentage: 0.00% Classified Agricultural: No

## 2014 Parcel Information 2014 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18540/0183	\$71,400 Sales Query	121030253072	NON EVAC	

## 2014 Preliminary Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$42,602	\$28,695	\$3,695	\$3,695	\$0

[\[click here to hide\] 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	\$40,949	\$28,271	\$3,271	\$3,271	\$0
2012	Yes	\$27,798	\$27,798	\$2,798	\$2,798	\$0
2011	Yes	\$51,497	\$51,497	\$25,000	\$26,497	\$0
2010	Yes	\$64,566	\$64,566	\$25,000	\$39,566	\$25,000
2009	Yes	\$70,841	\$70,841	\$25,000	\$45,841	\$25,000
2008	Yes	\$88,800	\$88,156	\$38,156	\$63,156	\$38,156
2007	Yes	\$86,800	\$85,588	\$60,588	N/A	\$60,588
2006	Yes	\$83,500	\$83,500	\$58,500	N/A	\$58,500
2005	No	\$56,200	\$56,200	\$56,200	N/A	\$56,200
2004	No	\$56,300	\$56,300	\$56,300	N/A	\$56,300
2003	No	\$50,000	\$50,000	\$50,000	N/A	\$50,000
2002	No	\$43,900	\$43,900	\$43,900	N/A	\$43,900
2001	No	\$54,100	\$54,100	\$54,100	N/A	\$54,100
2000	No	\$47,700	\$47,700	\$47,700	N/A	\$47,700
1999	Yes	\$39,100	\$36,900	\$11,400	N/A	\$11,400
1998	Yes	\$36,400	\$36,400	\$10,900	N/A	\$10,900
1997	Yes	\$38,200	\$38,200	\$12,700	N/A	\$12,700
1996	Yes	\$40,300	\$40,300	\$14,800	N/A	\$14,800

## 2014 Tax Information

[Click Here for 2013 Tax Bill](#)

Tax District: LTF

2013 Final Millage Rate

22.4865

2013 Est Taxes w/o Cap or Exemptions

\$920.80

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.](#)Ranked Sales [\(Where Reported, Sale #\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
26 Sep 2014	18540 / 0183	\$38,000	U	I

## 2014 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	50x203	80000.00	0.2300	1.2000	\$22,080	AC

[\[click here to hide\] 2014 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 11787 WALSINGHAM RD

Quality: Minimal

Square Footage: 1590.00

Foundation: Continuous Footing

Floor System: Wood

Exterior Wall: Frame Siding

Roof Frame: Flat Shed

Roof Cover: Shingle Composition

Stories: 1

Living units: 1

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Wood/Wallboard

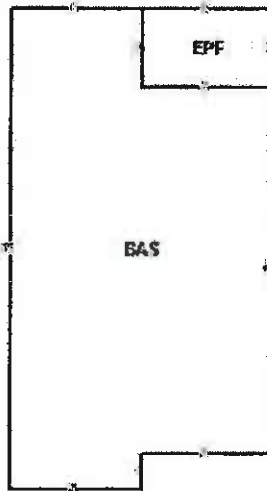
Fixtures: 3

Year Built: 1957

Effective Age: 51

Heating: Unit/Space/Wall/Floor

Cooling: None

Compact Property Record Card[Open plot in New Window](#)**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Enclosed Porch	0	135	0.60	81
Base	1,455	1,455	1.00	1,455
Total Living SF: 1,455		Total Gross SF: 1,590		Total Effective SF: 1,536

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

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
WORKSHOP	\$5.00	945.00	\$4,725.00	\$4,725.00	1957

[\[click here to hide\] 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
No Permit Data Found			

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

EXHIBIT "B"

Prepared by and Return To:  
Michele Williams  
Fidelity National Title of Florida, Inc.  
28059 US Highway 19 North, Suite 100  
Clearwater, FL 33761

Order No.: FTPA14-00380

APN/Parcel ID(s): 09/30/15/00000/430/3900

WARRANTY DEED

THIS WARRANTY DEED dated September 26, 2014, by Sara Evelyn McLane a/k/a Sara McLane Evans, as Personal Representative of the Estate of Royce W. Mosley, Deceased, hereinafter called the grantor, to Dennis K. Brown and Deborah K. Pennington, husband and wife, whose post office address is 898 Richart Lane, Greenwood, IN 46142, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of Largo, County of Pinellas, State of Florida, to wit:

The East Fifty (50') feet of the West Three Hundred and Eighty Three (383') feet of the South Two Hundred Thirty Three (233') feet of the Southwest 1/4 of the Southeast 1/4 of Section Nine (9), Township Thirty (30) South, Range Fifteen (15) East, LESS road right of way to the South, said lands lying, situate and being in Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Mary Lehman  
Witness Signature  
Mary Lehman  
Print Name

Estate of Royce W. Mosley, Deceased

BY Sara Evelyn McLane  
Sara Evelyn McLane a/k/a Sara McLane Evans,  
Personal Representative

Michele T. Williams  
Witness Signature  
Michele T. Williams  
Print Name

Address: c/o Sara McLane, McLane, McLane and  
McLane 275 N Clearwater-Largo Rd  
Largo, FL 33770

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 26 day of Sept, 2014  
by Sara Evelyn McLane a/k/a Sara McLane Evans, Personal Representative of the Estate of Royce W.  
Mosley, Deceased, to me known to be the person(s) described in or who has/have produced  
D.L. as identification and who executed the foregoing instrument and he/she/they  
acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 26 day of

Sept, 2014

Michele T. Williams  
NOTARY PUBLIC  
My Commission Expires:





# PRESSMAN & ASSOC., INC.

## Governmental and Public Affairs

334 Eastlake rd., #102, Palm Harbor, Florida 34684

727-804-1760, E-mail, [todd@Pressmaninc.com](mailto:todd@Pressmaninc.com)

### LETTER OF AUTHORIZATION

To Pinellas County, Florida:

Please accept this letter of authority to allow Todd Pressman, of Pressman and Associates, Inc., to represent land use, rezoning, and Land Use Amendment issues and applications for the property located at 11787 Walsingham Rd., Pinellas County, Florida. Thank you.

  
Owner, DENNIS K. BROWN

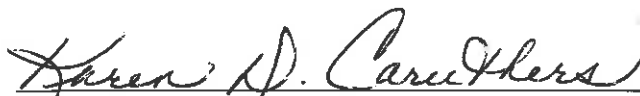
  
Owner, DEBORAH K. PENNINGTON

State of: Indiana

County of: Johnson

Before me personally appeared Dennis K. Brown/Deborah K. Pennington, who, being duly sworn, swears and affirms that the above information is true to the best of his/her knowledge.

Signed and sworn before me this 29th day of Sept., 2014, a.d., who I personally know or produced identification as  
Owners

  
Notary Public, KAREN D. CARUTHERS  
Resident of Marion County

MY COMMISSION EXPIRES:

8/27/16