



City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004
(727) 942-5611
Fax (727) 943-4651
www.ctsfl.us

**BOARD OF ADJUSTMENT AGENDA
NOVEMBER 18, 2020 REGULAR MEETING
IN THE TARPON SPRINGS CITY HALL AUDITORIUM,
324 PINE STREET
AT 7:00 P.M.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 3. APPLICATION # 20-127 –VARIANCE TO ALLOW A NONCONFORMING LOT OF RECORD TO BE BUILT UPON**
LOCATION: 0 Park Avenue (west side of North Park Avenue)
Application requesting a variance to allow a nonconforming lot of record to be built upon in order to allow for construction of a single family residence.
- 4. APPROVAL OF MINUTES:**
 - a. October 28, 2020 regular meeting**
- 5. STAFF COMMENTS**
- 6. BOARD COMMENTS**
- 7. ADJOURNMENT**

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time to time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to pmcneese@ctsfl.us



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BOARD OF ADJUSTMENT AGENDA OCTOBER 28, 2020 REGULAR MEETING HYBRID MEETING, 7:00 P.M.

1. CALL TO ORDER/ROLL CALL

- **Chair:** Call meeting to order
- **Secretary:** Call roll

2. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

- **Chair:** Call the item

3. APPLICATION # 20-127 –VARIANCE TO ALLOW A NONCONFORMING LOT OF RECORD TO BE BUILT UPON

LOCATION: 0 Park Avenue (west side of North Park Avenue)

Application requesting a variance to allow a nonconforming lot of record to be built upon in order to allow for construction of a single family residence.

- **Chair:** Call the item and ask for staff report.
- **Staff:** Present report.
- **Applicant:** Present project. The chair will ask for the first applicant presenter to use the “raise your hand” feature. Additional applicants on a team may follow. The applicant must state their name and be sworn at their first appearance.
- **Chair:** Call for public comment as follows:
 - Ask the Secretary if any emails have been received on the item. These will be emails that were received after the Board’s packet was posted. The Secretary will read these emails received into the record.
 - Ask those who believe they are affected parties to use the “raise hand” feature if they want to speak. The attorney will assist in describing examples of who might have affected party status. The attorney will establish validity of affected party status with the speaker. Affected parties will not be limited on speaking time.
 - Ask members of the general public wishing to comment to use the “raise hand” feature if they want to speak.
 - Ask IT staff to bring in Zoom public speakers one at a time. Ensure that each speaker states their name and address. Each speaker will be sworn in by the attorney.
- **Chair:** Close to public comment.
- **Chair:** Call for applicant rebuttal and Board questions to applicant. Applicant must raise their hand and state their name to rejoin the meeting.
- **Chair:** Bring back to Board for discussion. Chair will provide each board member their opportunity to speak.
- **Chair:** Close board discussion and call for a motion. Motion-maker and second will indicate so by name, to be repeated by the Secretary. Secretary will call the role.

4. APPROVAL OF MINUTES:

October 28, 2020 regular meeting

- **Chair:** Call the item and ask if there are any changes to the minutes.
- **Chair:** Provide each board member their opportunity to comment on the minutes.
- **Chair:** Close the board discussion and call for a motion.
- **Motion-maker/Board member** will indicate approval, approval with updates, or denial.
- **Second** will indicate that they second the motion.
- **Chair:** Ask if all Board members agree Yea or Nay Vote.

5. STAFF COMMENTS

6. BOARD COMMENTS

7. ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time to time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to pmcneese@ctsfl.us

STECHER #20-127

Board of Adjustments – November 18, 2020



LOCATION & CONTEXT



REQUEST

- **#20-127 – Nonconforming Lot of Record**
 - LDC Section 24.02(B) – If at any time the owner of a nonconforming lot of record owns adjoining land, the lots shall be combined to meet the minimum lot requirements.
- **Applicant:** Richard Stecher
- *Requesting variance approval to allow a nonconforming lot of record that has been under common ownership with adjacent property to be buildable.*



SITE HISTORY

- **1925 – Lots Created**
 - Lot 11 & 12 of Inness Park Subdivision
- **1957 – New LDC**
 - R-1AA Zoning
 - Min. Lot Area = 7,500 sqft
- **1960 – Home Built on Lot 12**
- **1984 – Common Ownership**
 - Owner of Lot 12 purchased Lot 11 (Site)
- **1990 – Current LDC Effective**
 - R-100 Zoning
 - Min. Lot Area = 10,000 sqft
 - Min. Lot Width = 75 ft
- **1992 – Lot 12 Sold Separately**
- **1995 – Common Ownership**
 - Owner of Lot 12 purchased Lot 11 (Site) again
- **2019 – Applicant Purchases Both Lots**
- **2020 – Lot 12 Sold Separately**



REVIEW STANDARDS – VARIANCES FOR NONCONFORMING LOTS OF RECORDS

- ✓ 1) The lot consists at least one entire lot of record on the effective date of this Code.
- ✓ 2) The lot was not created in violation of a previous zoning ordinance.
- ✓ 3) The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks.

PRELIMINARY STAFF RECOMMENDATION

- Staff has determined all standards have been met due to the following:
 - The lot was legally platted in 1925.
 - It was not created in violation of a previous zoning ordinance.
 - Although Lot 11 and Lot 12 were under common ownership throughout the years, the home on Lot 12 was constructed in 1960, prior to Lot 11 and 12 falling into common ownership initially. Therefore, Lot 12 did not rely on Lot 11 in order to be developed.
- Based upon this evidence, staff recommendation is to **APPROVE** the request.



CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[NOVEMBER 18, 2020]

STAFF REPORT

Application No. / Project Title: #20-127 (Stecher)
Staff: Allie Keen, Senior Planner
Applicant / Owner: Richard Stecher
Property Size: +/- 6,260 Square Feet
Current Zoning: R-100 (Single Family District)
Current Land Use: RL (Residential Low)
Location / Parcel ID: Property located north of 31 N. Park Avenue (Lot 11 Inness Park Subdivision) / 11-27-15-43056-004-0110

BACKGROUND SUMMARY:

The applicant is requesting variance approval from Land Development Code (LDC) Section 24.02(B) for the purpose of constructing a single family dwelling on a nonconforming lot of record. The subject property and the adjacent property to the south (31 N. Park Avenue) were previously under common ownership, but were never combined in order to meet the minimum lot standards established in the current LDC.

PRELIMINARY STAFF RECOMMENDATION:

Approval, all standards have been met.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

Development Standards: Section 24.02(B) of the LDC states that if at any time the owner of a nonconforming lot owns adjoining unimproved land, then the lots or land shall be combined to meet the minimum requirements in the current LDC.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Concrete pad and a shed.
Flood Hazards:	Property is located within Flood Zone AE.
Vehicle Access:	This property gains access from Park Avenue.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	R-100 (Single Family District)	RL (Residential Low)
South:	R-100 (Single Family District)	RL (Residential Low)
East:	R-100 (Single Family District)	RL (Residential Low)
West:	R-100 (Single Family District)	RL (Residential Low)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The following history is of relevance to the proposed variance request:
 - a. The subject property (Lot 11) was originally platted in 1925 as a part of the Inness Park Subdivision.
 - b. In 1957, a new Land Development Code went into effect and Lot 11 and the adjacent property to the south (Lot 12) were located in the R-1AA zoning district, which required a minimum lot area of 7,500 square feet. Both Lots 11 and 12 became nonconforming lots of record because they did not meet the minimum lot area.
 - c. In 1984 the previous owner of Lot 12 purchased the subject property, placing the two properties into common ownership.
 - d. In 1990, the current Land Development Code went into effect and Lots 11 and 12 are now zoned R-100. Both lots are still considered nonconforming due to not meeting the minimum lot area (10,000 square feet) and lot width (75 feet).
 - e. In 1992, Lot 12 was sold separately, and then in 1995 the owner of Lot 12 purchased the subject property, again placing the two properties into common ownership.
 - f. In November of 2019, the applicant purchased both Lots 11 and 12 and in August of 2020, the applicant sold Lot 12 and continues to own Lot 11 (the subject property). The applicant is now seeking variance approval in order for Lot 11 to be buildable to allow for the construction of a single family home.
2. Per LDC Section 24.02(B), if at any time the owner of a nonconforming lot owns adjoining unimproved land, the lots shall be combined to meet the minimum requirements. Lots 11 and 12 were never combined at any point they were under common ownership, resulting in the need for a variance in order to consider Lot 11 a buildable nonconforming lot of record. This provision pre-dates the current LDC and was applicable at the original time these two lots were under common ownership.
3. The existing home on Lot 12 was constructed in 1960, prior to Lots 11 and 12 falling into common ownership. Therefore, Lot 12 did not rely on Lot 11 in order to be developed back in 1960.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT – VARIANCES FOR NONCONFORMING LOTS OF RECORDS

Section 215.02.5 of the LDC provides that notwithstanding the requirements of Section 24.02, the Board of Adjustment may grant a variance to allow a nonconforming lot of record to be built upon if the following standards are met and proven by competent substantial evidence:

1. **The lot consists at least one entire lot of record on the effective date of this Code.**

Provisional Findings: The subject property was created in 1925 and was a separate lot of record prior to the effective date of the LDC. *This standard has been met.*



2. The lot was not created in violation of a previous zoning ordinance.

Provisional Findings: The lot was platted back in 1925 and was not created in violation of a previous zoning ordinance. *This standard has been met.*

3. The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks.

Provisional Findings: Although the subject property was under common ownership throughout the years, the existing home on Lot 12 was constructed in 1960, prior to Lots 11 and 12 falling into common ownership. Therefore, Lot 12 did not rely on Lot 11 in order to be developed back in 1960. *This standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Location/Aerial Map
2. Survey
3. Application

#20-127 / STECHER – LOCATION MAP



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 11 AND 12, BLOCK D, INNESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD INFORMATION:

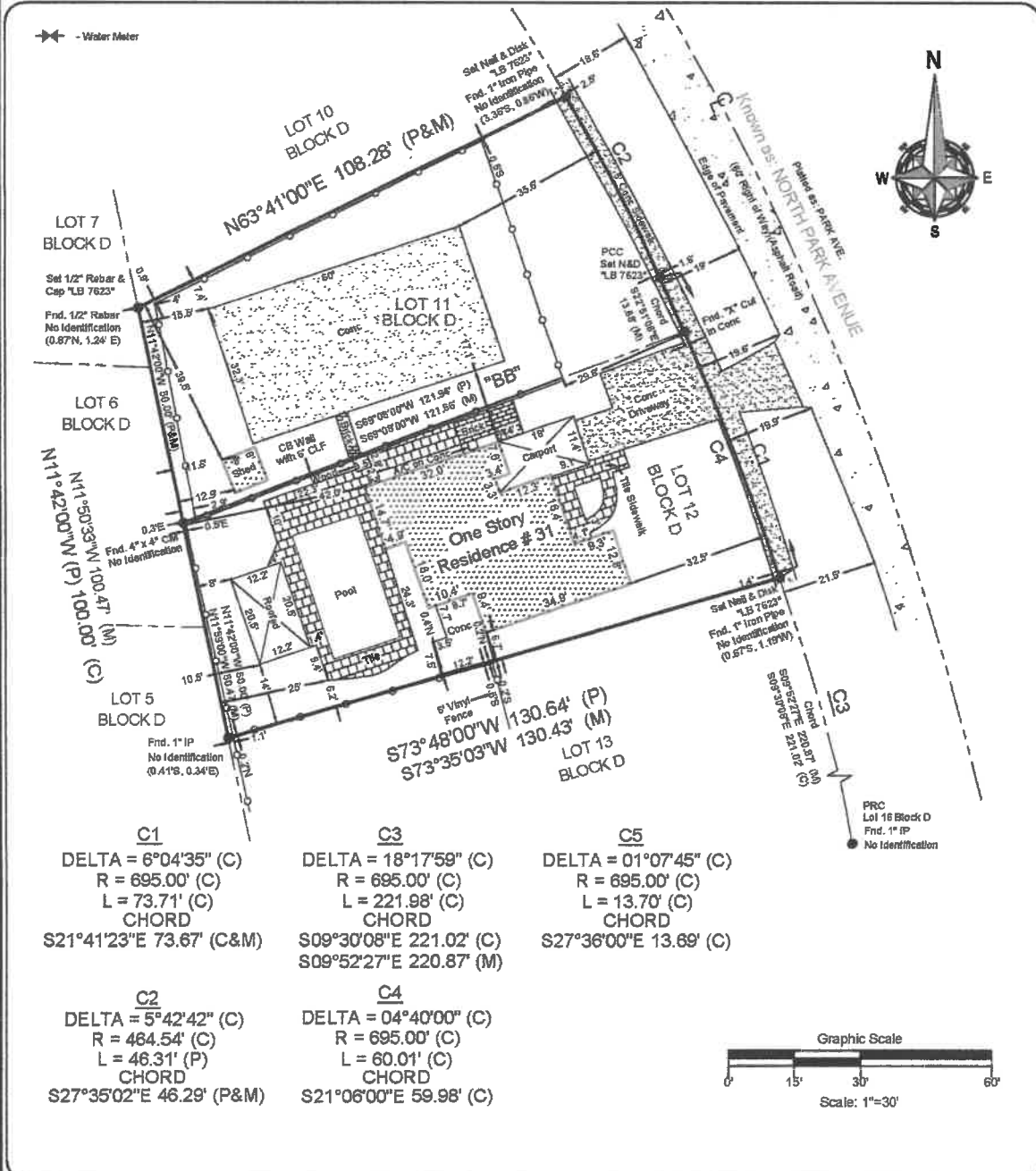
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, X500. THIS PROPERTY WAS FOUND IN CITY OF TARPON SPRINGS, COMMUNITY NUMBER 120259, DATED 9/3/2003.

CERTIFIED TO:

RICK STECHER



11 NORTH PARK AVENUE, TARPON SPRINGS, FLORIDA 34689



C1 DELTA = 6°04'35" (C) R = 895.00' (C) L = 73.71' (C) CHORD S21°41'23"E 73.67' (C&M)	C3 DELTA = 18°17'59" (C) R = 695.00' (C) L = 221.98' (C) CHORD S09°30'08"E 221.02' (C) S09°52'27"E 220.87' (M)	C5 DELTA = 01°07'45" (C) R = 695.00' (C) L = 13.70' (C) CHORD S27°36'00"E 13.69' (C)
C2 DELTA = 5°42'42" (C) R = 484.54' (C) L = 46.31' (P) CHORD S27°35'02"E 46.29' (P&M)	C4 DELTA = 04°40'00" (C) R = 695.00' (C) L = 60.01' (C) CHORD S21°06'00"E 59.98' (C)	

Field Date: 3/3/2020 Date Completed: 03/06/20
 Drawn By: D.C. File Number: S-71100

Legend

C	Calculated	PC	Point of Curvature
C	Centrifuge	Pp	Page
CB	Concrete Block	PI	Point of Intersection
CM	Concrete Monument	P.O.B.	Point of Beginning
Conc.	Concrete	P.O.L.	Point on Line
D	Description	PP	Power Pole
DE	Drainage Easement	PRM	Permanent Reference Monument
Emt.	Easement	PT	Point of Tangency
F.E.M.A.	Federal Emergency Management Agency	R	Radius
FFE	Finished Floor Elevation	Rad.	Radius
Fnl	Found	R&C	Rubber & Cap
IP	Iron Pipe	R&C	Rubber & Cap
L	Length (Ans)	Rec.	Recovered
M	Measured	Rfd.	Roofed
N&D	Nail & Disk	Set	Set 1/2" Rubber & Cap LB 7823
N.R.	Non-Radial	Typ.	Typical
ORB	Official Records Book	UE	Utility Easement
P	Plat	WM	Water Meter
P.B.	Plat Book	Δ	Delta (Central Angle)
W	Wood Fence	○	Obtain Link Fence

NOTES
 >Survey is Based upon the Legal Description Supplied by Client.
 >Adjacent Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistaks.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing back shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT Determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tank and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
 NONE VISIBLE
 -FOURTS OF INTEREST-

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 63-17, 662 Florida Administrative Code, pursuant to Section 472.107, Florida Statutes.

Patrick K. Ireland FOR THE FIRM
 Patrick K. Ireland, P.S., P.L. 8637 LB 7823
 This Survey is intended only for the use of Said Certified Parties.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.IrelandSurveying.com
 Office-407.678.3388 Fax-407.320.8165

**CITY OF TARPON SPRINGS, FLORIDA
Board of Adjustment Application**

Return to:
Planning & Zoning Division
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name <i>Richard Stecher</i>		Email <i>rstecher@gmail.com</i>	
Address <i>340 Shaddock Street</i>			
City <i>Tarpon Springs</i>		State <i>FL</i>	Zip <i>34689</i>
Phone <i>502-821-8372</i>	Fax	Cellular <i>502-821-8372</i>	

Applicant

Name <i>Richard Stecher</i>		Email	
Address <i>340 Shaddock Street</i>			
City <i>Tarpon Springs</i>		State <i>FL</i>	Zip <i>34689</i>
Phone <i>502-821-8372</i>	Fax	Cellular <i>502-821-8372</i>	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address <i>0 North Park Ave, Tarpon Springs, FL 34689</i>		
Legal Description (attach additional sheets as necessary) <i>Lot 11, Block D, Inness Park, as recorded in Plat Book 13 Pages 1 + 2</i>		
Tax Parcel Number(s) <i>11-27-15-43056-004-0110</i>	Land Use Category <i>Single Family</i>	Zoning District <i>R-100</i>

Requested Action: [please check all that apply]

- Setback variance
 Fence height variance
 Sidewalk waiver
 Other *Non Conforming lot Variance*
 Parking variance
 FAR variance
 Appeal or re-hearing

Describe Request: (attach additional sheets as necessary)

I'm requesting verification that lot 11 is buildable and to adjust the Front + Rear Setbacks.

*Thanka,
Rich Stecher*

Required LDC Regulation(s): [list all that apply]

CITY OF TARPON SPRINGS, FLORIDA
Board of Adjustment Application

The following **MUST** be furnished with this application: [incomplete applications will not be accepted]

- Completed original application
- Application fee:
 - Variance Request \$250.00 each
 - Appeal of Administrative Decision \$250.00 each
- \$150.00 advertising cost for each required ad
- Property survey, signed and sealed by a professional land surveyor
- Written description of hardship
- Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- Other supporting information, as necessary
- Mailing labels for public notices and applicable postage charges (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

(1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.

(a) Preservation of a Protected Tree(s) or Native Tree(s), but not an Invasive Tree(s), as defined in Sections 133, Tree Protection and Preservation, and 134, Landscaping and Screening, of the LDC, may be considered as a relevant environmental condition under this subsection.

(b) Location of the property in the Historic District within the City may also be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within that District before any variance may be granted. In addition, any variance applied for within the Historic District shall be considered by the Board of Adjustment only after the Board considers the comments and recommendations of the Heritage Preservation Board.

(2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. Specifically, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a building permit or other specific permit to be issued and which construction or which use was commenced unlawfully. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board will have no legal right to grant such a variance.

(3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property; and

(4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.

(5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

Return to: Richard Stecher
31 N. Park Avenue
Tarpon Springs, FL 34689

This Instrument prepared by:

Carolyn R. Chaney, Esquire
Carolyn R. Chaney, P.A.
Post Office Box 530248
St. Petersburg, FL 33747-0248
Telephone: (727) 864-9851

CORRECTED TRUSTEE QUIT CLAIM DEED

THIS INDENTURE made this 27th day of APRIL, 2020, between CAROLYN R. CHANEY, Chapter 7 Bankruptcy Trustee for the Bankruptcy Estate of Sophia D. Amorginos, Bankruptcy Case No. 8:18-bk-08709-RCT, pursuant to Title 11, United States Bankruptcy Code and pursuant to her appointment on October 11, 2018, hereinafter called the Grantor, and Richard Stecher, whose post office address is 713 E. 20th Street, Santa Ana, CA 92706, hereinafter called the Grantee;

WITNESSETH, that Grantor in consideration of the sum of \$ 10.00 Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantee, all right, title and interest she may have as Trustee to the following described real estate, situated in the County of Pinellas, and the State of Florida, to wit:

31 N. Park Avenue, Tarpon Springs, FL 34689, and more particularly described as:

PARCEL 1: LOT 11, BLOCK D, INNESS PARK, as recorded in Plat Book 13, Pages 1 and 2, Public Records of Pinellas County, Florida and

PARCEL 2: LOT 12, BLOCK D, INNESS PARK, as recorded in Plat Book 13, Pages 1 and 2, Public Records of Pinellas County, Florida.

Together with all hereditaments, tenements and appurtenances thereunto belonging,

TO HAVE AND TO HOLD the same unto said Grantee, and his/her heirs and assigns forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee under the U.S. Bankruptcy Code. This Deed is made subject to the lien of every trust deed or mortgage and every other lien against said premises (if any) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereof and all unpaid taxes and special assessments now, or hereafter to be made, a charge or lien against said premises.

IN WITNESS WHEREOF, said Grantor, as Trustee, has hereunto set her hand and seal the day and year first above written.

WITNESSES:

[Signature]

Signature of witness

Joseph Chaney

Type or print name of witness

[Signature]

Signature of witness

Lucy D. Williams

Type or print name of witness

GRANTOR:

[Signature]

CAROLYN R. CHANEY

Chapter 7 Bankruptcy Trustee for the Bankruptcy Estate of Sophia D. Amorginos

Bankruptcy Case No. 8:18-bk-08709-RCT

Post Office Box 530248

St. Petersburg, FL 33747-0248

Telephone: (727) 864-9851

STATE OF FLORIDA)
COUNTY OF PINELLAS)

EXECUTION of the foregoing instrument was acknowledged before me, by means of physical presence, this 22nd day of April, 2020, by CAROLYN R. CHANEY, Trustee, as described hereinabove, who is personally known to me.

[Signature]

Notary Public

Lucy D. Williams

Type or print name of Notary

January 31, 2024

Commission Expiration Date

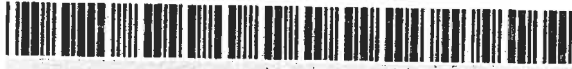
GG 939058

Serial/Commission Number

**2020 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**
PINELLAS COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

PARCEL NUMBER: 11-27-15-43056-004-0110



885
7 - 358757
STECHER, RICHARD
713 E 20TH ST
SANTA ANA CA 92706-3012



Area: 18

**2020 TAX DISTRICT: TS
2019 TAX DISTRICT: TS**

SITE ADDRESS: PARK AVE

**LEGAL DESC: INNESS PARK
BLK D, LOT 11**

PROPERTY APPRAISER VALUE INFORMATION						
	LAST YEAR (2019)			THIS YEAR (2020)		
	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE
COUNTY / INDEP. DISTRICTS	50,821	42,391	42,391	56,855	56,855	56,855
SCHOOL DISTRICTS	50,821	50,821	50,821	56,855	56,855	56,855
MUNICIPALITY/MSTU	50,821	42,391	42,391	56,855	56,855	56,855

TAXING AUTHORITY TAX INFORMATION								
	COLUMN 1			COLUMN 2			COLUMN 3	
	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2019)			YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (2020)			YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED (2020)	
TAXING AUTHORITY	TAXABLE VALUE	MILLAGE RATE	TAXES	TAXABLE VALUE	MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY:								
GENERAL FUND	42,391	5.2755	223.63	56,855	4.9906	283.74	5.2755	299.94
HEALTH DEPT	42,391	0.0835	3.54	56,855	0.0787	4.47	0.0835	4.75
PIN PLANNING COUNCIL	42,391	0.0150	0.64	56,855	0.0141	0.80	0.0150	0.85
EMER MEDICAL SVC	42,391	0.9158	38.82	56,855	0.8595	48.87	0.9158	52.07
PUBLIC SCHOOLS:								
BY STATE LAW	50,821	3.8360	194.95	56,855	3.6261	206.16	3.6790	209.17
BY LOCAL BOARD	50,821	2.7480	139.66	56,855	2.5976	147.69	2.7480	156.24
MUNICIPAL OR MSTU:								
TARPON SPRINGS	42,391	5.3700	227.64	56,855	5.1167	290.91	5.3700	305.31
WATER MGMT DISTRICT:								
SW FLA WATER MGMT	42,391	0.2801	11.87	56,855	0.2669	15.17	0.2669	15.17
INDEPENDENT SP DIST:								
JUVENILE WELFARE BD	42,391	0.8981	38.07	56,855	0.8463	48.12	0.8981	51.06
SUNCOAST TRANSIT	42,391	0.7500	31.79	56,855	0.7032	39.98	0.7500	42.64
TOTAL AD VALOREM TAX			910.61			1,085.91		1,137.20
TOTAL NON-AD VALOREM								
GRAND TOTAL			910.61			1,085.91		1,137.20

Please see reverse side of this notice for hearing dates, times, locations and Non-Ad Valorem assessments.

*Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your local county, city or any special district.

Patricia McNeese

From: Rick Stecher <rtstecher@gmail.com>
Sent: Tuesday, October 13, 2020 12:27 AM
To: Patricia McNeese
Cc: Kim Yothers
Subject: Updated Ownership on Lot 11 (N Park Ave) & rescheduled Approval Meetings for November

External Email - Use caution with links and attachments

Pat,
I have spent the past few days researching the Title History of Lot 11.

1. It appears Lot 11 was originally part of 115 N Park Ave which was & is still owned by Mary G Diamandis. She purchased that house including Lot 11 in 1972.
2. 31 N Park (Lot 12) was purchased in 1965 by Manuel & Anne Vaporis. In 1984, they purchased Lot 11 from Mary G Diamandis which predates the 1990 Non-conforming lot codes. Lot 12 (31 N Park) & Lot 11(my vacant lot) were never combined. They were already Both non-confirming lots as of the 1984 Sale.
3. Sofia Amorginos bought 31 N Park (Lot 12) in 1992 from Manuel & Anne Vaporis and then bought Lot 11 separately from Manuel & Anne Vaporis in 1995.

I purchased both Lot 12 & Lot 11 in November 2019 via a Foreclosure bankruptcy. On Nov 7, 2019, I received in writing from the City of Tarpon Springs an Approved Utility Availability Statement for Sewer, Water & Electric for Lot 11. I purchased Lot 11 & Lot 12 together based on the City's Approved Utility Form, which I was told meant that Lot 11 was buildable?

I bring all this to your attention to see what if anything can be done to hold the originally promised date of 10/28 to approve everything? I don't understand why another layer of approval was added (TRC) for Nov 5th and that my original 10/28 meeting was pushed out until 11/18?

I based my travel plans on attending a 10/28 hearing that was just changed today. Please let me know if there's anything that can be done to expedite this process and possibly hold our 10/28 meeting?

Thank you for any consideration regarding this matter,

Rick Stecher
Owner Lot 11 (N Park Ave)

Sent from Rick Stecher's iPhone
(502) 821- 8372

MINUTES
BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
REGULAR SESSION – OCTOBER 28, 2020

THE BOARD OF ADJUSTMENT OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN A REGULAR SESSION VIA ZOOM VIDEO CONFERENCING, ON WEDNESDAY, OCTOBER 28, 2020 AT 7:00 P.M. WITH THE FOLLOWING PRESENT:

Jacqui Turner	Vice-Chairperson
Michael Eisner	Member
George Bouris	Member
Joanne Reich	Member
Steven Davis	1 st Alternate
Joanne Simon	2 nd Alternate

ABSENT/EXCUSED Chris Hrabovsky

Chairperson

ALSO PRESENT: Patricia McNeese
Allie Keen
Erica Augello
Kimberly Yothers

Principal Planner
Senior Planner
Board Attorney
Secretary to the Board

1. CALL TO ORDER/ROLL CALL

Vice Chairperson, Turner called the meeting to order at 7:00 P.M.

Secretary to the Board Yothers called the roll.

2. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING OF SPEAKERS

Mrs. Augello read the Quasi-Judicial Announcement, swore in all who wished to testify and asked the Board if there was any ex parte communication. Ms. Reich noted that she received a post card but that she was not a direct neighbor. Mrs. Augello remarked that being in the notice range was not a voting conflict.

3. APPLICATION # 20-108 – VARIANCE TO REDUCE THE REQUIRED SIDE YARD SETBACK AND THE REQUIRED TOTAL COMBINED SIDE YARD SETBACKS

LOCATION: 1306 Riverside Drive

Application requesting a variance to reduce the required single side yard setback and the required total combined side yard setbacks to allow for construction of an addition to an existing single family residence.

Staff:

Mrs. Keen gave background information, explained the Findings of Fact and noted that Standard #3, if strictly enforced, would necessitate a staff recommendation of denial. However, staff was of the opinion that the requested variance was the minimum necessary to allow for the construction of the addition, was consistent in scale with surrounding homes, and did not further increase an already legally, non-conforming structure. She further noted that based upon this evidence, staff recommendation was to approve the request.

Applicant:

Mr. Bouris asked if the applicant was going to build the addition on the existing slab.

Mr. Kritsepis noted that the addition would be built upon the existing slab that was built when the home was built.

Motion: Mr. Bouris
Second: Mr. Eisner

To approve application 20-108 as presented.

Vote on Motion: Upon roll call vote, the motion was passed, as follows.

Mr. Davis	Yes
Ms. Reich	Yes
Mr. Eisner	Yes
Mr. Bouris	Yes
Mrs. Turner	Yes

4. APPROVAL OF MINUTES

September 30, 2020 regular meeting

MOTION: Mr. Eisner
SECOND: Mr. Bouris

To approve the minutes from September 30, 2020

Vote on Motion: Upon roll call vote, the motion was passed, as follows.

Mr. Davis	Yes
Ms. Reich	Yes
Mr. Eisner	Yes
Mr. Bouris	Yes
Mrs. Turner	Yes

5. STAFF COMMENTS

Mrs. McNeese noted that five members of the Board were reappointed.

6. BOARD COMMENTS

There were no Board comments.

7. ADJOURNMENT

Mrs. Turner adjourned the meeting at 7:12 p.m.

Chris Hrabovsky, Chairman