City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

PLANNING AND ZONING BOARD AGENDA
MONDAY, AUGUST 18, 2025
6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REFLECTION

5. CONSENT AGENDA

a. Minutes

i. March 20, 2023

ii. July 21, 2025

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

7. ORDINANCES AND RESOLUTIONS

a. **Resolution 2025-51;** Conditional Use request to operate a school of general education in the HB (Highway Business) zoning district; 40349 N US Highway 19 North (Application #25-42) **(Quasi-judicial)**

b. **Resolution 2025-52;** Conditional Use and Site Plan approval to allow a formula-based restaurant use in the SAP (Meres Crossing Special Area Plan) zoning district; 1175 S Pinellas Avenue (Applications #25-32 & #25-36) **(Quasi-Judicial)**

c. **Ordinance 2025-07;** Rezoning request to rezone property from IPD (Industrial Planned Development) to IR (Industrial Restricted); 310, 320, & 340 Anclote Road (Application 25.28) **(Legislative)** **DEFERRED *FROM* THE JULY 21, 2025, PLANNING AND ZONING BOARD MEETING**

8. BOARD AND STAFF COMMENTS

9. ADJOURNMENT

MINUTES*
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
MARCH 20, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, MARCH 20, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

	Merlin Seamon	Chairperson
	N. Mike Kouskoutis	Vice-Chairperson
	Georganna Frantzis	Member
	Robert Rockelein	Member
	Derla Early	Alternate Member
ABSENT/PRIOR NOTICE PROVIDED:	Justin Vessey	Member
	Nick Zembillas	Member
ALSO PRESENT:	Renea Vincent	Planning and Zoning Director
	Patricia McNeese	Principal Planner
	Allie Keen	Senior Planner
	Regina Kardash	Board Attorney
	Paige Tillison	Recording Secretary

1. PLEDGE OF ALLEGIANCE AND INVOCATION (OPTION OF CHAIR)

Chairperson Seamon called the meeting to order at 6:30 P.M. and asked everyone to stand for the Pledge of Allegiance.

2. PURPOSE/MISSION (OPTION OF CHAIR)

Chairperson Seamon opted not to read the purpose/mission.

3. CALL TO ORDER/ROLL CALL

Recording Secretary Tillison called the roll.

4. APPROVAL OF MINUTES

Motion: Mr. Rockelein
Second: Ms. Early

To approve minutes from June 20, 2022, and January 23, 2023, as presented.

Ms. Early	Yes
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

5. APPLICATION #22-141 REQUEST TO REHEAR FUTURE LAND USE MAP AMENDMENT

Staff:

Mrs. Keen informed the Board that she made a mistake on the staff report that was presented at the February 27, 2023, Planning and Zoning Board Meeting. She indicated that the Land Use Designation for the property was correct, but the staff report provided the standards for the Residential Office General category, instead of the Residential Office Retail category. Mrs. Keen noted that she and the applicant wanted to give the Planning and Zoning Board the opportunity to comment on the application with full knowledge of the error.

Applicant:

Amy Huber, 745 Virginia Street, Dunedin, noted that she wanted them to rehear the application so that the record was clear and that there were no errors in the staff report or presentation.

Motion: Ms. Frantzis
Second: Mr. Rockelein

To rehear application 22-141.

Ms. Early	No
Mr. Rockelein	No
Ms. Frantzis	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Ms. Kardash read the quasi-judicial statement and swore in all who planned to testify.

7. APPLICATION #22-93 AND #22-94, ORDINANCE 2023-12 CONDITIONAL USE APPROVAL AND SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 1372 NORTH PINELLAS AVENUE.

(THIS ITEM TO BE CONTINUED TO A DATE CERTAIN OF APRIL 17, 2023.)

8. APPLICATION #22-85, RESOLUTION 2023-13 SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 40390 U.S. HIGHWAY 19 NORTH (COMMERCIAL GENERAL) AND P (PRESERVATION) LAND USE CATEGORIES.

Staff:

Mrs. Keen gave background information and indicated that Staff recommended approval of Resolution 2023-13, and that Staff found the application for site plan approval consistent with the applicable review criteria and recommends approval of Resolution 2023-13, subject to the following conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. Details for site lighting, including product sheets showing shielded fixtures, shall be provided with the building permit application showing compliance with Land Development Code Section 127.06.
3. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.

APPLICATION #22-85, Resolution 2023-13 Site Plan Approval (continued)

4. The applicant shall provide a Maintenance/SOP for Chamber Inspection and Cleaning for review and approval by the Public Works Department with the site construction permit.
5. The existing fence along the west property line shall remain to provide additional buffering between the subject property and the Tarpon Shores Mobile Home Park. In the event the fence is damaged, it shall be replaced with a 6-foot tall, opaque fence.
6. A bicycle rack providing a minimum of 2 spaces shall be provided on site and will be verified with the site construction permit.
7. The site plan shall expire one year from the effective date unless an application has been filed for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

Applicant:
Mayla Storm, 5404 Cypress Center Blvd, Tampa, noted that FDOT was stingy with their access to US Highway 19 North.

Motion: **Mr. Kouskoutis**
Second: **Mr. Rockelein**

To approve application 22-85, as presented.

Ms. Early	**Yes**
Mr. Rockelein	**Yes**
Ms. Frantzis	**No**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

9. **APPLICATION #22-143, ORDINANCE 2023-06 REZONING FOR PROPERTY LOCATED ON NORTH HIGHLAND AVENUE APPROXIMATELY 1,200 FEET NORTHEAST OF THE INTERSECTION OF NORTH HIGHLAND AVENUE AND KEYSTONE ROAD.**
   (THIS ITEM DEFERRED TO A DATE TO BE READVERTISED)

10. **STAFF COMMENTS**
    Ms. Kardash presented the training she prepared that went over the Oath of Office, Sunshine Law, and quasi-judicial hearings.

11. **BOARD COMMENTS**
    Mr. Kouskoutis mentioned that if the Commission consistently ignored the Planning and Zoning Board's recommendations, and there was no point to the Planning and Zoning Board.

12. **ADJOURNMENT**
    Mr. Seamon adjourned the meeting at 8:02 P.M.

_____
Chairman

***SECRETARY'S NOTE:** The preceding are action minutes and are not the official meeting record.

MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
JULY 21, 2025

The Planning And Zoning Board of the City of Tarpon Springs, Florida, met in Planning and Zoning Board in the City Hall Auditorium/Commission Chambers, 324 E. Pine Street, on Monday, July 21, 2025 AT 6:30 PM with the following present:

Chairperson N. Mike Kouskoutis
Vice-Chairperson Justin Vessey
Member Robert Rockelein
Member Derla Early
Member Susan Swenson
Member Lori Rainaldi Weaver
Alternate Member Matthew Collins

ALSO PRESENT: Patricia McNeese, AICP, Planning Supervisor
Allie Keen, AICP, Principal Planner
Andrew Salzman, ESQ, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Kouskoutis called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PLEDGE OF ALLEGIANCE

Chairperson Kouskoutis led the Pledge of Allegiance to the Flag of the United States of America.

4. REFLECTION

Mr. Vessey led the reflection.

5. CONSENT AGENDA

a. Minutes

i. April 21, 2025

MOTION: Member Rockelein
SECOND: Member Swenson

to approve April 21, 2025, meeting minutes as written.

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

Yes: Alternate Member Collins
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Vice-Chairperson Vessey
Chairperson Kouskoutis

DRAFT

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Salzman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

7. ORDINANCES AND RESOLUTIONS

a. Application 2025-16; Application for Annexation, Future Land Use Map Amendment, and Zoning Amendment for property located adjacent to 1267 N. Pinellas Ave - Fairview Blk 11, Lots 18 and 19 less Rd R/W and Fairview Blk 11, Lots 4 and 5 **(Quasi-Judicial/Legislative):**

i. Ordinance 2025-10 Annexation **(Quasi-Judicial)**

ii. Ordinance 2025-08 Future Land Use Map Amendment **(Legislative)**

iii. Ordinance 2025-09 Rezoning **(Legislative)**

Staff:

Mrs. McNeese provided background information and noted that staff determined that the request did not meet the strict criteria of Section 208.00(G) of the Land Development Code (LDC) and advised the applicant accordingly. The applicant requested a public hearing and determination by the Board of Commissioners (Board) due to extenuating circumstances associated with the detached garage structure located on one of the parcels to be annexed, as noted above. The circumstances were summarized as follows:

1. The existing garage on Parcel ID# 01-27-15-27072-011-0040 (Lots 4 and 5, Fairview Subdivision) was built by a previous owner sometime after 2020 without the benefit of a building permit. Pinellas County initiated a Code Enforcement case on the property in 2023. The case was closed when the current annexation applicants, Mr. and Mrs. Slater, bought the property and paid the outstanding fines, resulting in the issuance of a Release of Lien. A new Pinellas County Code Enforcement case was initiated.
2. If annexed, the parcel would come into the City with an unpermitted (i.e., illegal) garage structure. The City would need to immediately initiate a Code Enforcement case to resolve the unpermitted structure. Planning staff identified a path forward to bring the garage into compliance with City regulations.

Given the above, staff were not opposed to this annexation since there was a potential remedy to the code violation, assuming the applicant followed through. There was a potential long-term benefit accrued to the City in bringing this section of the N. Pinellas Ave. corridor into the municipal limits. However, there would be a burden on the City to initiate and follow through with Code Enforcement action. The Board must decide if the burden on the City was excessive (i.e., "undue" as described in LDC Section 208.00(G)). The Board was asked to note that conditions could not be placed on any of the three ordinances associated with this annexation. The Board was also asked to note that at any time the demolition of the garage, or its relocation to the applicant's adjacent property at 1267 N. Pinellas Ave., would bring the property into compliance immediately. This item was placed before the Board at the applicant's request. He was asking that the Board consider the annexation request with the property in its current condition. There were some aspects of this annexation that could potentially accrue future planning benefits for the City. Those aspects notwithstanding, based on interpretation of the code criteria, the staff recommended denial of the following:

1. Ordinance 2025-08 (quasi-judicial) to annex approximately 0.77 acres into the City of Tarpon Springs municipal boundary,

2. Ordinance 2025-10 (legislative) to amend the Future Land Use Map (FLUM) from Pinellas County land use designation R/OG (Residential/Office General) to City of Tarpon Springs designation O (Office), and,

3. Ordinance 2025-09 (legislative) to amend the Official Zoning Atlas from Pinellas County zoning district GO (General Professional Offices) to City of Tarpon Springs zoning district RO (Residential Office).

DRAFT

Applicant:
Frederick M Slater, 1267 N Pinellas Avenue, noted that he has lived in the area for years and he wanted to clean up the area that led to the city from the north.

MOTION: Member Rockelein
SECOND: Member Collins

to approve Application 25-16 with the condition that, once the property was legally under the City's jurisdiction that Code Enforcement, the Building Department, and the Board of Adjustment paths were set in stone for the applicant/owner to follow for a path of total compliance of the property under the City's codes, rules and regulations, if applicable.

Vote on Motion – Upon roll call vote, the motion carried as follows:

Yes: Alternate Member Collins
Member Rainaldi Weaver
Member Swenson
Member Rockelein
No: Member Early
Vice-Chairperson Vessey

Abstained: Chairperson Kouskoutis (Due to Conflict)

b. **Ordinance 2025-07;** Rezoning request to rezone property from IPD (Industrial Planned Development) to IR (Industrial Restricted); 310, 320, & 340 Anclote Road (Application 25.28) **(Legislative)** **DEFERRED TO DATE CERTAIN OF AUGUST 18, 2025, REGULAR PLANNING AND ZONING BOARD MEETING**

8. BOARD AND STAFF COMMENTS

a. Brief Introduction to the Process for Special Area Plan and "SmartCode" Update

Mrs. Keen gave background information and explained the general “refresh” of several of the City’s downtown planning efforts. This refresh included the Sponge Docks and Community Redevelopment Area (CRA) Special Area Plan (SAP) and the Transect-Based Infill Code for the Sponge Docks and CRA (SmartCode). The goal was to create a single, consolidated document and vision that would help guide downtown’s future. This unified document was referred to as "The Place to Be: by form, function, & design." She mentioned that the updates to the SmartCode and Special Area Plans were underway. She further noted that the consultant Inspire Placemaking and the Planning Department were planning community engagements and workshops to collaborate and work towards the updates.

9. ADJOURNMENT

Chairperson Kouskoutis adjourned the meeting at 08:24 PM.

_____
Chairperson

***Secretary’s Note:** The preceding are action minutes and are not the official meeting record.

DRAFT

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[AUGUST 18, 2025 / SEPTEMBER 9, 2025]

STAFF REPORT

Application No. / Project Title:	#25-42 (Legacy Christian School)
Staff:	Allie Keen, AICP, Principal Planner
Applicant / Owner:	The Gathering with Jesus, Inc. / PJW Big 19, LLC
Property Size:	+/- 11.28 acres
Current Zoning:	HB (Highway Business) & LC (Land Conservation)
Current Land Use:	R&S (Retail & Services) & P (Preservation)
Location / Parcel ID:	40349 US Highway 19 N. / 18-27-16-89424-000-0134
Resolution #:	#2025-51

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to operate a school of general education (K-8th grade) in the HB (Highway Business) zoning district. Currently, the applicants operate a church (The Gathering with Jesus) and online School of Ministry from this location, which they recently relocated to in anticipation for the school expansion.

On May 27, 2025, the Board of Commissioners approved Ordinance #2025-06 to amend the Land Development Code to allow a school of general education in the HB (Highway Business) zoning district with conditional use approval. Previously, a school of general education was not permitted within this zoning district.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends ***approval*** of Resolution #2025-51 with the following condition: A local business tax receipt must be obtained within 12 months.

CURRENT PROPERTY INFORMATION:

Use of Property:	Multi-tenant Commercial/Light Industrial/Warehouse Uses
Site Features:	3- 1-story multi-tenant liner buildings along US 19; a 1-story warehouse building; a 2-story building (proposed school structure); parking and landscaping.
Vehicle Access:	This property is accessed from US Highway 19 N.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	HB (Highway Business) LC (Land Conservation)	R&S (Retail & Services) R/OS (Recreation/Open Space)
South:	LC (Land Conservation)	R/OS (Recreation/ Open Space)
East:	LC (Land Conservation)	R/OS (Recreation/Open Space)
West:	HB (Highway Business) MHP (Mobil Home Park)	R&S (Retail & Services) RU (Residential Urban)

PLANNING CONSIDERATIONS:

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

1. The applicant is proposing to operate a school of general education that offers education for grades kindergarten through 8th. The proposed school, Legacy Christian School, will operate Monday through Friday, 8:00 a.m. – 3:30 p.m. and initially projected to have approximately 40 students with a headmaster and 4 teachers.
2. Per Land Development Code Section 241.00(A)(184) a school of general education is defined as the following:

   > "A public, parochial, private, college, or university, or a school for the mentally or physically handicapped, giving regular instruction at least five days a week except holidays for a normal school year. A school of general education does not include a school of special education or day care center unless conducted as a part of a school of general education."

3. The school will occupy the 2nd floor of an existing building located towards the rear of the subject property, behind the newly constructed buildings along US Highway 19. The school will share space with the existing church, The Gathering with Jesus, which is also operated by the applicant. According to the applicant, the entire space consists of 7,000 square feet and includes a large chapel area of 3,000 square feet, 5 classrooms, an office, restrooms, an ADA restroom, and large kitchen and assembly area.
4. The school will not offer any private transportation services to students. Students will be dropped off/picked up by parents and received/released by teachers each day at the designated location. The applicant provided a drop-off circulation plan as a part of their application *(provided in their narrative).*
5. The applicant provided additional information regarding safety and security measures in place for the school, including fire safety requirements. The Fire Marshal has reviewed this application and worked with the applicant to verify compliance with all applicable fire code requirements.
6. The HB (Highway Business) zoning district is intended to provide for predominantly retail and highway-oriented uses located along major roadways. This zoning district is primarily found along US Highway 19 and at the northern and southern extents of Pinellas Avenue/Alt. 19.
7. Historically, general education schools were primarily public schools, which were most desirable in areas close to residential neighborhoods to allow for students to walk to school and easier bus routes. Over the years, schooling options have expanded to include charter, private, and religious-based schools. These different types of schools tend to be located along primary transportation routes because they can serve students locally and in nearby communities. These schools tend to be smaller in scale and typically do not offer traditional bus services, like what is proposed by the applicant.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **Conformance with the requirements of the Land Development Code.**

   Provisional Findings: The proposed use does not require any modifications to the existing site. Any improvements in the future would be required to meet the standards of the Land Development Code and Florida Building Code, if applicable.

2. **The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.**

   Provisional Findings: The proposed use is in the HB (Highway Business) zoning district along US Highway 19 N, a major transportation route with predominantly retail and highway-oriented uses. As schooling options have expanded over the years, the desired locations have also evolved. Schools like the proposed tend to locate along major transportation routes to be able to serve students locally as well as in nearby communities. It is also less important to be located within walking distance to residential neighborhoods because traditional bus services are not offered. Although the current uses along US 19 are generally retail and light industrial, this corridor has been identified as 'Transitional' on the Comprehensive Plan's Place-Based Area Map. These are areas where transition is already occurring or expected to occur and special planning efforts may be necessary. In the future, there is a possibility that this corridor may experience transition to a more mixed-use development pattern which would be consistent with the proposed use.

3. **The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.**

   Provisional Findings: The proposed use is consistent with the goals, objectives, and policies of the Comprehensive Plan, specifically the goal to plan and provide for a vibrant, life-long community that meets all daily needs (FLU Goal 2). Further, the property is in the R&S (Retail & Services) future land use category which allows public/semi-public uses of limited size.

4. **The conditional use will not result in significant adverse impacts to the environment or historical resources.**

   Provisional Findings: This property is not located within the City's historic district or on an environmentally sensitive site.

5. **The conditional use will not adversely affect adjoining property values.**

   Provisional Findings: The use will occupy an existing building on a developed property with a mix of uses. The applicant has provided a circulation plan to accommodate student drop-off/pick-up that will not significantly impact other businesses on the subject property, traffic circulation along US Highway 19, or surrounding properties. The school will operate normal school days and hours and is limited in size, therefore, it is not expected to adversely affect adjoining property values.

6. **The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.**

Provisional Findings: The proposed use does not require the extension of new public facilities to the site and will not affect the City's ability to provide public services.

7. **The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Provisional Findings: The proposed use makes use of an existing developed property along a major transportation route that can serve students locally and in nearby communities. The proposed school is limited in size and does not require additional public services, transportation services, or other modifications that would incur any significant costs to the City.

8. **The public health, safety and welfare shall be observed with any reasonable conditions necessary.**

   Provisional Findings: The applicant will be required to meet all applicable requirements of the Florida Department of Education and Florida Building Code and will obtain a local business tax receipt from the city to operate the school of general education. Further, the Fire Marshal has reviewed this application for compliance with the applicable fire code requirements. The school will be in an existing building in the rear of the property, significantly setback from US Highway 19. There will be no traditional bus services that will drop children along the roadway, rather, students will be dropped-off/picked-up at a supervised location directly in front of the school building. The proposed use is not expected to adversely impact the general health, safety, and welfare.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on July 10, 2025, for completeness and conformance with the Land Development Code, Comprehensive Plan, and other applicable requirements. The TRC determined that the application was complete and ready for processing. There were no further comments regarding the conditional use request from the TRC.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property. This included 287 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2025-51
3. Application
4. Narrative
5. Survey

LEGACY CHRISTIAN SCHOOL
#25-42

Planning & Zoning Board Meeting – August 18, 2025

Board of Commissioners Meeting – September 9, 2025

SUMMARY OF REQUEST

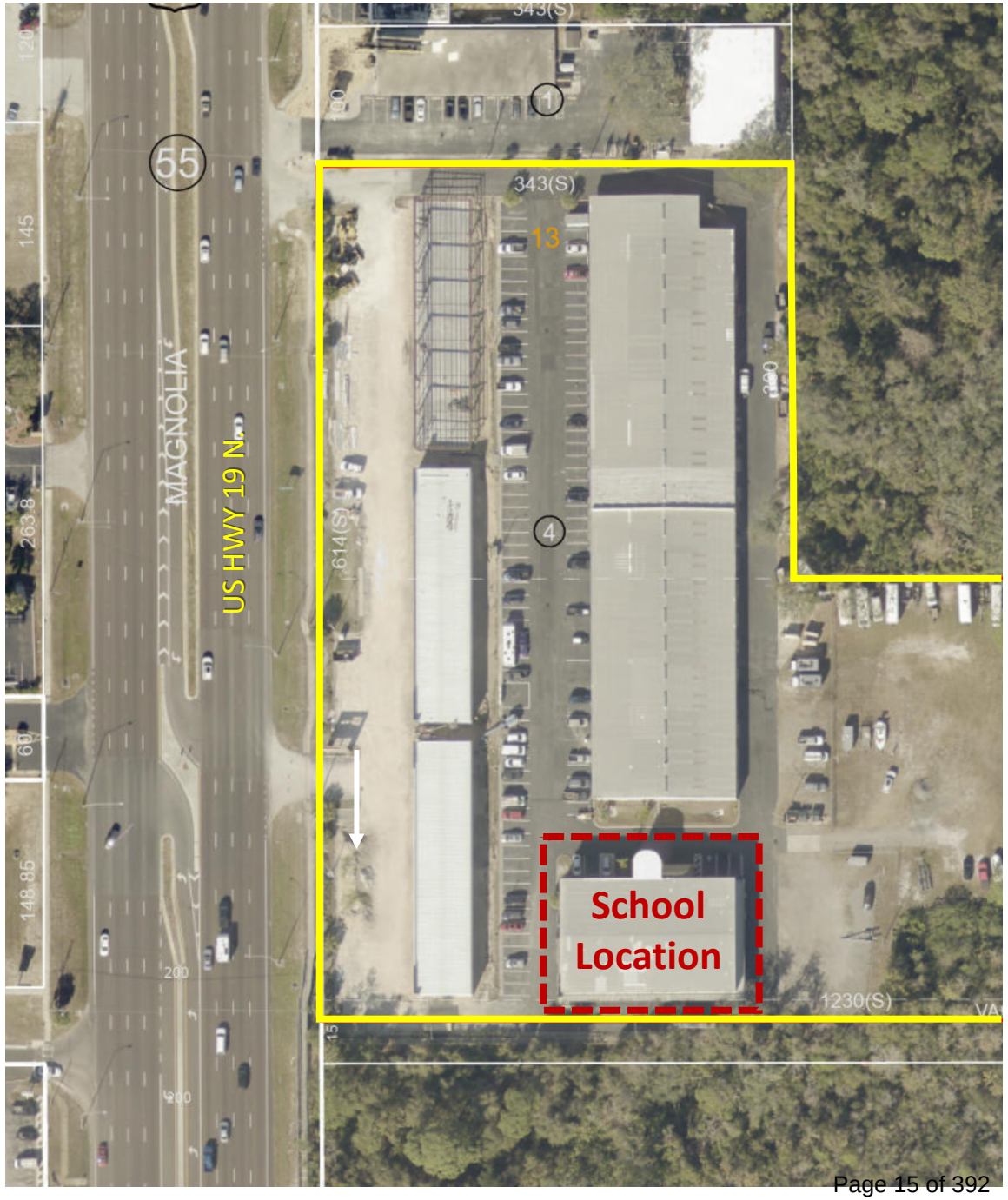
- **Resolution #2025-51 – Conditional Use (#25-42)**
  - Location: 40349 US Highway 19 N.
  - Property Size: +/- 11.28 acres
  - Current Land Use: R&S (Retail & Services)
  - Current Zoning: HB (Highway Business)
  - Proposed Use of Property: School of General Education
    - K-8th Grade
    - Approx. 40 Students
    - 5 staff members (Headmaster, Admin. Assistant/Teacher, Teachers)
    - Monday – Friday, 8:00 a.m. – 3:30 p.m.
- **Owner:** PJW Big 19, LLC
- **Agent/Applicant:** The Gathering with Jesus, Inc.

LOCATION

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PROPOSED SCHOOL

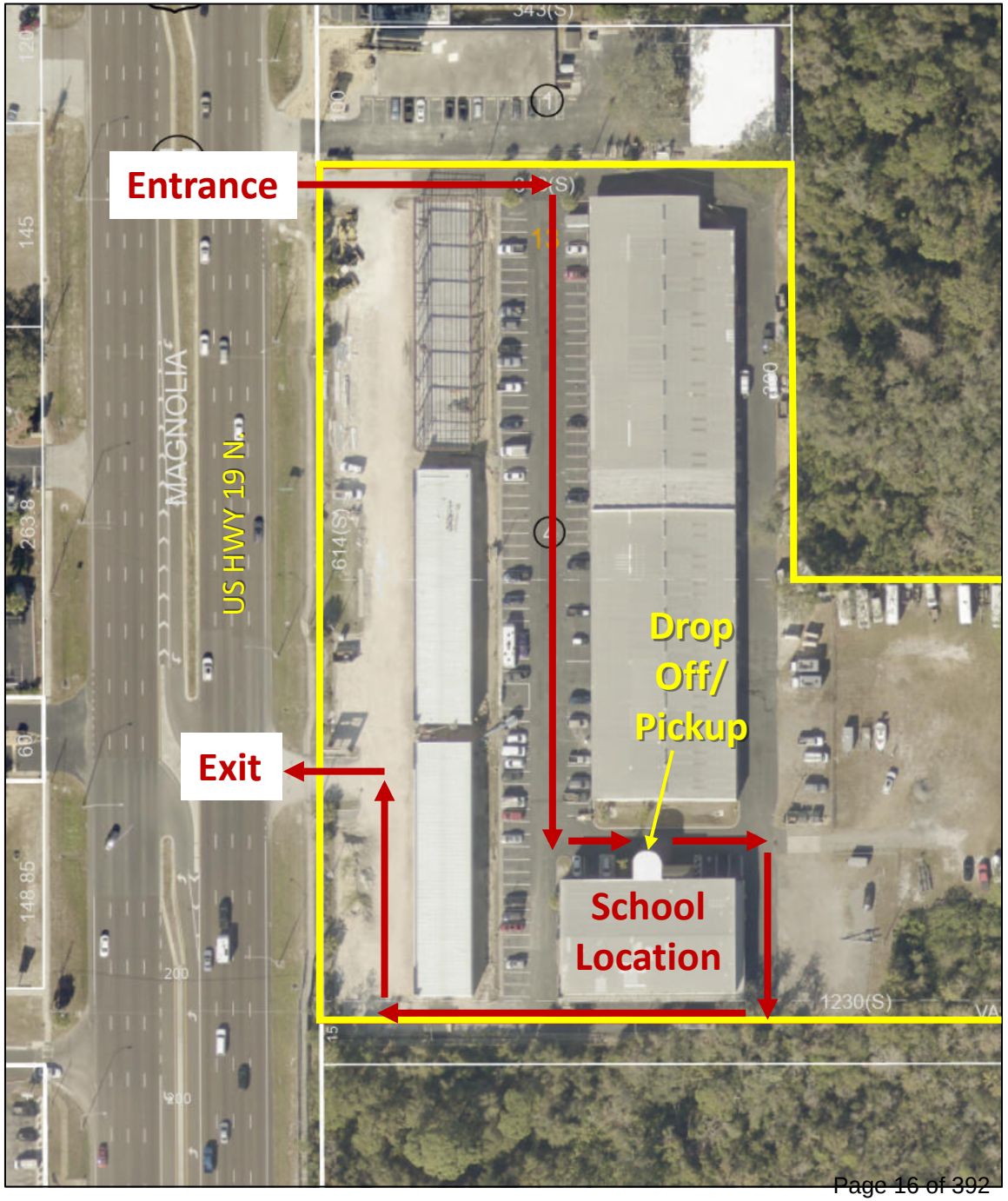
- 2nd Floor of Existing Building On-Site
- Shares Space w/Existing Church (operated by applicant)
  - Entire Space = 7,000 sqft.
  - 3,000 sqft. Chapel Area
  - 5 Classrooms
  - Office
  - Restrooms (plus 1 ADA)
  - Large Kitchen & Assembly Area
- Fire Marshal has reviewed this application and worked with the applicant to verify compliance with applicable fire code requirements.
- Other safety & security measures for proposed school provided by applicant in narrative.



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CIRCULATION

- No private transportation/bus services offered by the school
- Students will be dropped off/picked up by parents and received/released at designated location.
- Provided circulation plan prevents backup onto US Hwy 19.
- Students will not be allowed to be dropped off along the street.



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – CONDITIONAL USE

1) **Conformance with the Land Development Code.** The proposed use does not require any modifications to the existing site. Any future improvements would be required to comply with all local and state codes.

2) **The proposed use is appropriate to the property in question and compatible with existing and planned uses in the area.** The proposed use is in the HB zoning district along a major transportation corridor comprised of predominantly retail and highway-oriented uses. As schooling options have expanded over the years, the desired locations have also evolved to include major transportation routes to be able to serve students locally and in nearby communities. Although the current uses along US Hwy 19 are generally retail and light industrial, this corridor has been identified as 'Transitional' on the Comprehensive Plan's Place-Based Area Map. These are areas where transition is already occurring or expected to occur and special planning efforts may be necessary. In the future, there is a possibility that this corridor may experience transition to a more mixed-use development pattern which would be consistent with the proposed use.

3) **The use is consistent with the Comprehensive Plan.** The use is consistent with the Comprehensive Plan and R&S (Retail & Services) future land use category.

REVIEW CRITERIA – CONDITIONAL USE

4) **The use will not adversely impact historical or environmental resources.**

5) **The use will not adversely affect adjoining property values.** The use occupies an existing building on a developed property with a mix of uses. The proposed circulation plan for drop-off/pick-up is designed to not significantly impact other businesses on the property, traffic circulation along US Hwy 19, or surrounding properties. The school will operate normal school days and hours and is limited in size, therefore, property values are not expected to be impacted.

6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.**

7) **The use shall provide for efficient and orderly development.**

8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** All applicable requirements of the Florida Department of Education and Florida Building Code will have to be met, and the applicant will have to obtain a local business tax receipt to operate the school. The Fire Marshal has reviewed this application for compliance with applicable fire code requirements. The school will be located in the rear of the property, significantly setback from US Hwy 19. There will be no bus services that will drop children along the roadway, rather students will only be dropped-off/picked-up at a supervised location directly in front of the school building. The proposed use is not expected to adversely impact the general health, safety, and welfare.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-51

Staff recommends ***approval*** with the following condition:

1. A local business tax receipt must be obtained within 12 months.

Public Notice – 287 mailed notices; Staff has received no responses.

RESOLUTION NO. 2025-51

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #25-42 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW A SCHOOL OF GENERAL EDUCATION AT 40349 US HIGHWAY 19 N., IN THE HB (HIGHWAY BUSINESS) ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for a school of general education on property located at 40349 US Highway 19 N. in the HB (Highway Business) zoning district; and

WHEREAS, Land Development Code Section 25.12(C) allows schools of general education as a conditional use in the HB (Highway Business) zoning district; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of August 18, 2025; and

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: CONDITIONAL USE FINDINGS

Application Number 25-42 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application Number 25-42 under Resolution 2025-51, requesting Conditional Use approval to allow for a school of general education on property located at 40349 US Highway 19 N. in the HB (Highway Business) zoning district, is approved with the following condition:

1. A local business tax receipt must be obtained within 12 months.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

DRAFT

General Planning Application

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete the application fully and then **DOWNLOAD (print button)** the form to submit. This application, with all supporting materials and applicable application addendums, must be submitted **DIGITALLY** through the Planning and Zoning goPost portal. If a project requires multiple application types, please complete this form only once and upload it into each separate application type in goPost.

To verify which addendums apply to your project download the Application Addendum Checklist (PDF).

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see Fee Schedule (PDF)) **must be paid prior to the public hearing**. Fees can be paid in person or mailed.

Property Owner(s) Name*	**Property Owner(s) Email***
PJW Big 19, LLC	paul@wilkerealesstate.com

Property Owner(s) Address*	**Property Owner(s) Phone***
3204 Alternate 19 Palm HArbor, Fl. 34683	727-781-5444

Applicant(s) Name (If different than owner)	**Applicant(s) Email**
The Gathering with Jesus, Inc	cstewart@dhoi.com

Applicant(s) Address	**Applicant(s) Phone**
40349 US 19 N Tarpon Springs, Fl. 34689	727-251-6156

Agent/Representative (If applicable)	**Agent/Representative Email**
First and Last Name	Email Address

Agent/Representative Address

Street, City, State, and Zip Code

Agent/Representative Phone

Phone Number

Application Type (Check all that apply)*

- [ ] Annexation
- [x] Conditional Use
- [ ] Development Agreement
- [ ] Discussion Item
- [ ] Future Land Use Amendment
- [ ] HPB, Certificate of Appropriateness
- [ ] HPB, Designation of Historic Property
- [ ] HPB, Economic Hardship Exemption
- [ ] HPB, Petition for Removal
- [ ] Planned Development, Concept
- [ ] Planned Development, Final
- [ ] Planned Development, Preliminary
- [ ] Plat, Final
- [ ] Plat, Minor
- [ ] Rezoning
- [ ] Sidewalk Cafe
- [ ] Sidewalk Waiver
- [ ] Site Plan/Subdivision
- [ ] Temporary Use*
- [ ] Vacation, Plat or Property
- [ ] Vacation, Right-of-Way
- [ ] Variance
- [ ] Variance, After-the-Fact
- [ ] Variance, De Minimis
- [ ] Variance, FAR/ISR Adjustment
- [ ] Variance, Nonconforming Lot

***Temporary Use Dates**

Dates Requested

Project Name*

Legacy Christian School

Tax Parcel ID(s)*

18-27-16-89424-000-0134

Look Up Parcel ID

Project Location

40349 US 19 N
Tarpon Springs, Fl. 34689

Flood Zone

- ( ) Zone X
- ( ) Zone AE
- ( ) Zone VE
- (•) Not if a Flood Zone

Coastal High Hazard Area (CHHA)

- ( ) Yes, property is in the CHHA
- (•) No, property not in the CHHA

Site Acreage*

1

Base Flood Elevation (BFE)

39

Current Land Use*	Current Zoning*	Proposed Land Use	Proposed Zoning
I (Industrial)	HB (Highway Busines	P/SP (Public/Semi-Pu	GB (General Business
(Choices are alphabetized)	*(Choices are alphabetized)*	*(If applicable)*	*(If applicable)*
Lookup Land Use	Lookup Zoning		

Summary / Purpose of Request*

Requesting conditional use to operate a primary school K thru 8 in an existing church facility

Please see attachments for narrative

Property Owner Electronic Signatures Agreement*

By checking the **"I Agree"** box below, you as the property owner agree and acknowledge that **1)** this application will not be signed in the sense of a traditional paper document and **2)** by signing in this alternate manner, you authorize yours and the other signatures on this application to be valid and binding to the same force and effect as a handwritten signature.

☑ I Agree

Property Owner Electronic Signature*	Date*
Paul Wikle	6/12/2025

Property Owner Electronic Signature

I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.

Property Owner Electronic Signature*	Date*
Paul Wikle	6/12/2025

Applicant / Agent Authorization

The individual named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The applicant/agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Applicant/Agent Electronic Signature	**Date**
Charles Stewart	6/12/2025

Steps to Download Form

1. Click the **'Print Only'** button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to **'PDF'**.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at 727-942-5611.

Legacy Christian School

The School is a mandate by God. He has told us from the beginning (2012) that we would have a School of Ministry and a K-12. Our current School of Ministry is an accredited International/Interstate School by Zoom classes in the evening. We have graduated 64 students, with another class of ten scheduled to graduate in 2026.

We have recently moved to 40349 US Hwy 19 N to accommodate our growing Church Family and provide a space for a school. It is our desire to have K-12, however, we are starting with K-8thgrade.

40349 US 19 N – suite 402 is the 2-story building behind the newly constructed warehouse buildings facing US19 Northbound. We occupy the 2nd floor which is serviced by a wide staircase to the entry, two exterior stairways For emergency exiting and an elevator to service any handicap persons

While we have several families in our church wanting Christian education for their children, we also believe we will provide a service to the community by providing excellent education with a biblical worldview.

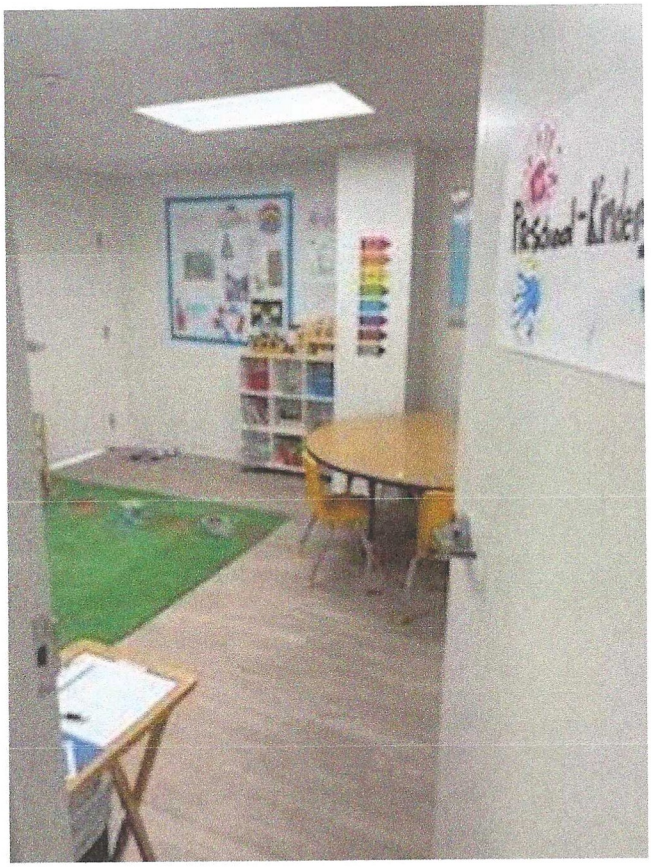
We occupy the 2nd floor of this building behind the new warehouse buildings on US19 N northbound.

Suite 402 consists of 7,000 square feet of space. All space will be shared with the church (The Gathering with Jesus). The space is configured to include a large chapel area of 3,000 sq. ft. 5 classrooms, an office, a men's and women's "gang" restrooms, an ADA bathroom and a large kitchen & assembly area.

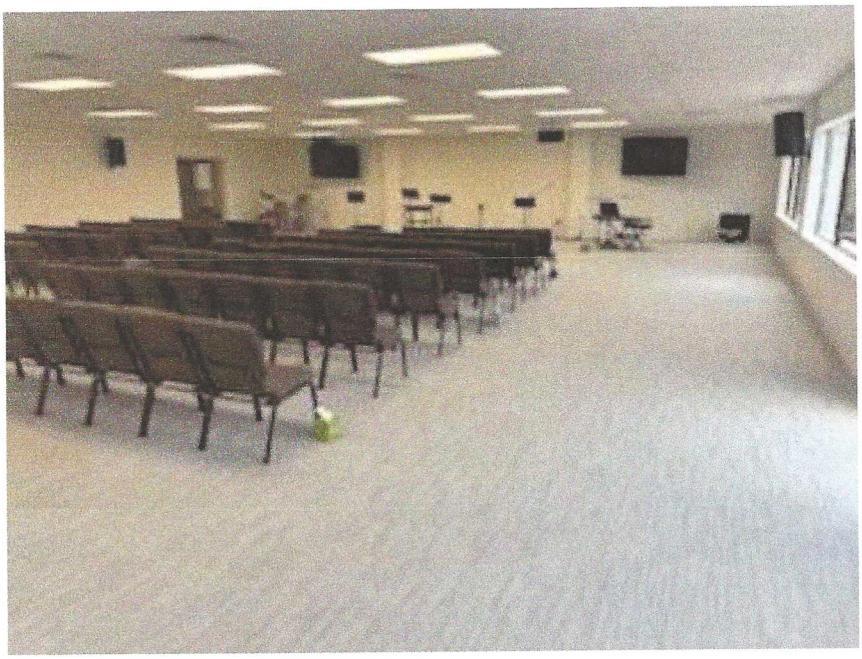
The space is equipped with a security system, in room cameras, sprinklers and smoke/carbon monoxide detectors.

There are 4 emergency exits from the space on to a wrap around deck which leads to stairs to the ground in addition To the main entry. All exits are highly visible with lighted exit signs.

The Tarpon Lake Plaza, which this facility is in, has the capability of 180 parking spaces with designated handicap Parking spaces.



Typical classroom



Worship canter / chapel

Church services are on Sundays with Church events in the evenings, Monday/Tuesday/Friday
The congregating consists of 110 members and their children

The proposed School is Monday through Friday 8:00 a.m. – 3:30 P.M. and is projected to have 40 students initially

We are budgeting the staff to be a Head master, Administrative Assistant/teacher and 3 additional teachers. The overseer of the school will be a Pastor of The Gathering who has extensive teaching experience. The school board initially will consist of the 4 Pastors of The Gathering.

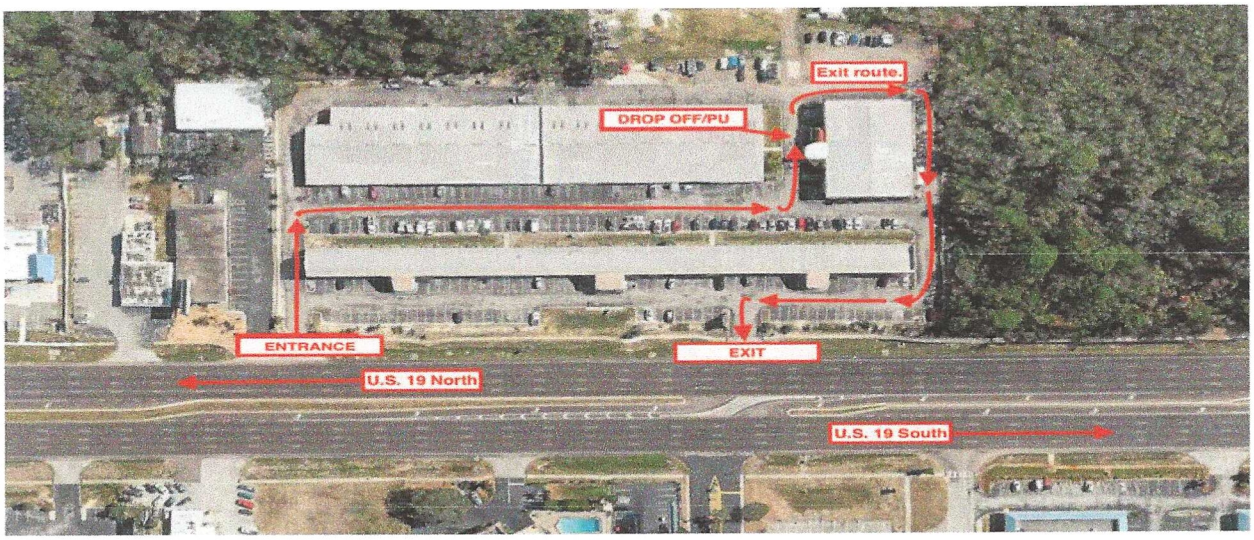
Our intention is to operate our school schedule parallel with the Pinellas County School system.

We will not provide meals or any transportation services.

We will operate a car drop-off circle with one direction in and a separate direction out.
Student drop-off will be supervised by a teacher as will pick-up. See the illustration below

We will not offer any transportation services and all children will be delivered to the front supervised door by their parents and received by a trained teacher, releasing at end of day will follow the same Procedure.

During school hours the doors will be locked down and entry only allowed by the Principal of the School who recognizes the individual. Each classroom will be equipped with a card access lock



The school operation will be:
8:15a.m. drop off to 3:30 p.m. pick up Monday thru Friday

Church hours are Sunday 6:45 AM to 1:30 PM
Alternate Fridays 6:00 PM to 8:30 PM
5h Friday 6 p.m. to 8:30 PM
4th Saturday Bible Study
2 Monday night worship practices
Tuesday Evening Classes

Chuck Stewart

From: Allie Keen <AKeen@ctsfl.us>
Sent: Wednesday, May 28, 2025 8:17 AM
To: Chuck Stewart
Cc: Karen-Elisabeth Williams; Cindy Stewart
Subject: RE: Ordnance 2025-06) first reding)

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and are expecting the content.

Good morning Chuck,

Congratulations! You all made it through the Land Development Code amendment process! Because schools of general education were added to the HB zoning district as a 'conditional use' your next step will be to submit your conditional use application. At the end of this email, you will find a few links to our website that will help you through that process.

The next filing deadline is **June 19th**. This would put the application on the July 10th Technical Review Committee (TRC) agenda and tentatively on the August 18th Planning and Zoning Board meeting. A conditional use application also requires one public hearing with the Board of Commissioners. Once we prepare the public notice for the Planning and Zoning Board meeting, we will have the date of the Commissioners meeting.

Applications & Forms

- You will need to complete the following applications and forms on this webpage:
  - General Planning & Zoning Application
  - General Application Checklist *(this just tells you the minimum supporting materials to submit)*
- It is also helpful to provide a detailed narrative about your request. Provide a good description of the school, the operations, number of students, teachers, busing (or lack thereof), etc. This is a great opportunity to address a lot of the questions that came up during the public hearing process you just went through.
- We also recommend submitting any other materials you feel support your request (such as floor plans, traffic circulation plans, etc.)

Development Review Process

- This webpage details the review process step-by-step. You can also download the Applicant's Guide to TRC which goes into even more detail about the process and provides additional guidance about what to submit.

Online Application Submittal

- All applications are submitted through our online portal. This link will take you to that platform.

I know this is a lot of information, so please do not hesitate to reach out with any questions. Thank you!

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Chuck Stewart <cstewart@dhoi.com>
Sent: Monday, May 19, 2025 10:17 AM
To: Allie Keen <AKeen@ctsfl.us>
Cc: Karen-Elisabeth Williams <karen.elisabeth7@gmail.com>; Cindy Stewart <drcynthiajstewart@gmail.com>
Subject: Ordnance 2025-06) first reding)

1. Please provide a narrative/description of the proposed school and how it integrates or is associated with the church.

The School is a mandate by God. He has told us from the beginning (2012) that we would have a School of Ministry and a K-12. Our School of Ministry is an accredited International/Interstate School by Zoom classes in the evening. We have graduated 64 students, with another class of ten scheduled to graduate in 2026.

The main reason to move to 40349 is to accommodate our growing Church Family and provide a space for a school. It is our desire to have K-12, however, we are starting with K-8thgrade.

While we have several families in our church wanting Christian education for their children, we also believe we will provide a service to the community by providing excellent education with a biblical worldview.

2. Can you specify where your tenant space is located?

40349 US 19 N – suite 402 the 2-story building behind the newly constructed warehouse buildings facing US19 Northbound. We occupy the 2nd floor, which has stairs and an elevator.

If you have a map or site plan, that would be helpful.

3. What is the square footage of the entire space? 7000 sq ft

How much will be occupied by the church and how much will be occupied by the school?
All the space from the church is shared with the school.

I know you mentioned some of the spaces will be shared, so please explain how that will work as well.

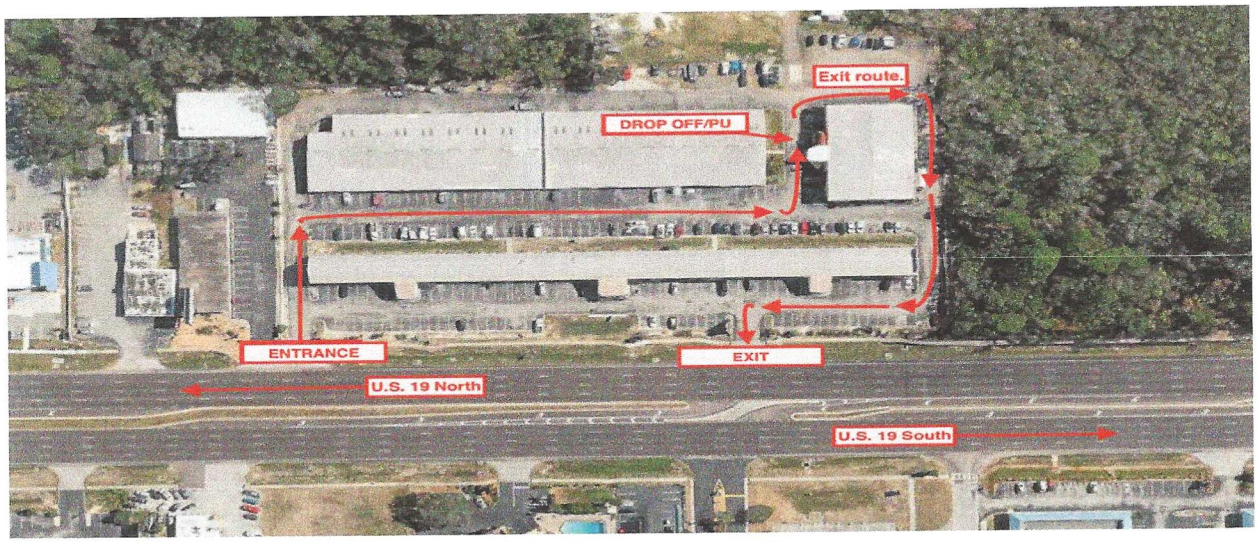
Church services are on Sundays with Church events in the evenings, Monday/Tuesday/Friday/Saturday
School is Monday through Friday 8:00 a.m. – 3:30 P.M.

4. Approximately how many students are you expecting? 50

5. Approximately how many church members do you have? 110

6. How will student pickup/drop-off operate?

We will operate a car drop-off circle with one direction in and a separate direction out.
Student drop-off will be supervised by a teacher as will pick-up. See the illustration below



7. What are the typical church hours and service days/times? What are the proposed school hours?

8:15a.m. drop off to 3:30 p.m pick up

Church hours are Sunday 6:45 AM to 1:30 PM
Alternate Fridays 6:00 PM to 8:30 PM
5h Friday 6 p.m. to 8:30 PM
4th Saturday Bible Study
2 Monday night worship practices
Tuesday Evening Classes

School hours are 8:00 AM to 3:30 PM Monday thru Friday

BOUNDARY/TOPOGRAPHIC SURVEY

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

SURVEYOR'S REPORT

LEGAL DESCRIPTION:

THE SOUTH 300 FEET OF LOT 13, AND ALL OF LOT 16, INCLUDING THE NORTH 15 FEET OF VACATED MANGO STREET (PER ORDINANCE NO. 84-21, RECORDED IN OFFICIAL RECORDS BOOK 5850, PAGE 1651, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA) LYING ON THE NORTH SIDE OF, ALONG AND CONTIGUOUS TO THE SOUTH BOUNDARY OF SAID LOT 16, IN SECTION 18, TOWNSHIP 27 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OF TAMPA AND TARPON SPRINGS LAND CO., RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THAT PORTION OF SAID LOTS LYING WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 19.

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS (IF SHOWN) AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE (5J-17FAC).
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM STANDARDS OF PRACTICE (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

DATA SOURCES:

1. BASIS OF BEARING IS THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 19, BEING N00°05'20"E. (STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT).
2. PLAT OF PROPERTY OF TAMPA & TARPON SPRINGS LAND CO., RECORDED PLAT BOOK 1, PAGE 116, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.
3. QUIT CLAIM DEED, RECORDED OFFICIAL RECORDS BOOK 10445, PAGE 2679, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
4. BOUNDARY SURVEY-TARPON LAKE CENTER, PREPARED BY GEORGE A. SHIMP, II AND ASSOCIATES, INCORPORATED, JOB NUMBER: 990120, LAST REVISED DATE: 03/09/1999.
5. ELEVATIONS SHOWN HEREON BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, "1633R", HAVING AN ELEVATION OF 11.050'. (NORTH AMERICAN VERTICAL DATUM 1988).
6. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ISSUED BY WOLLINKA-WIKLE TITLE INSURANCE AGENCY, INC., FILE NUMBER: TIA21200FN, EFFECTIVE DATE: MARCH 01, 2021 @ 5:00 P.M.

SCHEDULE BII EXCEPTIONS ARE AS FOLLOWS:

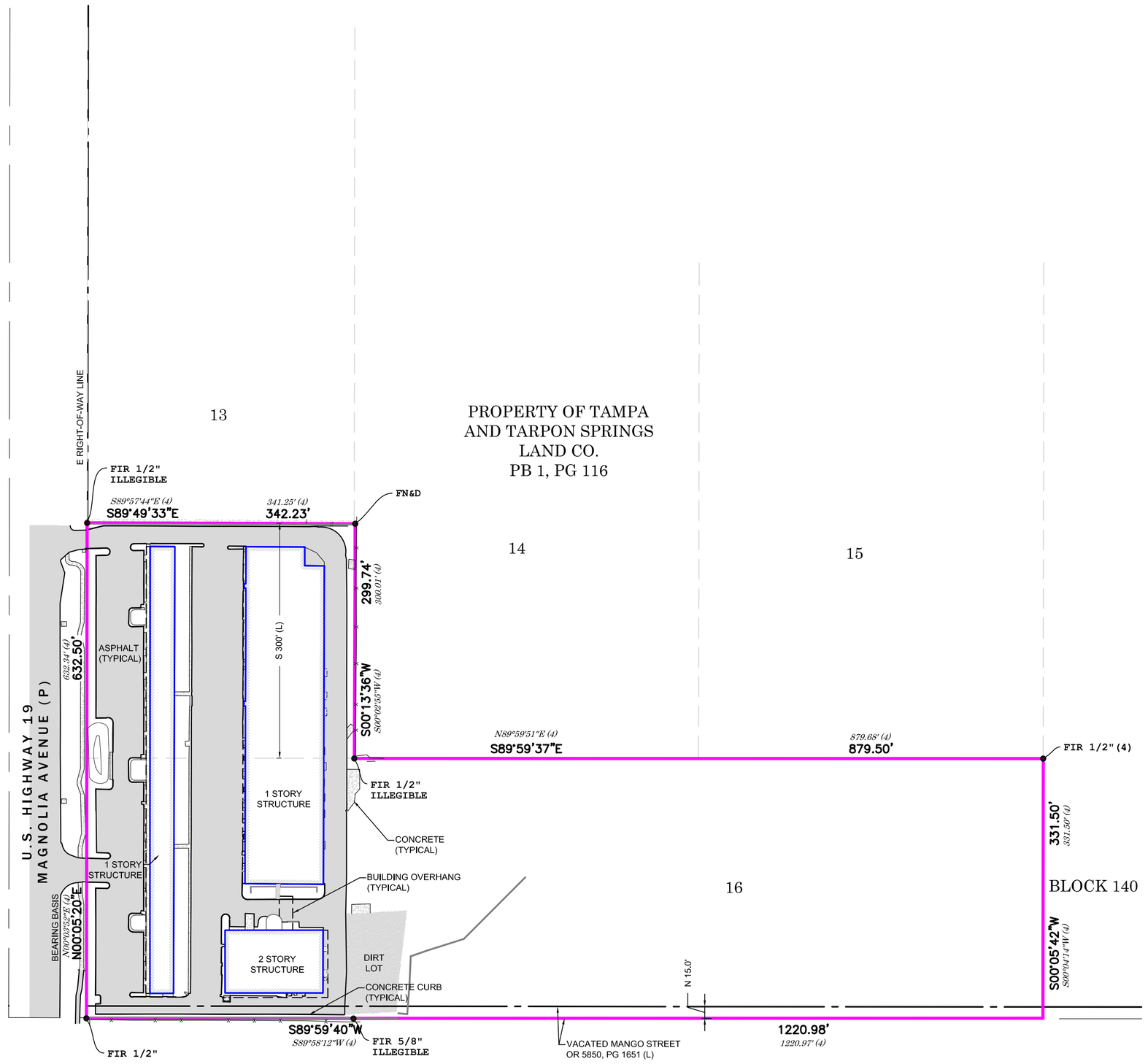
1. *DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.* SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
2. *TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.* SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
3. *STANDARD EXCEPTIONS:*
   - *A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.* SURVEYOR'S COMMENT: SHOWN HEREON.
   - *B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.* SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
   - *C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.* SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
   - *D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.* SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
4. *ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.* SURVEYOR'S COMMENT: NO WATER BODIES WITHIN OR ADJACENT TO THE SURVEYED PARCEL.
5. *ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.* SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
6. *RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.* SURVEYOR'S COMMENT: NO DOCUMENTS PROVIDED.

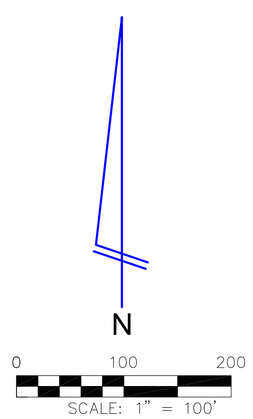
LIMITATIONS:

1. PURPOSE OF SURVEY: TO DOCUMENT THE PERIMETERS, OR ANY ONE OF THEM, OF A PARCEL OR TRACT OF LAND BY ESTABLISHING OR RE-ESTABLISHING CORNERS, MONUMENTS,AND BOUNDARY LINES FOR THE PURPOSES OF DESCRIBING THE PARCEL, LOCATING FIXED IMPROVEMENTS ON THE PARCEL, DIVIDING THE PARCEL, OR PLATTING, AND SELECTED NATURAL AND ARTIFICIAL FEATURES OF A PART OF THE EARTH'S SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.
2. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR / CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
5. SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES X, X-SHADED, AND AE (EL 6 FEET), ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, PINELLAS COUNTY, FLORIDA, MAP NUMBER 12103C0038G, COMMUNITY: CITY OF TARPON SPRINGS, 120259, MAP REVISED DATE: SEPTEMBER 3, 2003, MAP INDEX NUMBER 12103C1ND1C, MAP REVISED: AUGUST 18, 2009. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
6. IRRIGATION EQUIPMENT AND / OR THEIR APPURTENANCES HAVE NOT BEEN MAPPED.
7. THERE MAY EXIST ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. ONLY THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WHICH WERE READILY APPARENT FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
9. THERE MAY BE ADDITIONAL UTILITY STRUCTURES (DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC.) THAT WERE NOT READILY APPARENT AT THE TIME OF THE SURVEY.

BOUNDARY INCONSISTENCIES:

1. ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY. ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASURED UNLESS SO NOTED.





REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088

PARCEL INFORMATION:
SECTION 18, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

PARCEL ADDRESS:
40351 US HIGHWAY 19 N, TARPON SPRINGS, FL 34689

PARCEL ID:
18-27-16-89424-000-0134

ABBREVIATIONS

	DENOTES
(P)	PLAT INFORMATION
(L)	LEGAL DESCRIPTION INFORMATION
(#)	INFORMATION FROM DATA SOURCES
⟨#⟩	SCHEDULE BII EXCEPTION
CMP	CORRUGATED METAL PIPE
EL	ELEVATION
FIR	FOUND IRON REBAR (SIZE AS NOTED)
FN&D	FOUND NAIL & DISK
IE	INVERT ELEVATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PLS	PROFESSIONAL LICENSED SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LICENSED SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LICENSED SURVEYOR
TBM	TEMPORARY BENCHMARK

SYMBOL LEGEND

	DENOTES
AC	AIR CONDITIONING EQUIPMENT
	BACKFLOW PREVENTER
	BOLLARD
TV	CABLE TV BOX
W	CABLE WARNING SIGN
	CLEANOUT
E	ELECTRIC EQUIPMENT
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FO	FIBER OPTIC
	FIRE HYDRANT
GM	GAS METER
	GAS PAINT MARK
	GAS VALVE
	GAS WARNING MARKER (UNDERGROUND)
	GRATE INLET
	GUY ANCHOR
	LIGHT POLE (CONCRETE)
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
	MITERED END SECTION
S	SANITARY MANHOLE
T	TELEPHONE EQUIPMENT
	TRAFFIC SIGN
TS	TRAFFIC SIGNAL EQUIPMENT
	TRAFFIC SIGNAL POLE
	TREE (BAY)
	TREE (OAK)
	TREE (OTHER)
	TREE (PALM)
	UTILITY POLE (WOOD)
W	WATER METER
	WATER VALVE

THIS SURVEY AND THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, THE SURVEY OR THE COPIES THEREOF ARE NOT VAILD WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED

CERTIFIED TO:

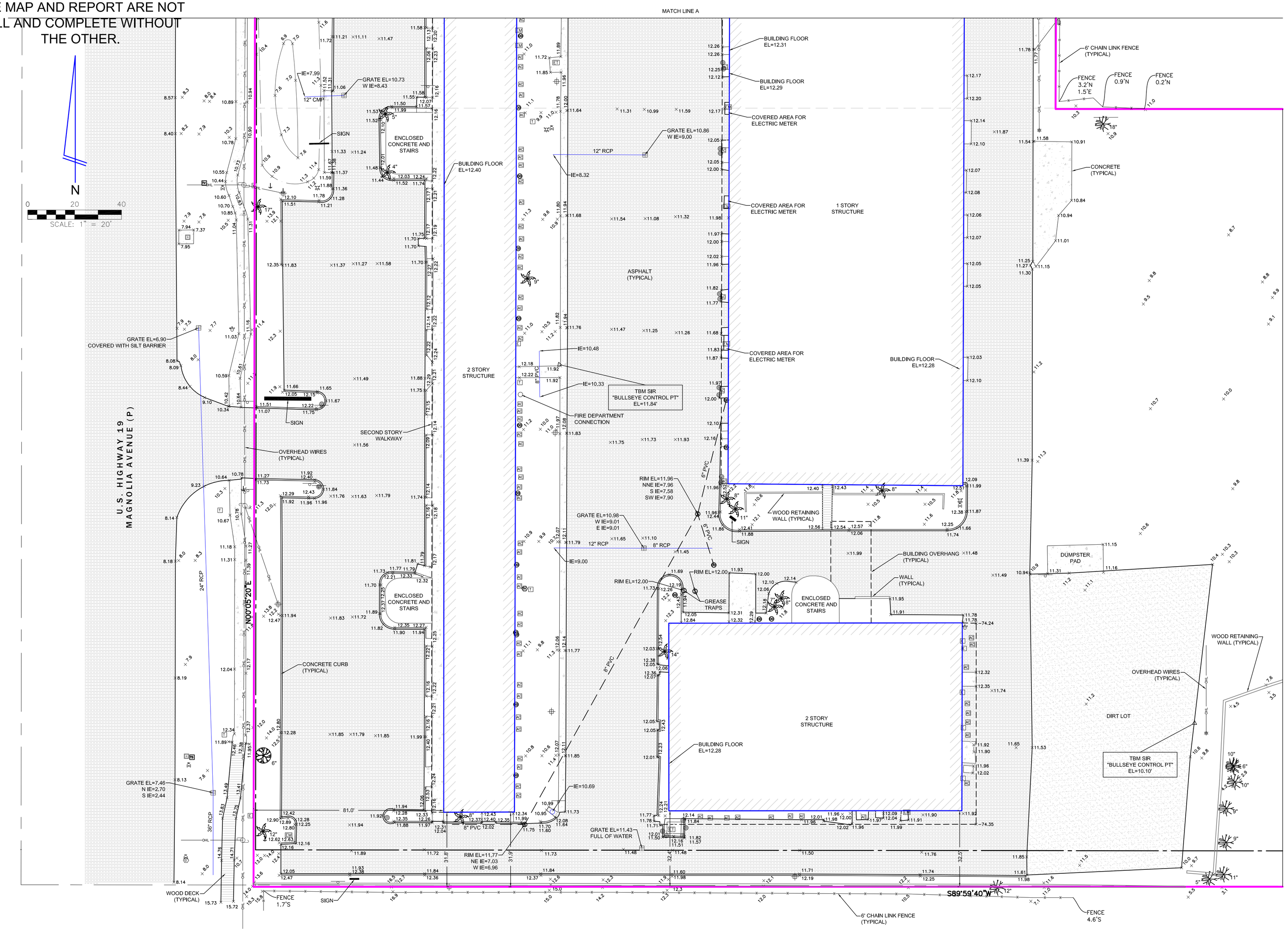
•

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

FIELD BOOK / PAGE	SCALE	SHEET NUMBER
024/53, 62-65, 67, 69	1"=100'	1 of 4
DRAFTED BY	SURVEY FIELD DATE	
GRM / AMW	04/15/2021	
PROJECT NUMBER	FILE NAME	
21-020	21-020.dwg	

BOUNDARY/TOPOGRAPHIC SURVEY

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.



BULLSEYE SURVEYING, INC.
LB 7818
2198 NE COACHMAN ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088

REVISIONS		
#	DATE	DETAILS

FIELD BOOK / PAGE	SCALE	SHEET NUMBER
024/53, 62-65, 67, 69	1"=20'	2 of 4
DRAFTED BY	SURVEY FIELD DATE	
GRM / AMW	04/15/2021	
PROJECT NUMBER	FILE NAME	
21-020	21-020.dwg	

BOUNDARY/TOPOGRAPHIC SURVEY

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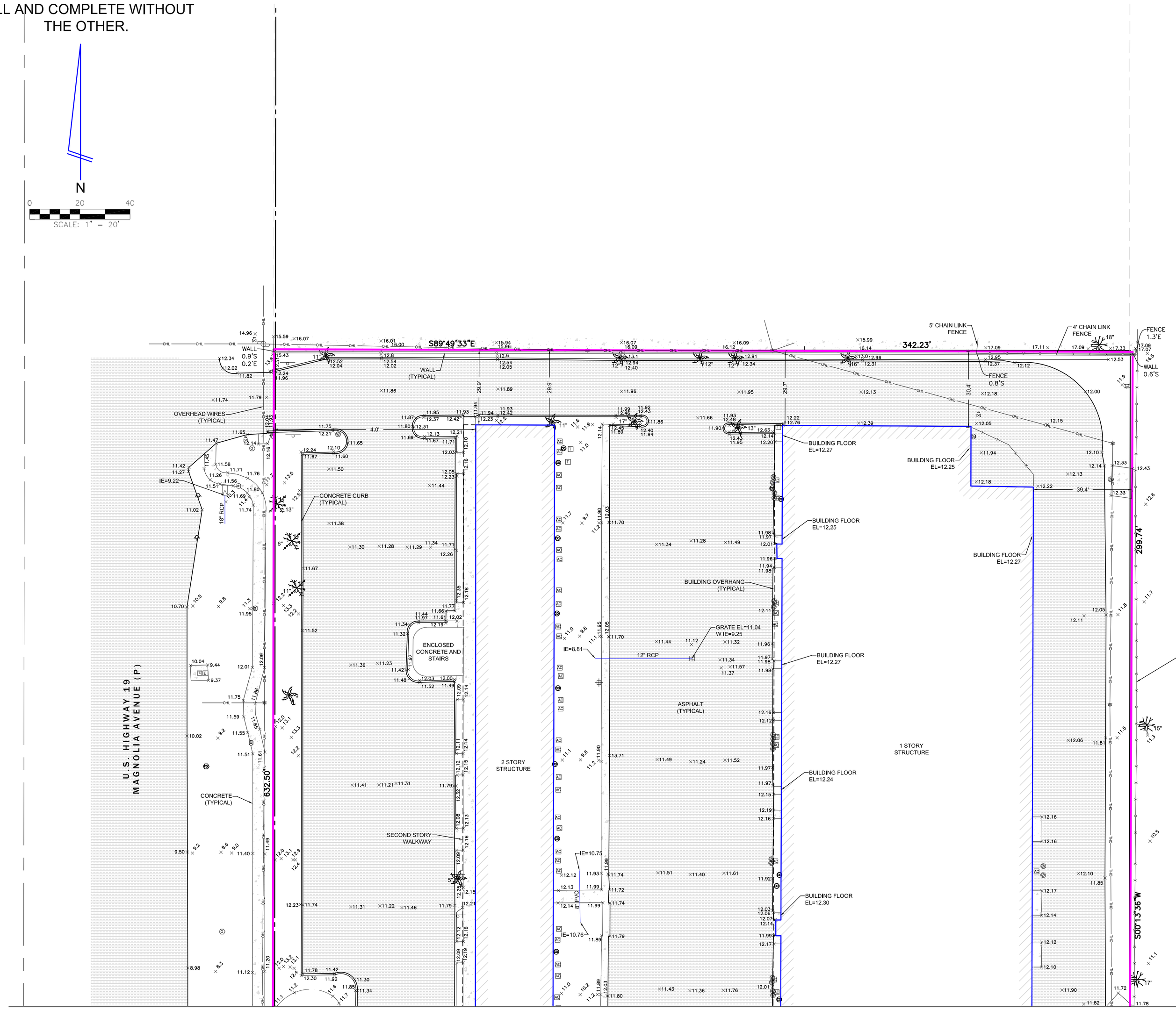

REVISIONS		
#	DATE	DETAILS

FIELD BOOK / PAGE	SCALE	SHEET NUMBER
024/53, 62-65, 67, 69	1"=20'	3 of 4
DRAFTED BY	SURVEY FIELD DATE	
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21-020	21-020.dwg	

BOUNDARY/TOPOGRAPHIC SURVEY
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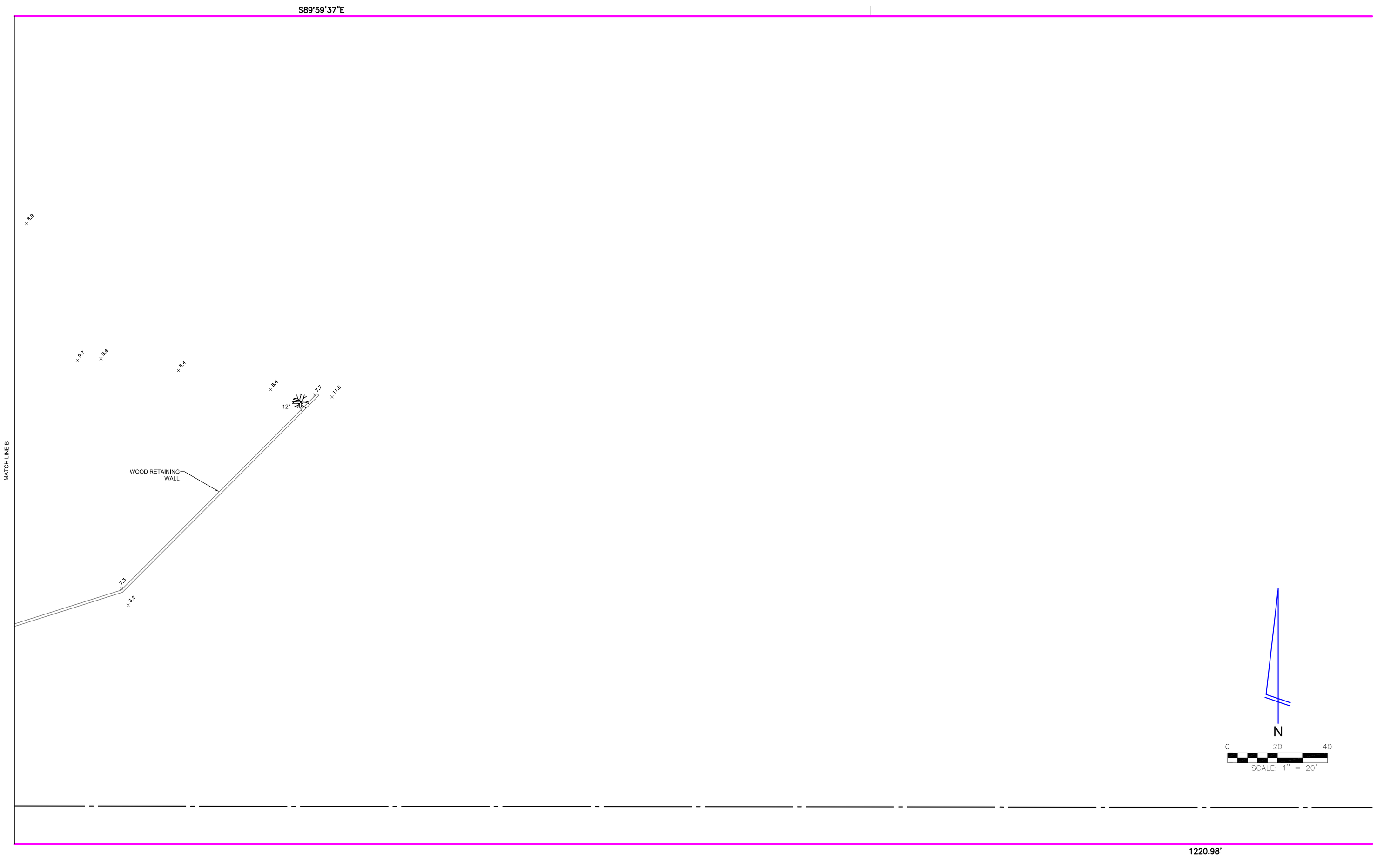

REVISIONS		
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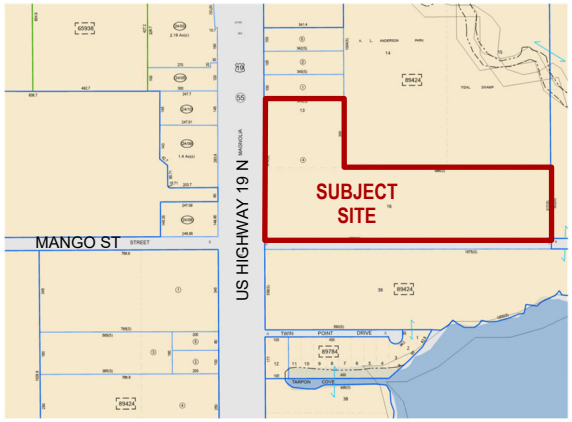
024/53, 62-65, 67, 69	1"=20'	4 of 4
DRAFTED BY	SURVEY FIELD DATE	
GRM / AMW	04/15/2021	
PROJECT NUMBER	FILE NAME	
21-020	21-020.dwg	

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-42

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611

«AddressBlock»



Application Description: The applicant is requesting conditional use to a allow a school of general education in the HB (Highway Business) zoning district in an existing building on property located at 40349 US Highway 19 N .

(Please Reference Application #25-42)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, August 18, 2025** at **6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, September 9, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to Planning@ctsfl.us.

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

Run Date: 15 Jul 2025
Subject Parcel: 18-27-16-89424-000-0134
Radius: 500 feet
Parcel Count: 292
Total pages: 43

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

18-27-16-89929-000-2280
TARPON SHORES MOBILE HOME VILLAGE UNIT 228

MANARY, DELMER
MANARY, JUDITH
PO BOX 24
APSLEY ON K0L 1A0,
CANADA

18-27-16-89929-000-1930
TARPON SHORES MOBILE HOME VILLAGE UNIT 193

BORIS, GEORGE W TRE
BORIS, LINDA TRE
19 FREEMAN ST
ARLINGTON, MA 02474-8522

18-27-16-89929-000-0680
TARPON SHORES MOBILE HOME VILLAGE UNIT 68

DOSTIE, DONALD J
DOSTIE, GAIL M
54 SPARROW DR
AUGUSTA, ME 04330-3700

18-27-16-89929-000-2090
TARPON SHORES MOBILE HOME VILLAGE UNIT 209

BOLAND, JAMES A JR
BOLAND, TRACEY L
242 NICHOLSVILLE RD
BERNHARDS BAY, NY 13028-3115

18-27-16-89929-000-2050
TARPON SHORES MOBILE HOME VILLAGE UNIT 205

BOLAND, JAMES A JR
BOLAND, TRACEY L
242 NICHOLSVILLE RD
BERNHARDS BAY, NY 13028-3115

18-27-16-89424-000-0495
TAMPA & TARPON SPRINGS LAND CO S 80FT OF N 440FT OF E 200FT OF LOT 49

SANFT, BRUCE L TRE
SANFT, BRUCE L REVOCABLE TRUST
1148 WHITE BALSUM AVE
BOYNTON BEACH, FL 33473

18-27-16-89929-000-2230
TARPON SHORES MOBILE HOME VILLAGE UNIT 223

MORRIS, BRUCE R
AKELL, NANCY D
63 GARFIELD RD
BRISTOL, CT 06010-5305

18-27-16-89929-000-1120
TARPON SHORES MOBILE HOME VILLAGE UNIT 112

GARCIA, ANDRES
HERNANDEZ, ROSA
664 47TH ST
BROOKLYN, NY 11220-1415

18-27-16-89929-000-1030
TARPON SHORES MOBILE HOME VILLAGE UNIT 103

BROWNRIGG, ANTHONY W
1019 RICHARDSON RD
MERRICKVILLE ON K0G 1N0,
CANADA

18-27-16-89929-000-1590
TARPON SHORES MOBILE HOME VILLAGE UNIT 159

KOEGLER, ELIZABETH ANN
501 CONCESSION RD 13 E
HASTINGS ON K0L 1Y0,
CANADA

18-27-16-89929-000-0600
TARPON SHORES MOBILE HOME VILLAGE UNIT 60

HOUSTON, RHONDA
6 TABB AVE
COURTICE ON L1E 0B2,
CANADA

18-27-16-89929-000-0300
TARPON SHORES MOBILE HOME VILLAGE UNIT 30

NAYMICK, THOMAS T
NAYMICK, MICHELLE
5183 TIPPECANOE RD
CANFIELD, OH 44406-9500

18-27-16-89929-000-1660
TARPON SHORES MOBILE HOME VILLAGE UNIT 166

JOHNSON, JILL
JOHNSON, JAMES
404 INDEPENDENCE WAY
CANONSBURG, PA 15317-5270

18-27-16-89929-000-1520
TARPON SHORES MOBILE HOME VILLAGE UNIT 152

HUKILL, DIANNE
GROAT, ROBERT T
506 SW 26TH TER
CAPE CORAL, FL 33914-4636

18-27-16-89929-000-2380
TARPON SHORES MOBILE HOME VILLAGE UNIT 238

LLOYD-REES, SUSAN
LLOYD-REES, DAVID
5 OLD CART RD
CHEBEAGUE ISLAND, ME 04017-3242

18-27-16-89929-000-0800
TARPON SHORES MOBILE HOME VILLAGE UNIT 80

SCHWAB, HOLGER
SCHWAB, GERTRUDE
7922 HOPPER RD
CINCINNATI, OH 45255-4631

18-27-16-89424-000-0350
TAMPA & TARPON SPRINGS LAND CO LOTS 14, 15, 33, 35, 36, 37, 38, 39, 41, 42, 46 & 47 IN SEC

PINELLAS COUNTY
ATTN PARKS DEPT
315 COURT ST
CLEARWATER, FL 33756-5165

18-27-16-00000-240-1000
PT OF S 1/2 OF SE 1/4 OF NW 1/4 DESC AS FR SE COR OF NW 1/4 TH W 100FT TH N ALG W R/W OF U

HAKIM, JEAN F
HAKIM, GILBERT
5400 TECH DATA DR
CLEARWATER, FL 33760-3116

18-27-16-89929-000-1280
TARPON SHORES MOBILE HOME VILLAGE UNIT 128

CARONE, RICHARD J
CARONE, ELAINE R
7 SAMUEL HILL RD
COLUMBIA, CT 06237-1425

18-27-16-89929-000-1130
TARPON SHORES MOBILE HOME VILLAGE UNIT 113

FITZ, DAVID J
FITZ, BETH K
3616 MOUNTSHANNON ROAD
COLUMBUS, OH 43221-5237

18-27-16-89929-000-1180
TARPON SHORES MOBILE HOME VILLAGE UNIT 118

LA LONDE, GERARD MARCEL
LA LONDE, LINDA J
3734 BENSTEIN RD
COMMERCE TOWNSHIP, MI 48382-1813

18-27-16-89929-000-1140
TARPON SHORES MOBILE HOME VILLAGE UNIT 114

MCFADDEN, DEBORAH ANNE
MCFADDEN, GARTH
927 NORTH RD
COQUITLAM BC V3J 1P9,
CANADA

18-27-16-89929-000-2190
TARPON SHORES MOBILE HOME VILLAGE UNIT 219

CONLEY, ROBERT G
CONLEY, ROSANNE M
7270 REMLINGER RD
CRESTLINE, OH 44827-9775

18-27-16-89929-000-1190
TARPON SHORES MOBILE HOME VILLAGE UNIT 119

SHEPHERD, JOHN A
SHEPHERD, RITA M
3817 TUTTLE ST
DANVILLE, IL 61832-1070

18-27-16-89929-000-1680
TARPON SHORES MOBILE HOME VILLAGE UNIT 168

HOGLUND, MARY ANN
HOGLUND, MARK W
2302 N GAYMAN AVE
DAVENPORT, IA 52804-2745

18-27-16-89929-000-1420
TARPON SHORES MOBILE HOME VILLAGE UNIT 142

BREWER, L W MOE
BREWER, CONNIE R
231 N 7TH ST
DECATUR, IN 46733-1372

18-27-16-89929-000-0970
TARPON SHORES MOBILE HOME VILLAGE UNIT 97

DREW, KIMBERLY MARIE
DREW, DANIEL MARTIN
309 E BAY ST
EAST TAWAS, MI 48730-1455

18-27-16-89929-000-0390
TARPON SHORES MOBILE HOME VILLAGE UNIT 39

DASENBROCK, DOUGLAS
DASENBROCK, SHARON
1608 JACK CT
EFFINGHAM, IL 62401-1874

18-27-16-89929-000-1250
TARPON SHORES MOBILE HOME VILLAGE UNIT 125

MANION FAMILY LIVING TRUST
MANION, LARRY W TRE
31 BRIDGE ST
ELLINGTON, CT 06029-2603

18-27-16-89929-000-1110
TARPON SHORES MOBILE HOME VILLAGE UNIT 111

HIATT RONALD D
HIATT, TERESA K
17769 N 500 W
ELWOOD, IN 46036-9137

18-27-16-89929-000-0840
TARPON SHORES MOBILE HOME VILLAGE UNIT 84

THORP, TERRY W
THORP, JUDITH A
5145 COVENTRY DR
ERIE, PA 16506-6105

18-27-16-89929-000-0400
TARPON SHORES MOBILE HOME VILLAGE UNIT 40

ERWIN, NICK C
ERWIN, DEBORAH K
311 BLUE STONE TRCE
ERWIN, TN 37650-3629

18-27-16-89929-000-1360
TARPON SHORES MOBILE HOME VILLAGE UNIT 136

BUCKLIN, GARY W
BUCKLIN, MARY C
107 HUNTER RD
FREEPORT, ME 04032-6757

18-27-16-89929-000-0170
TARPON SHORES MOBILE HOME VILLAGE UNIT 17

ROWE, DAVID S
ROWE, SANDRA D
103 HUNTER RD
FREEPORT, ME 04032-6757

18-27-16-89929-000-0450
TARPON SHORES MOBILE HOME VILLAGE UNIT 45

RENFRO, ROBERT
RENFRO, DEBORAH
243 CAROLL DR
FRIES, VA 24330

18-27-16-89929-000-2420
TARPON SHORES MOBILE HOME VILLAGE UNIT 242

BERRY, WILLIAM M III
BERRY, APRIL M
2289 ARDEN PL
GREENWOOD, IN 46143-8264

18-27-16-89929-000-2570
TARPON SHORES MOBILE HOME VILLAGE UNIT 257

KUSSIN, JOHN J
KUSSIN, MICHELLE D
2057 GREEN BRIDGE LN
HANOVER PARK, IL 60133-2925

18-27-16-89929-000-0060
TARPON SHORES MOBILE HOME VILLAGE UNIT 6

MILLS, WILLIAM G LIVING TRUST
WILLIAM, MILLS G TRE
7576 W MILL CT
HOBART, IN 46342-7017

18-27-16-89929-000-0190
TARPON SHORES MOBILE HOME VILLAGE UNIT 19

GULLION, BENITA
MOORE, LEE ANNE
13129 BLUE SQUIRREL CT
HUDSON, FL 34669-3871

18-27-16-89424-000-0491
TAMPA & TARPON SPRINGS LAND CO N 440FT LESS S 80FT OF LOTS 49 & 50 LESS RD R/W'S ON N & E

TARPON SQUARE ASSOCIATES
C/O ALL STAR
5480 58TH ST N
KENNETH CITY, FL 33709-2036

18-27-16-89929-000-2770
TARPON SHORES MOBILE HOME VILLAGE UNIT 277

KULAFI, ZEKMAN
KULAFI, RENA
11 WARREN RD
KITCHENER ON N2M 5C5,
CANADA

18-27-16-89929-000-2730
TARPON SHORES MOBILE HOME VILLAGE UNIT 273

COLLINS, LAURIE N
SCHULTZ, RICHARD L
293 DU LAC AVE
LAVIGNE ON P0H 1R0,
CANADA

18-27-16-89929-000-1820
TARPON SHORES MOBILE HOME VILLAGE UNIT 182

BUCHER, ROBERT L
BUCHER, JOAN E
219 CHUNILOTI WAY
LOUDON, TN 37774-2606

18-27-16-89929-000-2470
TARPON SHORES MOBILE HOME VILLAGE UNIT 247

GOULET, JEAN GUY
HARMEGINES, LISE
2268 CH DE LA POINTE-DRUMMOND
MAGOG QC J1X 0M8,
CANADA

18-27-16-89929-000-0880
TARPON SHORES MOBILE HOME VILLAGE UNIT 88

ALMAROAD, TAMMY J
THOMSON, LISA M
5283 ROUTE 37
MARION, IL 62959-6061

18-27-16-89929-000-2500
TARPON SHORES MOBILE HOME VILLAGE UNIT 250

HUGHES, ERNEST D
HUGHES, LINDA K
8075 STONELICK RD
MAYSVILLE, KY 41056-9426

18-27-16-89929-000-1700
TARPON SHORES MOBILE HOME VILLAGE UNIT 170

ARMSTRONG, TAMMY A
BOROLOV, DEBRA
121 DALE RD
MICHIGAN CITY, IN 46360-2205

18-27-16-89929-000-1800
TARPON SHORES MOBILE HOME VILLAGE UNIT 180

DREW, DOUGLAS
DREW, PATRICIA
4575 KINCARDINE RD
MILFORD, MI 48381-3956

18-27-16-89929-000-0850
TARPON SHORES MOBILE HOME VILLAGE UNIT 85

WILLIAMS, THOMAS R
WILLIAMS, SHIRLEY S
10920 CARPENTER ST
MOKENA, IL 60448-1516

18-27-16-89929-000-1040
TARPON SHORES MOBILE HOME VILLAGE UNIT 104

WHITE, LANA
WHITEHEAD, PETER
143 SEQUOIA DR
MONCTON, NB E1E 0A1,
CANADA

18-27-16-89929-000-2480
TARPON SHORES MOBILE HOME VILLAGE UNIT 248

SHEPPARD, CONNIE
SHEPPARD, KENNETH H III
2209 W SACRAMENTO DR
MUNCIE, IN 47303-9001

18-27-16-89929-000-0660
TARPON SHORES MOBILE HOME VILLAGE UNIT 66

ZULPO, JOHN
ZULPO, VIKKI
32 STROUGHTON CRES
MUNSTER ON K0A 3P0,
CANADA

18-27-16-89929-000-0780
TARPON SHORES MOBILE HOME VILLAGE UNIT 78

HITSMAN, GAIL M
HITSMAN, JOHN C
306-14 NORICE ST
NEPEAN ON K2G 2X4,
CANADA

18-27-16-89929-000-0960
TARPON SHORES MOBILE HOME VILLAGE UNIT 96

COMBS, JOANNE
COMBS, RICHARD M
7 WAHINE LN
NEW PALTZ, NY 12561-4244

18-27-16-89929-000-2210
TARPON SHORES MOBILE HOME VILLAGE UNIT 221

KREBS, KENNETH
KREBS, DEBRA
6115 BASELINE RD
NEW WASHINGTON, OH 44854-9413

18-27-16-89929-000-1950
TARPON SHORES MOBILE HOME VILLAGE UNIT 195

WAKEFIELD, KEITH J
WAKEFIELD, MATTHEW
708 OAK ST
NEWTON, IL 62448-1819

18-27-16-89929-000-2130
TARPON SHORES MOBILE HOME VILLAGE UNIT 213

JACKSON, CORY
JACKSON, JULIE
14609 E 1325TH AVE
NEWTON, IL 62448-3212

18-27-16-89929-000-1440
TARPON SHORES MOBILE HOME VILLAGE UNIT 144

ZAUHAR, SHARON R TRUST
ZAUHAR, SHARON R TRE
18132 PATTERSON RD
ODESSA, FL 33556-2204

18-27-16-89929-000-0380
TARPON SHORES MOBILE HOME VILLAGE UNIT 38

BULLARD, MELVIN W JR
BULLARD, BONNIE L
152 COUNTY ROUTE 51A
OSWEGO, NY 13126-5825

18-27-16-89929-000-2630
TARPON SHORES MOBILE HOME VILLAGE UNIT 263

ATKINS, MARK E
ATKINS, SALLY A
28 TUPELO DR
OSWEGO, NY 13126-6713

18-27-16-89929-000-0090
TARPON SHORES MOBILE HOME VILLAGE UNIT 9

MCCARTNEY, LOUISE M
LABELLE, DENIS
61 TOPLEY CRES
OTTAWA ON K1G 4M7,
CANADA

18-27-16-89929-000-0540
TARPON SHORES MOBILE HOME VILLAGE UNIT 54

DOUGHERTY, MICHELLE
DOUGHERTY, DAVID
1401 MARINELLA DR
PALM HARBOR, FL 34683-0004

18-27-16-89929-000-2080
TARPON SHORES MOBILE HOME VILLAGE UNIT 208

PIER, MARK E
PIER, CAROL A
1285 W 400 S
PERU, IN 46970-7919

18-27-16-89929-000-1990
TARPON SHORES MOBILE HOME VILLAGE UNIT 199

SCOTT, DOUGLAS
SCOTT, KAREN
454 MARK ST
PETERBOROUGH ON K9H 1V9,
CANADA

18-27-16-89929-000-0120
TARPON SHORES MOBILE HOME VILLAGE UNIT 12

COLLISTER, WILLIAM H
COLLISTER, JANICE E
614 SPRINGFIELD AVE
PINE BEACH, NJ 08741-1236

18-27-16-89929-000-0900
TARPON SHORES MOBILE HOME VILLAGE UNIT 90

TERRYBERRY, JAMES E
TERRYBERRY, CHERYL A
180 SOUTH ST #204
PITTSFIELD, MA 01201-6869

18-27-16-89929-000-1580
TARPON SHORES MOBILE HOME VILLAGE UNIT 158

DOBKOWSKI, JOHN M
DOBKOWSKI-BETTROSS, CARLA L
160 ISLAND DR
POLAND, OH 44514-1603

18-27-16-89929-000-0230
TARPON SHORES MOBILE HOME VILLAGE UNIT 23

DALY, WILLIAM M EST
C/O DALY, CHARLES L
8150 BRENT ST APT 741
PORT RICHEY, FL 34668-6120

18-27-16-89929-000-0830
TARPON SHORES MOBILE HOME VILLAGE UNIT 83

FAIRHURST, TERRY
HARRISON, HEATHER
134 CHEMIN DAWSON
RIVIERE-BEAUDETTE QC J0P 1R0,
CANADA

18-27-16-89929-000-2060
TARPON SHORES MOBILE HOME VILLAGE UNIT 206

HAMPSON, DAVID E
HAMPSON, CAROL A
191 WEYMOUTH DR
ROCHESTER, NY 14625-1914

18-27-16-89929-000-0570
TARPON SHORES MOBILE HOME VILLAGE UNIT 57

LONG, ALLISON M
LAWRENCE, LAURA L
774 CAMBRIDGE CIR
ROCK HILL, SC 29730-6583

18-27-16-89929-000-1940
TARPON SHORES MOBILE HOME VILLAGE UNIT 194

COOLING, DONALD ALAN
COOLING, VEDA DARLENE
504 4TH CT
SAINT JOSEPH, IL 61873-8813

18-27-16-89929-000-2200
TARPON SHORES MOBILE HOME VILLAGE UNIT 220

MESHULA, KENNETH J
MESHULA, RITA K
124923 LISBON RD
SALEM, OH 44460

18-27-16-89929-000-2150
TARPON SHORES MOBILE HOME VILLAGE UNIT 215

BROWN, LARRY
BROWN, JACQUELINE
71 CAYUGA ST
SENECA FALLS, NY 13148-1224

18-27-16-89929-000-0330
TARPON SHORES MOBILE HOME VILLAGE UNIT 33

PURCE, SCOTT K
PURCE, TERRIE J
14713 LAKE ST
STERLING, NY 13156-3236

18-27-16-89929-000-1050
TARPON SHORES MOBILE HOME VILLAGE UNIT 105

AXTELL, RICHARD
AXTELL, LINDA
14545 FANCHER AVE
STERLING, NY 13156-5208

18-27-16-89929-000-0820
TARPON SHORES MOBILE HOME VILLAGE UNIT 82

DEBOARD, JOHN
STAMPFER, CHRISTINE
907 SALISBURY WAY
STEVENSVILLE, MD 21666-2761

18-27-16-89929-000-2610
TARPON SHORES MOBILE HOME VILLAGE UNIT 261

LEWIS, JEFFREY L
LEWIS, PAMELA S
908 BELL MEADE DR
SURFSIDE BEACH, SC 29575-5065

18-27-16-89923-000-0020
TARPON PLAZA PARTIAL REPLAT LOT 2

TARPON SPRINGS HF LLC
TARPON SPRINGS JC LLC
PO BOX 714
TAMPA, FL 33601-0714

18-27-16-89784-000-0120
TARPON COVE ESTATES LOT 12

KASTRATI GROUP LLC TRE
KASTRATI GROUP LAND TRUST
102 SILVER MOSS LN
TARPON SPRINGS, FL 34688-7426

18-27-16-89929-000-2650
TARPON SHORES MOBILE HOME VILLAGE UNIT 265

NILSEN, RICHARD
NILSEN, MARTA FAY
944 OAKVIEW RD
TARPON SPRINGS, FL 34689-2608

18-27-16-00000-240-0500
FROM SE COR OF NW 1/4 TH N 670 FT(S) TH W 100 FT(S) FOR POB TH W 300 FT TH N 100 FT(S) TH

FIRST AMD NOVELTIES CORP
C/O BRETT PHILLIPS
40440 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689-4821

18-27-16-89929-000-0240
TARPON SHORES MOBILE HOME VILLAGE UNIT 24

KENNEDY, WINIFRED M
LYON, JAMES W
24 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-0140
TARPON SHORES MOBILE HOME VILLAGE UNIT 14

GREGORY, MATILDA A
CAMPBELL, CAROL ANN
14 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-0160
TARPON SHORES MOBILE HOME VILLAGE UNIT 16

FOURNIER, JOSEPH D
FOURNIER, NANCY L
16 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-0200
TARPON SHORES MOBILE HOME VILLAGE UNIT 20

FORTIER, WILLIAM E
FORTIER, NANCY L
20 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-0280
TARPON SHORES MOBILE HOME VILLAGE UNIT 28

ANDERSON, CHARLES W
ANDERSON, DEBORAH T
28 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-0220
TARPON SHORES MOBILE HOME VILLAGE UNIT 22

SCHEUCH, JEANNE P
BARRETT, PATRICIA E
22 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-2520
TARPON SHORES MOBILE HOME VILLAGE UNIT 252

BARE, WILLIAM L
DAMERON, PAMELA
231 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-2310
TARPON SHORES MOBILE HOME VILLAGE UNIT 231

BARE, WILLIAM L
DAMERON-BARE, PAMELA
231 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-2250
TARPON SHORES MOBILE HOME VILLAGE UNIT 225

RAMKISSOON, YETESHWAR
JONES, NOWRANIE
225 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-2620
TARPON SHORES MOBILE HOME VILLAGE UNIT 262

THOMPSON, JAMES
THOMPSON, MARLEEN
262 DIXIE LN
TARPON SPRINGS, FL 34689-5002

18-27-16-89929-000-2660
TARPON SHORES MOBILE HOME VILLAGE UNIT 266

HILL, DEBORAH H
VON GUNTEN, MARY
266 DIXIE LN
TARPON SPRINGS, FL 34689-5002

18-27-16-89929-000-2560
TARPON SHORES MOBILE HOME VILLAGE UNIT 256

PAYNE, LINDA KAY TRE
PAYNE, LINDA KAY LIV TRUST
256 DIXIE LN
TARPON SPRINGS, FL 34689-5002

18-27-16-89929-000-0430
TARPON SHORES MOBILE HOME VILLAGE UNIT 43

COMMISSO, JOSEPH S
COMMISSO, JOSEPH J
43 DRURY LN
TARPON SPRINGS, FL 34689-5003

18-27-16-89929-000-0510
TARPON SHORES MOBILE HOME VILLAGE UNIT 51

DEMKO, JUDY L
WIECZOREK, JOHN SR
51 DRURY LN
TARPON SPRINGS, FL 34689-5003

18-27-16-89929-000-0360
TARPON SHORES MOBILE HOME VILLAGE UNIT 36

DREW, DAVID
DREW, DARLENE
36 DRURY LN
TARPON SPRINGS, FL 34689-5004

18-27-16-89929-000-0420
TARPON SHORES MOBILE HOME VILLAGE UNIT 42

TRIMMELL, GARY R
TRIMMELL, SANDRA L
42 DRURY LN
TARPON SPRINGS, FL 34689-5004

18-27-16-89929-000-0320
TARPON SHORES MOBILE HOME VILLAGE UNIT 32

STAFF, JANET M
RENFRO, DEBORAH L
32 DRURY LN
TARPON SPRINGS, FL 34689-5004

18-27-16-89929-000-2360
TARPON SHORES MOBILE HOME VILLAGE UNIT 236

ESPOSITO, SALVATORE R
ESPOSITO, GINA
236 HARMONY WAY
TARPON SPRINGS, FL 34689-5006

18-27-16-89929-000-1240
TARPON SHORES MOBILE HOME VILLAGE UNIT 124

ASFOUR, GRANT
ASFOUR, SAMIA
124 MELODY LN
TARPON SPRINGS, FL 34689-5007

18-27-16-89929-000-1200
TARPON SHORES MOBILE HOME VILLAGE UNIT 120

JOHNSON, BARBARA
HAWKEN, JESSICA LEIGH
120 MELODY LN
TARPON SPRINGS, FL 34689-5007

18-27-16-89929-000-1260
TARPON SHORES MOBILE HOME VILLAGE UNIT 126

SHAFFER, KEVIN
SHAFFER, CHRISTIANA
126 MELODY LN
TARPON SPRINGS, FL 34689-5007

18-27-16-89929-000-1320
TARPON SHORES MOBILE HOME VILLAGE UNIT 132

AUSTIN, ALLEN E
AUSTIN, DEBRA A
132 MELODY LN
TARPON SPRINGS, FL 34689-5007

18-27-16-89929-000-1690
TARPON SHORES MOBILE HOME VILLAGE UNIT 169

WOOTEN, ZANE L
PARKER, MICHELE
169 MELODY LN
TARPON SPRINGS, FL 34689-5008

18-27-16-89929-000-1490
TARPON SHORES MOBILE HOME VILLAGE UNIT 149

LESPERANCE, ROBERT W
LESPERANCE, JUDITH ARLENE
149 MELODY LN
TARPON SPRINGS, FL 34689-5008

18-27-16-89929-000-2750
TARPON SHORES MOBILE HOME VILLAGE UNIT 275

LABARBERA, KATHLEEN J
BOWMAN, JEANETTE ROBIN
275 NORTHGATE DR
TARPON SPRINGS, FL 34689-5009

18-27-16-89929-000-2700
TARPON SHORES MOBILE HOME VILLAGE UNIT 270

BERTETTO, LINDA
BERTETTO, DAVID S
270 NORTHGATE DR
TARPON SPRINGS, FL 34689-5010

18-27-16-89929-000-2680
TARPON SHORES MOBILE HOME VILLAGE UNIT 268

BARKER, MATTHEW
BARKER, MARIELLEN
268 NORTHGATE DR
TARPON SPRINGS, FL 34689-5010

18-27-16-89929-000-1000
TARPON SHORES MOBILE HOME VILLAGE UNIT 100

SAYLOR, JERRY C
SAYLOR, ANN L
100 RACHEL DR
TARPON SPRINGS, FL 34689-5011

18-27-16-89929-000-0920
TARPON SHORES MOBILE HOME VILLAGE UNIT 92

GENIS, LEONARD P
LAMMERS, MICHELE H
92 RACHEL DR
TARPON SPRINGS, FL 34689-5011

18-27-16-89929-000-1060
TARPON SHORES MOBILE HOME VILLAGE UNIT 106

HAVEY, RONALD E
LEVINE, DIANE M
106 RACHEL DR
TARPON SPRINGS, FL 34689-5011

18-27-16-89929-000-0700
TARPON SHORES MOBILE HOME VILLAGE UNIT 70

SCHWEIZER, JEFFREY C
SCHWEIZER, DIANE E
70 RACHEL DR
TARPON SPRINGS, FL 34689-5012

18-27-16-89929-000-0640
TARPON SHORES MOBILE HOME VILLAGE UNIT 64

SHAW, DONALD L
SHAW, DAVID C
64 RACHEL DR
TARPON SPRINGS, FL 34689-5012

18-27-16-89929-000-1960
TARPON SHORES MOBILE HOME VILLAGE UNIT 196

FIGOLAH, MELVIN E & BARBARA J TRUST
FIGOLAH, MELVIN E TRE
196 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5014

18-27-16-89929-000-1840
TARPON SHORES MOBILE HOME VILLAGE UNIT 184

BARTHOLOMEW, MARCIA K
KUNTZ, KIMBERLY A
184 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5015

18-27-16-89929-000-1860
TARPON SHORES MOBILE HOME VILLAGE UNIT 186

BUFANO, GLENN TRE
BUFANO, CHARLOTTE REV TRUST
186 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5015

18-27-16-89929-000-2030
TARPON SHORES MOBILE HOME VILLAGE UNIT 203

D'AREZZO, EVA
D'AREZZO, GUY A
203 SEAGULL DR
TARPON SPRINGS, FL 34689-5018

18-27-16-89929-000-2110
TARPON SHORES MOBILE HOME VILLAGE UNIT 211

HALE, DARWIN SR
HALE, MARGERY L
211 SEAGULL DR
TARPON SPRINGS, FL 34689-5018

18-27-16-89929-000-2220
TARPON SHORES MOBILE HOME VILLAGE UNIT 222

FORD, HENRY J
FORD, LORI M
222 SEAGULL DR
TARPON SPRINGS, FL 34689-5019

18-27-16-89929-000-2160
TARPON SHORES MOBILE HOME VILLAGE UNIT 216

FECTEAU, COREY JAMES LEO
FECTEAU, BRIDGET CHARLOTTE
216 SEAGULL DR
TARPON SPRINGS, FL 34689-5019

18-27-16-89929-000-0720
TARPON SHORES MOBILE HOME VILLAGE UNIT 72

YOUNG, JAMES A
YOUNG, MARGARET L
72 RACHEL DR
TARPON SPRINGS, FL 34689-5020

18-27-16-89929-000-0860
TARPON SHORES MOBILE HOME VILLAGE UNIT 86

ZACHAR, KENT
ZACHAR, KATHY A
86 RACHEL DR
TARPON SPRINGS, FL 34689-5020

18-27-16-89929-000-0040
TARPON SHORES MOBILE HOME VILLAGE UNIT 4

WELLS, DUSTIN
WAGNER, TAMRA JO
4 DRURY LN
TARPON SPRINGS, FL 34689-5021

18-27-16-89929-000-0020
TARPON SHORES MOBILE HOME VILLAGE UNIT 2

MCCOY, DONNA L
HOLDER, WILNER R JR
2 DRURY LN
TARPON SPRINGS, FL 34689-5021

18-27-16-89929-000-2400
TARPON SHORES MOBILE HOME VILLAGE UNIT 240

REA, WILLIAM
REA, GRETCHEN
240 HARMONY WAY
TARPON SPRINGS, FL 34689-5022

18-27-16-89929-000-2450
TARPON SHORES MOBILE HOME VILLAGE UNIT 245

BOGARD, JOHN
BOGARD, GENA
245 HARMONY WAY
TARPON SPRINGS, FL 34689-5023

18-27-16-89929-000-2460
TARPON SHORES MOBILE HOME VILLAGE UNIT 246

THERN, LORRAINE
SIMPSON, LORI ANN
246 HARMONY WAY
TARPON SPRINGS, FL 34689-5024

18-27-16-89929-000-2530
TARPON SHORES MOBILE HOME VILLAGE UNIT 253

HENDRICKS, MARY JO
TRIMMELL, DAVID K
253 HARMONY WAY
TARPON SPRINGS, FL 34689-5025

18-27-16-89929-000-1740
TARPON SHORES MOBILE HOME VILLAGE UNIT 174

DELCONTE, RICHARD L
DELCONTE, NANCY J
174 MELODY LN
TARPON SPRINGS, FL 34689-5026

18-27-16-89929-000-1720
TARPON SHORES MOBILE HOME VILLAGE UNIT 172

LOMBARDO, DEBRA FLORENCE
LOMBARDO, JOSEPH E
172 MELODY LN
TARPON SPRINGS, FL 34689-5026

18-27-16-89929-000-1460
TARPON SHORES MOBILE HOME VILLAGE UNIT 146

SULLIVAN, LARRY G
WHITE, LOUISE ANNE
146 MELODY LN
TARPON SPRINGS, FL 34689-5027

18-27-16-89929-000-0030
TARPON SHORES MOBILE HOME VILLAGE UNIT 3

LASATER, DEBBIE LIVING TRUST
LASATER, DEBORAH M TRE
3 DRURY LN
TARPON SPRINGS, FL 34689-5028

18-27-16-89929-000-0110
TARPON SHORES MOBILE HOME VILLAGE UNIT 11

GUSTAFSON, CARL M JR
GUSTAFSON, SHIRLEY L
11 DRURY LN
TARPON SPRINGS, FL 34689-5028

18-27-16-89929-000-0010
TARPON SHORES MOBILE HOME VILLAGE UNIT 1

O'DELL, WANDA R
ARNOLD, TERESA
1 DRURY LN
TARPON SPRINGS, FL 34689-5028

18-27-16-89929-000-0050
TARPON SHORES MOBILE HOME VILLAGE UNIT 5

HARDEN FAMILY REV TRUST
HARDEN, JOHN R TRE
5 DRURY LN
TARPON SPRINGS, FL 34689-5028

18-27-16-89929-000-0270
TARPON SHORES MOBILE HOME VILLAGE UNIT 27

NAYMICK, DAVID M
NAYMICK, JOYCE A
27 DRURY LN
TARPON SPRINGS, FL 34689-5029

18-27-16-89929-000-0250
TARPON SHORES MOBILE HOME VILLAGE UNIT 25

MCCOY, PAUL
MCCOY, LORRAINE
25 DRURY LN
TARPON SPRINGS, FL 34689-5029

18-27-16-89929-000-1620
TARPON SHORES MOBILE HOME VILLAGE UNIT 162

RANCOURT, JOHN L
RANCOURT, PAMELA A
21 DRURY LN
TARPON SPRINGS, FL 34689-5029

18-27-16-89929-000-0410
TARPON SHORES MOBILE HOME VILLAGE UNIT 41

MEINHART, LEONARD
MEINHART, ROSS
41 DRURY LN
TARPON SPRINGS, FL 34689-5030

18-27-16-89929-000-0690
TARPON SHORES MOBILE HOME VILLAGE UNIT 69

MEINHART, LEONARD J
MEINHART, ROSS
41 DRURY LN
TARPON SPRINGS, FL 34689-5030

18-27-16-89929-000-0580
TARPON SHORES MOBILE HOME VILLAGE UNIT 58

FUSCIARDI, GIUSEPPE
FUSCIARDI, FIDELMA
58 DRURY LN
TARPON SPRINGS, FL 34689-5031

18-27-16-89929-000-0500
TARPON SHORES MOBILE HOME VILLAGE UNIT 50

FERRERA, DIGBY
FERRERA, GLORIA S
50 DRURY LN
TARPON SPRINGS, FL 34689-5031

18-27-16-89929-000-2370
TARPON SHORES MOBILE HOME VILLAGE UNIT 237

CRAWFORD, ROBERT
CRAWFORD, CAROL
237 HARMONY WAY
TARPON SPRINGS, FL 34689-5032

18-27-16-89929-000-1230
TARPON SHORES MOBILE HOME VILLAGE UNIT 123

NEGRIN, KATHRYN
NEGRIN, LOUIS
123 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-89929-000-1370
TARPON SHORES MOBILE HOME VILLAGE UNIT 137

VASELOFF, WILLIAM J
VASELOFF, ANTHONY WILLIAM
137 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-89929-000-1290
TARPON SHORES MOBILE HOME VILLAGE UNIT 129

GUARINO, JANET M
GUARINO, RICHARD R
129 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-89929-000-1270
TARPON SHORES MOBILE HOME VILLAGE UNIT 127

ZUMBAHLEN, ROBERT
LOSEKAMP, LISA M
127 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-89929-000-1310
TARPON SHORES MOBILE HOME VILLAGE UNIT 131

STEWART, WILLIAM B
STEWART-ELLIOT, ERIN C H
131 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-89929-000-1560
TARPON SHORES MOBILE HOME VILLAGE UNIT 156

KLEINSCHMIDT, ALANAGH P
KOPLITZ, HEIDI
156 MELODY LN
TARPON SPRINGS, FL 34689-5035

18-27-16-89929-000-1640
TARPON SHORES MOBILE HOME VILLAGE UNIT 164

LEWIS, KIRK L
LEWIS, BARBARA N
164 MELODY LN
TARPON SPRINGS, FL 34689-5035

18-27-16-89929-000-1500
TARPON SHORES MOBILE HOME VILLAGE UNIT 150

ROSSEL, CRAIG O
ROSSEL, DONNA M
150 MELODY LN
TARPON SPRINGS, FL 34689-5035

18-27-16-89929-000-1730
TARPON SHORES MOBILE HOME VILLAGE UNIT 173

ROSS, VIRGINIA
SHAW, LAWRENCE
173 MELODY LN
TARPON SPRINGS, FL 34689-5036

18-27-16-89929-000-1790
TARPON SHORES MOBILE HOME VILLAGE UNIT 179

JANISZ, DERRICK A
JANISZ, CAROL L
179 MELODY LN
TARPON SPRINGS, FL 34689-5036

18-27-16-89929-000-2690
TARPON SHORES MOBILE HOME VILLAGE UNIT 269

GOGA, JAMES W
GOGA, ANITA M
269 NORTHGATE DR
TARPON SPRINGS, FL 34689-5038

18-27-16-89929-000-0670
TARPON SHORES MOBILE HOME VILLAGE UNIT 67

COLEMAN, GARY V
FULLAGAR, RICHARD K
67 RACHEL DR
TARPON SPRINGS, FL 34689-5039

18-27-16-89929-000-0630
TARPON SHORES MOBILE HOME VILLAGE UNIT 63

LINK, DARLENE
DANLEY, PAUL MARTIN
63 RACHEL DR
TARPON SPRINGS, FL 34689-5039

18-27-16-89929-000-0650
TARPON SHORES MOBILE HOME VILLAGE UNIT 65

MCGUIRE, EMILY
KOVAR, TIFFANY
65 RACHEL DR
TARPON SPRINGS, FL 34689-5039

18-27-16-89929-000-0590
TARPON SHORES MOBILE HOME VILLAGE UNIT 59

KNOCHENMUS, LYLE J
STUART, KIMBERLY SUE
59 RACHEL DR
TARPON SPRINGS, FL 34689-5039

18-27-16-89929-000-0750
TARPON SHORES MOBILE HOME VILLAGE UNIT 75

BELL, GEORGE H
BELL, DORIS L
75 RACHEL DR
TARPON SPRINGS, FL 34689-5040

18-27-16-89929-000-0870
TARPON SHORES MOBILE HOME VILLAGE UNIT 87

SCHAD, BONNIE J
SCHAD, QUINN E
87 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-0910
TARPON SHORES MOBILE HOME VILLAGE UNIT 91

CHAMPION, CHARLOTTE R
FOX, JENNIFER
91 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-1160
TARPON SHORES MOBILE HOME VILLAGE UNIT 116

MEINKE, SONJA
MEINKE, ERIC
116 RACHEL DR
TARPON SPRINGS, FL 34689-5042

18-27-16-89929-000-2020
TARPON SHORES MOBILE HOME VILLAGE UNIT 202

MILLHAM, STEVEN
MILLHAM, GLENNA
202 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5043

18-27-16-89929-000-1970
TARPON SHORES MOBILE HOME VILLAGE UNIT 197

HERCHER, JOSEPH F
HERCHER, JENNIFER E
197 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5045

18-27-16-89929-000-1870
TARPON SHORES MOBILE HOME VILLAGE UNIT 187

SOWERS, YVONNE A
RASE, CINDY
187 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5046

18-27-16-89929-000-1830
TARPON SHORES MOBILE HOME VILLAGE UNIT 183

SWANZY, SANDRA
SWANZY, BRIAN L
183 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5046

18-27-16-89929-000-2100
TARPON SHORES MOBILE HOME VILLAGE UNIT 210

TURNER, RICKY E
TURNER, BARBARA
210 SEAGULL DR
TARPON SPRINGS, FL 34689-5047

18-27-16-89929-000-1410
TARPON SHORES MOBILE HOME VILLAGE UNIT 141

DRUMMOND, THOMAS E
HAROLD, KELLY MCNEIL
141 MELODY LN
TARPON SPRINGS, FL 34689-5049

18-27-16-89929-000-1450
TARPON SHORES MOBILE HOME VILLAGE UNIT 145

LEWIS, KIRK L
LEWIS, BARBARA N
145 MELODY LN
TARPON SPRINGS, FL 34689-5049

18-27-16-89929-000-1430
TARPON SHORES MOBILE HOME VILLAGE UNIT 143

MADRICK, STEVEN J
MADRICK, BARBARA
143 MELODY LN
TARPON SPRINGS, FL 34689-5049

18-27-16-89929-000-2300
TARPON SHORES MOBILE HOME VILLAGE UNIT 230

WILLIAMS, DENNIS L TRE
230 DIXIE LANE TRUST
1308 E LIME ST
TARPON SPRINGS, FL 34689-5528

18-27-16-89929-000-1150
TARPON SHORES MOBILE HOME VILLAGE UNIT 115

WILLIAMS, DENNIS L TRE
115 RACHEL DRIVE TRUST
1308 E LIME ST
TARPON SPRINGS, FL 34689-5528

18-27-16-89929-000-0740
TARPON SHORES MOBILE HOME VILLAGE UNIT 74

MORIARTY, JOY
MORIARTY, DONALD
1407 N RIVER CIR
TARPON SPRINGS, FL 34689-6841

18-27-16-89929-000-0290
TARPON SHORES MOBILE HOME VILLAGE UNIT 29

WOLD, ROBERT P
WOLD, DONNA E
227 SHASTA LN
VALPARAISO, IN 46385-9664

18-27-16-89929-000-0460
TARPON SHORES MOBILE HOME VILLAGE UNIT 46

VALLEE, LEO
VALLEE, GERMAINE G
252 WALDIE AVE
VICTORIA HARBOUR ON L0K 2A0,
CANADA

18-27-16-89929-000-0210
TARPON SHORES MOBILE HOME VILLAGE UNIT 21

RANCOURT, JOHN L
RANCOURT, PAMELA A
62 SPRING HILL RD
VINEYARD HAVEN, MA 02568-6334

18-27-16-89929-000-2340
TARPON SHORES MOBILE HOME VILLAGE UNIT 234

PHILLIPS, STEVEN A
PHILLIPS, CYNTHIA I
1725 BRITTAINY OAKS TRL NE
WARREN, OH 44484-3974

18-27-16-89929-000-2180
TARPON SHORES MOBILE HOME VILLAGE UNIT 218

ROSSEL, CAROL A
ROSSEL, MARK H
24 ILLINOIS CRES
WASAGA BEACH ON L9Z 3A8,
CANADA

18-27-16-89929-000-2490
TARPON SHORES MOBILE HOME VILLAGE UNIT 249

CASKANETTE, RENE
CASKANETTE, CATHY
4-481 BEECHWOOD DR
WATERLOO ON N2T 1H8,
CANADA

18-27-16-89929-000-1890
TARPON SHORES MOBILE HOME VILLAGE UNIT 189

DE MOORS, RICHARD A
DE MOORS, LINDA E
2737 BRUTUS ST
WEEDSPORT, NY 13166

18-27-16-89929-000-1080
TARPON SHORES MOBILE HOME VILLAGE UNIT 108

MALATESTA, ANTON TRE
MALATESTA, ANTON TRUST
406 S PIERCE AVE
WHEATON, IL 60187-4635

18-27-16-89929-000-1810
TARPON SHORES MOBILE HOME VILLAGE UNIT 181

PROBST, KENT L TRE
PROBST, KENT L REV TRUST
12524 N 300TH ST
WHEELER, IL 62479-2412

18-27-16-89929-000-1300
TARPON SHORES MOBILE HOME VILLAGE UNIT 130

ARGANTE, S ANE
ARGANTE, ROSARIO P
46 CALAIS ST
WHITBY ON L1N 5M2,
CANADA

18-27-16-89929-000-2550
TARPON SHORES MOBILE HOME VILLAGE UNIT 255

DELONG, LOYD DONALD JR
DELONG, DOROTHY JOAN
7308 E 400 N
WINDFALL, IN 46076-9442

18-27-16-89929-000-2540
TARPON SHORES MOBILE HOME VILLAGE UNIT 254

DELONG, LOYD DONALD JR
DELONG, DOROTHY JOAN
7308 E 400 N
WINDFALL, IN 46076-9442

18-27-16-89929-000-1530
TARPON SHORES MOBILE HOME VILLAGE UNIT 153

COMBS, MARK
EHREN, JOCELYN
1343 ASTER DR
YORK, PA 17408-4079

18-27-16-89929-000-2740
TARPON SHORES MOBILE HOME VILLAGE UNIT 274

FREY, STEVEN T
FREY, JENNIFER L
4240 CALKINS RD
YOUNGSTOWN, NY 14174-9602

18-27-16-89929-000-1330
TARPON SHORES MOBILE HOME VILLAGE UNIT 133

SANDS, DAVID L TRE
SANDS, NANCY C TRE
1175 BAM LN
ZANESVILLE, OH 43701-7797

18-27-16-89929-000-0480
TARPON SHORES MOBILE HOME VILLAGE UNIT 48

MCNAMARA, LING O WANG
48 DRURY LN
TARPON SPRINGS, FL 34689-5031

18-27-16-89929-000-2760
TARPON SHORES MOBILE HOME VILLAGE UNIT 276

DECELLE, SHEILA T
64 RHODES CIR
HINGHAM, MA 02043-1530

18-27-16-89929-000-1170
TARPON SHORES MOBILE HOME VILLAGE UNIT 117

COLON, KIMBERLY A
117 RACHEL DR
TARPON SPRINGS, FL 34689-5013

18-27-16-89929-000-1220
TARPON SHORES MOBILE HOME VILLAGE UNIT 122

WILLIAMS, HELEN D
122 MELODY LN
TARPON SPRINGS, FL 34689-5007

18-27-16-89929-000-0940
TARPON SHORES MOBILE HOME VILLAGE UNIT 94

REICHERT, LARRY J
5545 COREY COVE AVE UNIT 4
GAYLOR, MI 49735-8812

18-27-16-89929-000-1770
TARPON SHORES MOBILE HOME VILLAGE UNIT 177

MERRY, SCOTT
177 MELODY LN
TARPON SPRINGS, FL 34689-5036

18-27-16-89929-000-1090
TARPON SHORES MOBILE HOME VILLAGE UNIT 109

LYONS, SUSAN
PO BOX 262
SENECA, IL 61360-0262

18-27-16-89929-000-1350
TARPON SHORES MOBILE HOME VILLAGE UNIT 135

WILLARD, DEBRA A
135 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-00000-240-0300
FR SE COR OF NW 1/4 TH N 786.77FT ALG CENTER LINE OF SEC TH W 100FT TO W R/W US HWY 19 FOR

M B 5 REAL ESTATE
40528 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689-4822

18-27-16-89929-000-0930
TARPON SHORES MOBILE HOME VILLAGE UNIT 93

EISNER, NEAL
93 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-1010
TARPON SHORES MOBILE HOME VILLAGE UNIT 101

PLOURDE, RAMONA C
101 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-0100
TARPON SHORES MOBILE HOME VILLAGE UNIT 10

FAZELIPOUR, MAHMOUD
10 DRURY LN
TARPON SPRINGS, FL 34689-5021

18-27-16-89929-000-0550
TARPON SHORES MOBILE HOME VILLAGE UNIT 55

STREITER, JOHN
55 DRURY LN
TARPON SPRINGS, FL 34689-5003

18-27-16-89929-000-0890
TARPON SHORES MOBILE HOME VILLAGE UNIT 89 (PARK OFFICE)

TARPON SHORES RO ASSN INC
89 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-0610
TARPON SHORES MOBILE HOME VILLAGE UNIT 61

MULARZ, LUANN
61 RACHEL DR
TARPON SPRINGS, FL 34689-5039

18-27-16-89929-000-2440
TARPON SHORES MOBILE HOME VILLAGE UNIT 244

MERRY, CRISTAL LEDEE
244 HARMONY WAY
TARPON SPRINGS, FL 34689-5022

18-27-16-89929-000-2430
TARPON SHORES MOBILE HOME VILLAGE UNIT 243

RASCHIATORE, ALBERT N
243 HARMONY WAY
TARPON SPRINGS, FL 34689-5005

18-27-16-89929-000-0370
TARPON SHORES MOBILE HOME VILLAGE UNIT 37

DAILY, CINDY
37 DRURY LN
TARPON SPRINGS, FL 34689-5030

18-27-16-89929-000-2510
TARPON SHORES MOBILE HOME VILLAGE UNIT 251

HAMILTON, SANDRA
251 HARMONY WAY
TARPON SPRINGS, FL 34689-5025

18-27-16-89929-000-2350
TARPON SHORES MOBILE HOME VILLAGE UNIT 235

HALLOWELL, ESTELLE
235 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-2320
TARPON SHORES MOBILE HOME VILLAGE UNIT 232

ARLE, MARK W
232 DIXIE LN
TARPON SPRINGS, FL 34689-5016

18-27-16-89929-000-2270
TARPON SHORES MOBILE HOME VILLAGE UNIT 227

BINGHAM, ERIC J
227 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-0180
TARPON SHORES MOBILE HOME VILLAGE UNIT 18

TROTTA, ANTHONY R
18 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89424-000-0135
TAMPA & TARPON SPRINGS LAND CO S 100FT OF N 469FT OF LOT 13 LESS RD R/W ON W

AVS REALTY LLC
1031 BELLEVIEW RD STE 200
MCLEAN, VA 22102-1101

18-27-16-89929-000-0470
TARPON SHORES MOBILE HOME VILLAGE UNIT 47

MARTIN, SUZANNE
47 DRURY LN
TARPON SPRINGS, FL 34689-5003

18-27-16-89929-000-2710
TARPON SHORES MOBILE HOME VILLAGE UNIT 271

SCHWAB, SHELLY ANN
9485 AUTUMN FIRE AVE NW
CONCORD, NC 28027-3533

18-27-16-89929-000-0980
TARPON SHORES MOBILE HOME VILLAGE UNIT 98

BARNES, JAYNE
5135 BURTON ST SE
GRAND RAPIDS, MI 49546-6307

18-27-16-89929-000-0770
TARPON SHORES MOBILE HOME VILLAGE UNIT 77

PAINE, KENNETH
77 RACHEL DR
TARPON SPRINGS, FL 34689-5040

18-27-16-89929-000-2590
TARPON SHORES MOBILE HOME VILLAGE UNIT 259

MEYER, BETHANY
259 DIXIE LN
TARPON SPRINGS, FL 34689-5017

18-27-16-89929-000-0520
TARPON SHORES MOBILE HOME VILLAGE UNIT 52

YOUNG, KATHLEEN D
729 LIGHTHOUSE DR
TARPON SPRINGS, FL 34689-1800

18-27-16-89929-000-2640
TARPON SHORES MOBILE HOME VILLAGE UNIT 264

YANULAVICH, DEBRA M
264 DIXIE LN
TARPON SPRINGS, FL 34689-5002

18-27-16-89929-000-2600
TARPON SHORES MOBILE HOME VILLAGE UNIT 260

DEARTH, SHARON R
260 DIXIE LN
TARPON SPRINGS, FL 34689-5002

18-27-16-89929-000-1020
TARPON SHORES MOBILE HOME VILLAGE UNIT 102

HARRISON, BARBARA J
102 RACHEL DR
TARPON SPRINGS, FL 34689-5011

18-27-16-89929-000-2040
TARPON SHORES MOBILE HOME VILLAGE UNIT 204

PFENDLER, DEBBIE S
204 SEAGULL DR
TARPON SPRINGS, FL 34689-5047

18-27-16-89929-000-1070
TARPON SHORES MOBILE HOME VILLAGE UNIT 107

JANSEN, MARY EST
24332 S LAURA LN
CRETE, IL 60417-3520

18-27-16-89929-000-1340
TARPON SHORES MOBILE HOME VILLAGE UNIT 134

HORNER, WILLIAM J & MARY J REV TRUST
3654 E 400 N
WINDFALL, IN 46076-9223

18-27-16-89929-000-0310
TARPON SHORES MOBILE HOME VILLAGE UNIT 31

ZAUTIS, AUDREY A
31 DRURY LN
TARPON SPRINGS, FL 34689-5030

18-27-16-89929-000-0810
TARPON SHORES MOBILE HOME VILLAGE UNIT 81

YIANOPOULOS, LORRAINE
39650 US HIGHWAY 19 N UNIT 844
TARPON SPRINGS, FL 34689-3996

18-27-16-89929-000-0350
TARPON SHORES MOBILE HOME VILLAGE UNIT 35

KROMSKI, PAMELA
35 DRURY LN
TARPON SPRINGS, FL 34689-5030

18-27-16-89929-000-2330
TARPON SHORES MOBILE HOME VILLAGE UNIT 233

FREEMAN, CAROLYN
233 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-2070
TARPON SHORES MOBILE HOME VILLAGE UNIT 207

CONNOLLY, GALE
207 SEAGULL DR
TARPON SPRINGS, FL 34689-5018

18-27-16-89929-000-1510
TARPON SHORES MOBILE HOME VILLAGE UNIT 151

GASTINEAU, JERRY L EST
151 MELODY LN
TARPON SPRINGS, FL 34689-5008

18-27-16-89929-000-1100
TARPON SHORES MOBILE HOME VILLAGE UNIT 110

STITES, NANCY LOUISE
6653 GUNNELL CT
ORLANDO, FL 32809-6529

18-27-16-89929-000-0130
TARPON SHORES MOBILE HOME VILLAGE UNIT 13

CHANCE, THELMA
13 DRURY LN
TARPON SPRINGS, FL 34689-5029

18-27-16-89929-000-2240
TARPON SHORES MOBILE HOME VILLAGE UNIT 224

DENOFRIO, GREGORY
224 SEAGULL DR
TARPON SPRINGS, FL 34689-5019

18-27-16-89929-000-2720
TARPON SHORES MOBILE HOME VILLAGE UNIT 272

DELUCA, JOSEPH P
272 NORTHGATE DR
TARPON SPRINGS, FL 34689-5037

18-27-16-89929-000-2580
TARPON SHORES MOBILE HOME VILLAGE UNIT 258

KAYS, JUDITH S
258 DIXIE LN
TARPON SPRINGS, FL 34689-5002

18-27-16-89929-000-0560
TARPON SHORES MOBILE HOME VILLAGE UNIT 56

CAMACHO, LINDA M
56 DRURY LN
TARPON SPRINGS, FL 34689-5031

18-27-16-89929-000-0530
TARPON SHORES MOBILE HOME VILLAGE UNIT 53

SITARO, DWIGHT
53 DRURY LN
TARPON SPRINGS, FL 34689-5003

18-27-16-89929-000-1880
TARPON SHORES MOBILE HOME VILLAGE UNIT 188

SIEDLECKI, KATHEEN MARIE
188 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5015

18-27-16-89929-000-0002
TARPON SHORES MOBILE HOME VILLAGE STREETS AND COMMON AREA

TARPON SHORES RO ASSN INC
89 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-2290
TARPON SHORES MOBILE HOME VILLAGE UNIT 229

ERGAS, FRED M
229 DIXIE LN
TARPON SPRINGS, FL 34689-5001

18-27-16-89929-000-1780
TARPON SHORES MOBILE HOME VILLAGE UNIT 178

DEBOARD, STEPHEN
178 MELODY LN
TARPON SPRINGS, FL 34689-5026

18-27-16-89929-000-1570
TARPON SHORES MOBILE HOME VILLAGE UNIT 157

DIAZ, LUIS ROBERT
157 MELODY LN
TARPON SPRINGS, FL 34689-5008

18-27-16-89929-000-0760
TARPON SHORES MOBILE HOME VILLAGE UNIT 76

ALVAREZ, PAUL
76 RACHEL DR
TARPON SPRINGS, FL 34689-5020

18-27-16-89929-000-2390
TARPON SHORES MOBILE HOME VILLAGE UNIT 239

WINTERS, NATALIE A EST
239 HARMONY WAY
TARPON SPRINGS, FL 34689-5032

18-27-16-89929-000-0070
TARPON SHORES MOBILE HOME VILLAGE UNIT 7

DOSHI TRUST LLC
22075 AUCTION BARN DR
ASHBURN, VA 20148-4111

18-27-16-89929-000-0340
TARPON SHORES MOBILE HOME VILLAGE UNIT 34

HEMPHILL, PATSY V EST
34 DRURY LN
TARPON SPRINGS, FL 34689-5004

18-27-16-89929-000-2000
TARPON SHORES MOBILE HOME VILLAGE UNIT 200

POWER, MONICA L
200 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5043

18-27-16-89929-000-0150
TARPON SHORES MOBILE HOME VILLAGE UNIT 15

MORIN, JOSEPH PATRICK
15 DRURY LN
TARPON SPRINGS, FL 34689-5029

18-27-16-89929-000-1610
TARPON SHORES MOBILE HOME VILLAGE UNIT 161

DAVID, RAYMOND W
161 MELODY LN
TARPON SPRINGS, FL 34689-5008

18-27-16-89929-000-0490
TARPON SHORES MOBILE HOME VILLAGE UNIT 49

DOMBROWSKI, PENNY PAULINE
49 DRURY LN
TARPON SPRINGS, FL 34689-5003

18-27-16-89929-000-0260
TARPON SHORES MOBILE HOME VILLAGE UNIT 26

MERRELL, GERALDINE M
26 DRURY LN
TARPON SPRINGS, FL 34689-5000

18-27-16-89929-000-2170
TARPON SHORES MOBILE HOME VILLAGE UNIT 217

DAVIS, BRYAN EST
217 SEAGULL DR
TARPON SPRINGS, FL 34689-5048

18-27-16-89929-000-2010
TARPON SHORES MOBILE HOME VILLAGE UNIT 201

GRINER, WALLACE D JR
PO BOX 171
TARPON SPRINGS, FL 34688-0171

18-27-16-89929-000-1980
TARPON SHORES MOBILE HOME VILLAGE UNIT 198

BOWLIN, WALTER Q JR
198 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5014

18-27-16-00000-240-0900
PT OF SE 1/4 OF NW 1/4 DESC AS FROM SE COR OF NW 1/4 TH W 100FT TH N ALG W R/W US HWY 19 2

BEROMALI ENTERPRISES INC
40346 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689-4837

18-27-16-89424-000-0131
TAMPA & TARPON SPRINGS LAND CO N 100FT OF S 400FT OF LOT 13 LESS RD

TSSAI LLC
2072 AUSTRALIA WAY W UNIT 58
CLEARWATER, FL 33763-3625

18-27-16-89929-000-1390
TARPON SHORES MOBILE HOME VILLAGE UNIT 139

PARKER, DONALD GARY
139 MELODY LN
TARPON SPRINGS, FL 34689-5049

18-27-16-89929-000-0080
TARPON SHORES MOBILE HOME VILLAGE UNIT 8

ALLBRITTON, AUSTIN
1505 GOODEN XING
LARGO, FL 33778-1136

18-27-16-89929-000-1650
TARPON SHORES MOBILE HOME VILLAGE UNIT 165

CARDINALE, RICHARD J
3096 ALGERINE ST
STANLEY, NY 14561-9531

18-27-16-89929-000-0990
TARPON SHORES MOBILE HOME VILLAGE UNIT 99

SCANNELL, KEVIN T
99 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-0790
TARPON SHORES MOBILE HOME VILLAGE UNIT 79

PARKER, NICOLENE
79 RACHEL DR
TARPON SPRINGS, FL 34689-5040

18-27-16-89929-000-2140
TARPON SHORES MOBILE HOME VILLAGE UNIT 214

DODD, BARBARA LYNN
214 SEAGULL DR
TARPON SPRINGS, FL 34689-5019

18-27-16-89929-000-1920
TARPON SHORES MOBILE HOME VILLAGE UNIT 192

DAREZZO, GUY A
192 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5014

18-27-16-89929-000-1670
TARPON SHORES MOBILE HOME VILLAGE UNIT 167

DUNCAN, JIMMIE D & CHERYL S TRUST
3748 E MONROE RD
MIDLAND, MI 48642-8836

18-27-16-89929-000-1540
TARPON SHORES MOBILE HOME VILLAGE UNIT 154

DYER, PENNY MARGARET
154 MELODY LN
TARPON SPRINGS, FL 34689-5035

18-27-16-89929-000-1380
TARPON SHORES MOBILE HOME VILLAGE UNIT 138

KELEMEN, MICHAEL
74 FRONTIER WAY
TINTON FALLS, NJ 07753-7813

18-27-16-00000-240-0800
PART OF NW 1/4 OF SEC 18- 27-16 DESC AS FROM CENTER OF SD SEC TH N89D59'38"W 100FT TH N00D

BAIA CADDINAS LLC
2420 NE 27TH ST
LIGHTHOUSE POINT, FL 33064-8357

18-27-16-89929-000-0440
TARPON SHORES MOBILE HOME VILLAGE UNIT 44

JAMES, DORIS ANNE
44 DRURY LN
TARPON SPRINGS, FL 34689-5031

18-27-16-89929-000-0950
TARPON SHORES MOBILE HOME VILLAGE UNIT 95

GRACE, PETER E
95 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-1760
TARPON SHORES MOBILE HOME VILLAGE UNIT 176

SULLIVAN, MARY ELIZABETH SCHEUCH
176 MELODY LN
TARPON SPRINGS, FL 34689-5026

18-27-16-89929-000-1750
TARPON SHORES MOBILE HOME VILLAGE UNIT 175

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689-2857

18-27-16-89929-000-1600
TARPON SHORES MOBILE HOME VILLAGE UNIT 160

OLINGER, LAWRENCE S EST
160 MELODY LN
TARPON SPRINGS, FL 34689-5035

18-27-16-89929-000-0730
TARPON SHORES MOBILE HOME VILLAGE UNIT 73

STAPLETON, DAVID
73 RACHEL DR
TARPON SPRINGS, FL 34689-5040

18-27-16-89929-000-0710
TARPON SHORES MOBILE HOME VILLAGE UNIT 71

WALSH, BRIAN J
71 RACHEL DR
TARPON SPRINGS, FL 34689-5039

18-27-16-89929-000-0620
TARPON SHORES MOBILE HOME VILLAGE UNIT 62

RISH, DEBORAH L
7491 APACHE TRL
SPRING HILL, FL 34606-2508

18-27-16-89929-000-2260
TARPON SHORES MOBILE HOME VILLAGE UNIT 226

LAUNDREE, STEVEN W
226 DIXIE LN
TARPON SPRINGS, FL 34689-5016

18-27-16-89929-000-2120
TARPON SHORES MOBILE HOME VILLAGE UNIT 212

GAMMILL, BRADLEY
212 SEAGULL DR
TARPON SPRINGS, FL 34689-5047

18-27-16-89929-000-2410
TARPON SHORES MOBILE HOME VILLAGE UNIT 241

COMPTON, TANA
241 HARMONY WAY
TARPON SPRINGS, FL 34689-5005

18-27-16-89929-000-1480
TARPON SHORES MOBILE HOME VILLAGE UNIT 148

ZUTES, SHIRLEY A
148 MELODY LN
TARPON SPRINGS, FL 34689-5027

18-27-16-89929-000-1470
TARPON SHORES MOBILE HOME VILLAGE UNIT 147

HORAK, EDWARD
147 MELODY LN
TARPON SPRINGS, FL 34689-5049

18-27-16-89929-000-1630
TARPON SHORES MOBILE HOME VILLAGE UNIT 163

BROWN, DAVID A III
505 PLAZA SEVILE CT APT 9
TREASURE ISLAND, FL 33706-1230

18-27-16-89929-000-1400
TARPON SHORES MOBILE HOME VILLAGE UNIT 140

RAMOS, DEBRA ANN ROGERS
1237 VIKING DR
HOLIDAY, FL 34691-5171

18-27-16-89929-000-0001
TARPON SHORES MOBILE HOME VILLAGE CLUBHOUSE AND REC AREA

TARPON SHORES RO ASSN INC
89 RACHEL DR
TARPON SPRINGS, FL 34689-5041

18-27-16-89929-000-2670
TARPON SHORES MOBILE HOME VILLAGE UNIT 267

OSTERUD, EVERETT L
267 NORTHGATE DR
TARPON SPRINGS, FL 34689-5038

18-27-16-89929-000-1910
TARPON SHORES MOBILE HOME VILLAGE UNIT 191

HALEGOUA, ALBERT
11 S 18TH ST
BRIGANTINE, NJ 08203-2009

18-27-16-89929-000-1900
TARPON SHORES MOBILE HOME VILLAGE UNIT 190

WEISS, WILLIAM H
745 WOODLAND DR
BUFFALO, NY 14223-1825

18-27-16-89929-000-1850
TARPON SHORES MOBILE HOME VILLAGE UNIT 185

TRACY, KATHERINE A
185 ROYAL PALM DR
TARPON SPRINGS, FL 34689-5046

18-27-16-89929-000-1710
TARPON SHORES MOBILE HOME VILLAGE UNIT 171

BROWN, DAVID A III
505 PLAZA SEVILLE CT APT 9
TREASURE ISLAND, FL 33706-1230

18-27-16-89929-000-1550
TARPON SHORES MOBILE HOME VILLAGE UNIT 155

GUCCIARDO, CYNTHIA
750 41ST
TARPON SPRINGS, FL 34689

18-27-16-89929-000-1210
TARPON SHORES MOBILE HOME VILLAGE UNIT 121

GENTRY, MARLENE
121 MELODY LN
TARPON SPRINGS, FL 34689-5034

18-27-16-89424-000-0132
TAMPA & TARPON SPRINGS LAND CO N 100FT OF S 500FT OF LOT 13
LESS RD R/W

VALCODE LLC
2595 CYPRUS DR BLDG 4 STE 106
PALM HARBOR, FL 34684-1045

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[AUGUST 18, 2025 / SEPTEMBER 9, 2025]

STAFF REPORT

Application No. / Project Title:	#25-32 & #25-36 (Chipotle)
Staff:	Allie Keen, AICP, Principal Planner
Applicant / Owner:	PV-LARK TARPON, LLC / CRP II-TARPON SPRINGS LLC
Property Size:	+/- 1.06 acres
Current Zoning:	SAP (Meres Crossing Special Area Plan)
Current Land Use:	PRD (Planned Redevelopment District)
Location / Parcel ID:	1175 S. Pinellas Avenue / 13-27-15-57285-000-0010
Resolution #:	Resolution #2025-52

BACKGROUND SUMMARY:

The applicant is requesting conditional use and site plan approval to allow the construction of a formula based restaurant use (Chipotle) on the subject property. Site improvements include a 2,385 square foot restaurant building, parking lot, two outdoor dining areas, a mobile pick-up lane, pedestrian walkways and sidewalks, bicycle parking, and landscaping.

Land Development Code (LDC) Section 209.04(B)(1&2) defines a formula based use as a type of retail sales establishment which, along with fifteen (15) or more other retail establishments located in the United States, maintains two or more of the following features: a standardized array or merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or a service mark. A formula based restaurant use is defined in the same way, except one of the similar features is that the restaurant maintains a prescribed menu that is substantially the same as fifteen (15) or more restaurants.

All new formula based restaurant uses not located within the designated boundary shown in Figure 1 of LDC Section 209.04 (essentially along the US Highway 19 corridor) require conditional use approval, per LDC Section 209.04(C)(2).

PRELIMINARY STAFF RECOMMENDATION:

Staff finds the application for conditional use and site plan approval consistent with the applicable review criteria and recommends ***approval*** of Resolution #2025-52, subject to the following conditions:

1. Construction plans shall be consistent with the approved site plan, landscape plan, elevations, and renderings. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
3. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, undeveloped.
Site Features:	There are no significant site features.
Vehicle Access:	This property gains access from Alt. 19/S. Pinellas Avenue via interior access roads (Tiki Drive).

SURROUNDING ZONING & LAND USE:

	Zoning:	**Land Use:**
North:	SAP (Meres Crossing Special Area Plan)	PRD (Planned Redevelopment District)
South:	SAP (Meres Crossing Special Area Plan)	PRD (Planned Redevelopment District)
East:	SAP (Meres Crossing Special Area Plan)	PRD (Planned Redevelopment District)
West:	RO (Residential Office) NB (Neighborhood Business)	O (Office) R&S (Retail & Services)

PLANNING CONSIDERATIONS:

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

1. The applicant is seeking conditional use approval to allow the construction of a formula based restaurant use (Chipotle). The project includes the construction of a 2,385 square foot restaurant building, parking lot (27 spaces), 2 outdoor patios, mobile pick-up window, pedestrian walkways, bicycle parking and landscaping.
2. In an effort to preserve the city's distinct neighborhoods and unique heritage, standards for the establishment of new "formula based uses" were added to the Land Development Code (LDC) intended to ensure compatibility with surrounding uses and designs that are non-obtrusive to the community's character. These standards apply to any new formula based use proposed outside a specified boundary (primarily along the US Highway 19 corridor), per LDC Section 209.04(Figure 1). Staff's provisional findings and review of these standards for the proposed project are below under the Formula Based Uses Review Standards section of this report.
3. The site is within the Meres Crossing Special Area Plan, which was established in 2008. This development was intended to support horizontal mixed-use development, including retail, medical office and multi-family residential. The subject property is the only remaining stand-alone vacant parcel. There is an area north of the Winn Dixie Shopping Center that is still available for development.
4. The special area plan included a 'Zoning Plan' that outlined general use allowances, maximum densities and intensities for each parcel, and build-to lines. Within the original zoning plan, this site included build-to lines along the corner of Alt. 19 and Tiki Dr. (southwest corner). During preliminary discussions with the applicant, it was of staff's opinion that the existing drainage easements, infrastructure, and grade impacted this original design and addressing the south and east frontages (round-a-bout corner) would better serve the development and overall intent for the mixed-use development.
5. The project includes a mobile pick-up window, which differs from a traditional drive through window. According to the applicant, customers cannot order food from this window and can only pick up orders made through the Chipotle app or online. On average, there are approximately 2 customers queued at the window at a time and the average service time is 2.5 minutes, with 65% of customers being served in under 2 minutes. A detailed narrative of pick-up window operations was provided by the applicant and is included as an attachment.

6. The site is located along the Alt. 19/S. Pinellas Avenue corridor, which primarily encompasses commercial, office, medical, and multi-family residential uses within the immediate area. The property does not gain direct access to Alt. 19, rather, access is provided from internal streets in the Meres Crossing development.

CONDITIONAL USE - REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **Conformance with the requirements of the Land Development Code.**

   Provisional Findings: The site plan provided complies with the applicable standards of the Land Development Code and the Meres Crossing Special Area Plan (see Site Plan Review Standards below). Upon approval of the conditional use and site plan, the applicant will be required to apply for site construction permits.

2. **The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.**

   Provisional Findings: The proposed use complies with the overall intent of the Meres Crossing Special Area Plan and the overall development pattern of the area (see Formula Based Use Review Standards below).

3. **The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.**

   Provisional Findings: This site is the PRD (Planned Redevelopment District) land use category which "depicts areas of the community that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking and transit use. This category supports infill and redevelopment and may allow for a variety of densities, land uses, and building styles." The site is also located within the Meres Crossing Special Area Plan which supports horizontal mixed-use development, including retail, office and multi-family residential. The proposed project is consistent with the overall intent of both the Comprehensive Plan and the Meres Crossing Special Area Plan.

4. **The conditional use will not result in significant adverse impacts to the environment or historical resources.**

   Provisional Findings: The property is not located in the city's historic district or on an environmentally sensitive site.

5. **The conditional use will not adversely affect adjoining property values.**

   Provisional Findings: The site is located along Alt. 19/S. Pinellas Ave., which is a commercial corridor. Meres Crossing was intended to be a mixed-use development that included both residential and commercial uses. The site layout utilizes the internal access roads, which minimizes interruption to Alt. 19, and integrates sidewalks, crosswalks, and bicycle parking for the residents within Meres Crossing, Pinellas Trail users, and nearby residential communities. The proposed use is not expected to adversely affect adjoining property values.

6. **The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.**

   Provisional Findings: The proposed use will not impact the City's ability to provide public facilities. According to the provided traffic and access management study the proposed use will not adversely impact the intersections and traffic patterns on adjacent roadways. The applicant will be responsible for any impact fees related to the development.

7. **The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Provisional Findings: The proposed project is developing an undeveloped lot within a special planned area intended to provide for a mix of uses. There are existing utilities and infrastructure in place to service the needs of the project, and the City will not incur any costs to provide adequate public facilities.

8. **The public health, safety and welfare shall be observed with any reasonable conditions necessary.**

   Provisional Findings: The proposed project is not expected to adversely impact the general health, safety, and welfare. The project complies with the applicable Land Development Code and Meres Crossing requirements, stormwater requirements, and the layout integrates safe pedestrian access. There are no additional safety concerns associated with this project.

FORMULA BASED USES - REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.04(C)(2) of the Tarpon Springs Land Development Code (LDC) states that the Board shall process formula based uses outside the designated boundary as a conditional use in accordance with Section 209.00 and with the review standards set in Section 209.04(D). These standards, along with planning staff's provisional findings of fact are provided below:

1. **In determining compatibility with the surrounding neighborhood the following factors shall be evaluated:**
   a. **Form and mass of all structures.**
   b. **Placement of all structures on the site and integration (or buffering where appropriate) with adjoining neighborhood.**
   c. **Internal circulation and interaction of pedestrians, bicycles, and vehicles.**
   d. **Ability to accommodate mixed uses, either horizontally or vertically, on the site.**
   e. **Architecture and site design shall compliment or improve upon the surrounding area.**
   f. **Storefronts greater than 50 ft. in width shall be detailed to appear as multiple storefronts.**
   g. **Buildings shall be oriented to the street with interior/rear parking and streetscapes shall include pedestrian friendly amenities such as wider sidewalks, enhanced landscaping, pedestrian scale lighting, and street furnishings. Where these requirements may conflict with other regulations of this code the requirements herein shall apply.**
   h. **Buildings oriented towards the street with interior parking shall be allowed a wall sign for the road frontage elevation in accordance with sign regulations elsewhere and an equal size or smaller wall sign for the parking frontage elevation. Such building elevations along the street, regardless of store width, shall provide architectural detail to break up expanses of single-pane blank walls. This detail shall include variation in façade setbacks to create the appearance of multiple building elevations.**
   i. **Parking lots shall be screened from street frontages in accordance with this Section or similar screening methods as approved during the site plan review process. Adjustments to the**

dimensions may be altered during the site plan review process to accommodate specific site conditions.

Provisional Findings: Meres Crossing is unique in that it is a horizontal mixed-use development spread across several different parcels within a walkable distance. The development provides residential, commercial, and other services within a compact area. The proposed project, although a single use, still helps to achieve the overall intent by providing an additional service that can be easily accessed from within the development without the need to drive a personal vehicle. The project was designed to meet the overall intent of the formula based uses standards outlined above. Site features include:

- **Building Orientation**: The restaurant has two main entrances, both facing internally to Meres Crossing intended to promote walkability from within the development. There is a direct pedestrian connection from the internal sidewalk network to these front entrances. With the primary frontage facing inward, the mobile pick-up window can face the Alt. 19 frontage which screens it from the residential apartments.
- **Activated Internal Street Frontage**: The proposed design includes two outdoor dining areas, one near the front entrance of the building, and a second location along the eastern access drive (Tiki Dr.). This second seating area is accessible from the sidewalk and surrounded by landscaping to provide a shaded seating area for patrons. This additional patio helps to activate the street frontage, enhancing the pedestrian experience.
- **Pedestrian Amenities**: As stated, the project includes the construction of two outdoor dining areas for patrons, as well as bicycle parking, and pedestrian connections and crosswalks to the public sidewalks. With the close proximity to the Pinellas Trail, providing safe, attractive pedestrian and bicycle connections is essential.
- **Landscaping & Buffering**: The proposed landscape plan meets and exceeds in some cases the minimum landscaping requirements of the Land Development Code. To address the southeast corner of the site, the applicant is proposing a continuous hedgerow. The hedgerow helps to define an 'edge' along the street front and entrance to the development. This further enhances the pedestrian experience and interaction between the public and private spaces. The proposed landscape plan also includes adequate buffering of the parking lot and mobile pick-up lane, which also enhances the Alt. 19 frontage.
- **Interior Parking**: The parking lot is proposed interior to the site and screened from Alt. 19. There is no parking proposed along the Alt. 19 frontage, only the mobile pick-up lane, which will be lined with landscaping that will include trees and shrubs.
- **Architectural Features**: The applicant provided both elevations and 3D renderings of the proposed structure. The building façade includes a mix of materials, including, metal, brick, and cladding. The primary frontage includes large windows and canopies over the doorways. The roofline is angled and overhangs the front patio partially. These more modern architectural features are consistent with the features of the existing structures in the Meres Crossing development.

2. **Formula Based Uses that are part of a unified or planned development that exceeds 40 acres or are located on parcels of land that exceed 40 acres shall also adhere to the requirements of Policy 1.1.11 of the Future Land Use Element of the Comprehensive Plan.**

   Provisional Findings: This provision is not applicable to the project, as the Meres Crossing Special Area Plan development is less than 40 acres in size (approximately 17.3acres).

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for conformance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. Staff finds that the project is compliant with the Site Plan review standards as outlined below, and as modified by recommended site plan approval conditions.

(1) SITE PLAN REVIEW STANDARD – COMPRENSIVE PLAN COMPLIANCE:

This project is located in the Planned Redevelopment District (PRD) future land use category which "depicts areas of the community that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking and transit use. This category supports infill and redevelopment and may allow for a variety of densities, land uses, and building styles." The site is located within the Meres Crossing Special Area Plan which supports horizontal mixed-use development, including retail, office and multi-family residential. The proposed project layout and design supports the overall intent of the Meres Crossing SAP and the PRD land use category by encouraging pedestrian and biking access both internally and from S. Pinellas Avenue. Further, the additional outdoor dining patio and enhanced landscaping helps to activate the internal street fronts within the Meres Crossing development. The proposed restaurant use also provides an additional service to residents living within the existing apartments which is an asset to the mix-used development.

(2) SITE PLAN REVIEW STANDARD – LAND DEVELOPMENT CODE COMPLIANCE:

The property is located within the SAP (Meres Crossing Special Area Plan) zoning district. The Meres Crossing Special Area Plan allows for retail uses. The proposed site plan is consistent with the requirements of the zoning plan provided in the Meres Crossing Special Area Plan and with the applicable requirements of the Land Development Code, as summarized in the table below:

	Standards	**Proposed Project**	
Dimensional Standards [Per Meres Crossing SAP]			
	Build-to Lines (as shown on Zoning Plan)		Within the original zoning plan, this site included build-to lines along the corner of Alt. 19 and Tiki Dr. (southwest corner). During preliminary discussions with the applicant, it was of staff's opinion that the existing drainage easements, infrastructure, and grade impacted this original design and addressing the south and east frontages (round-a-bout corner) would better serve the development and overall intent for the mixed-use development.
	Max. Sq. Ft. = 17,800	✓	2,385 sqft.
	Max. FAR = 0.33	✓	0.051
	Min. Setback = n/a	✓	Front = 106.1' Side = 73.7' (south) / 67.9' (north) Rear = 81.3'
	Max. Height = n/a	✓	20' – 8"
	Max. ISR = n/a	✓	0.526
Parking Requirements [LDC Section 127.00]			
	Min. Parking Space Dimensions = 9' x 18' (90°)	✓	9' x 18'
	Min. Aisle Width = 24' (90°)	✓	24'

	Min. Number of Spaces = 32 (with permitted credits for bicycle parking and proximity to Pinellas Trail)	✓	27 spaces on-site / 7 spaces off-site (parallel spaces adjacent to site)
	Min. Stacking Spaces = 8 spaces	✓	8 spaces
Driveway & Access [LDC Section 129.00]			
	Max. Width = 30’	✓	24’
	Min. Curb Radius = 15’	✓	20’
	Min. Separation Distance from Intersection = 75’	✓	85’
Landscaping & Screening [LDC Section 134.00]			
	Min. Tree Planting = 24 trees	✓	33 trees
	Parking Lot Perimeter Landscaping – Min. 8 foot wide buffer for all sides with 1 tree planted every 30 feet w/shrubs spaced 30” on center.	✓	Landscape plan complies with minimum buffer widths and plantings for all sides.
	Interior Parking Lot Landscaping – Min. 100 square feet of interior landscaping for each 5 spaces with 1 tree planted in each island.	✓	Landscape plan complies with minimum square footage and planting requirements.
			Additional plantings and trees provided around second patio along street frontage and continuous hedgerow is provided along southeast corner.
Dumpster Enclosure			
	Screening – Min. 6 ft. high enclosure setback a min. 5 feet from property lines.	✓	Enclosure complies with standards as noted on Sheets C-5.0 and C-8.0.

(3) SITE PLAN REVIEW STANDARD – CONCURRENCY MANAGEMENT:

Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. New facilities impacts incurred from the proposed use listed in the table below. They are not expected to degrade the levels of services for any of the listed facilities.

Facility	Proposed Impacts
Potable Water	3,040 gallons per day
Wastewater	3,040 gallons per day
Solid Waste	10.3 tons per year
Transportation	Total Trips Per Day = 1,169 Peak Hour Trips = 30

(4) SITE PLAN REVIEW STANDARD – BUILDING CODE:

The Building Development staff, Fire Marshall, and Floodplain Manager have all reviewed this project and expect the applicant to be able to meet all applicable City Building codes.

TECHNICAL REVIEW COMMITTEE:

TRC review this project initially on June 3, 2025, for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The applicant addressed all TRC comments, which included stormwater review and compliance, and at the July 10, 2025, meeting, the TRC determined this application was ready for processing.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property. This included 153 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2025-52
    a. Exhibit A – Site Plan
    b. Exhibit B – Landscape Plan
    c. Exhibit C – Elevations & Floorplan
    d. Exhibit D – Renderings
    e. Exhibit E – Photometric & Lighting Plan
3. Survey
4. Conditional Use Narrative
5. Pick-up Lane Narrative
6. Stormwater Memo
7. Storm Tabs Report
8. Traffic Access Management Analysis
9. Applications
10. Certificate of Concurrency Application
11. Public Art Form
12. Owner Authorization

CHIPOTLE
#25-32 (CONDITIONAL USE)
#25-36 (SITE PLAN)

Planning & Zoning Board Meeting – August 18, 2025

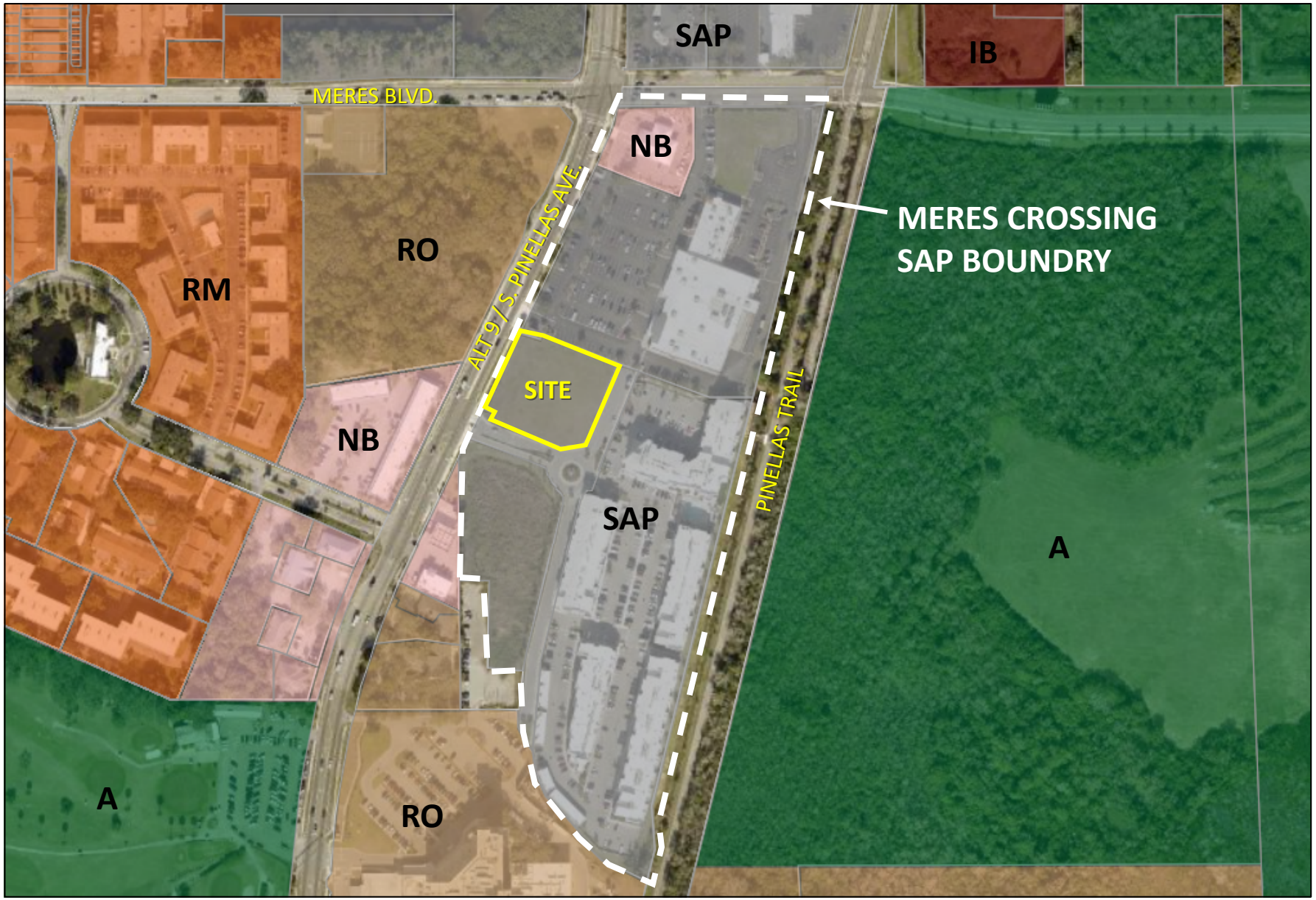
Board of Commissioners Meeting – September 9, 2025

SUMMARY OF REQUEST

- **Resolution #2025-52 – Conditional Use & Site Plan Review**
  - Location: 1175 S. Pinellas Avenue
  - Property Size: +/- 1.06 acres
  - Future Land Use: PRD (Planned Redevelopment District)
  - Zoning: SAP (Meres Crossing Special Area Plan)
  - Proposed Use of Property: Formula Based Restaurant Use (Chipotle)
    - 2,385 sqft. Building
    - Parking, Pedestrian Walkways & Crosswalks, Two Outdoor Dining Areas, Mobile Pickup Lane, Bicycle Parking, and Landscaping

- **Applicant:** PV-LARK TARPON, LLC
- **Owner:** CRP II-TARPON SPRINGS LLC

LOCATION & CONTEXT - ZONING



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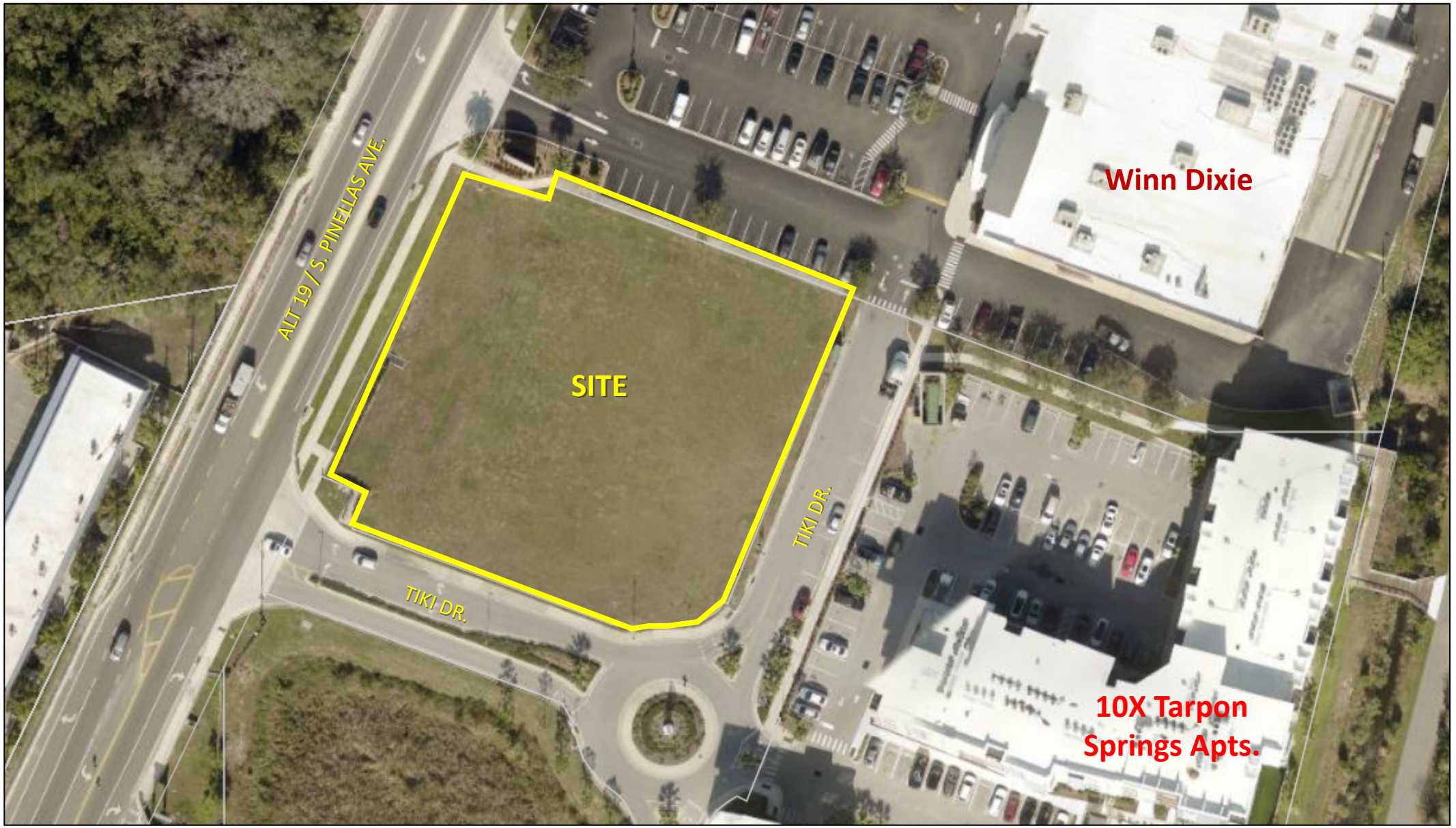
CURRENT CONDITIONS



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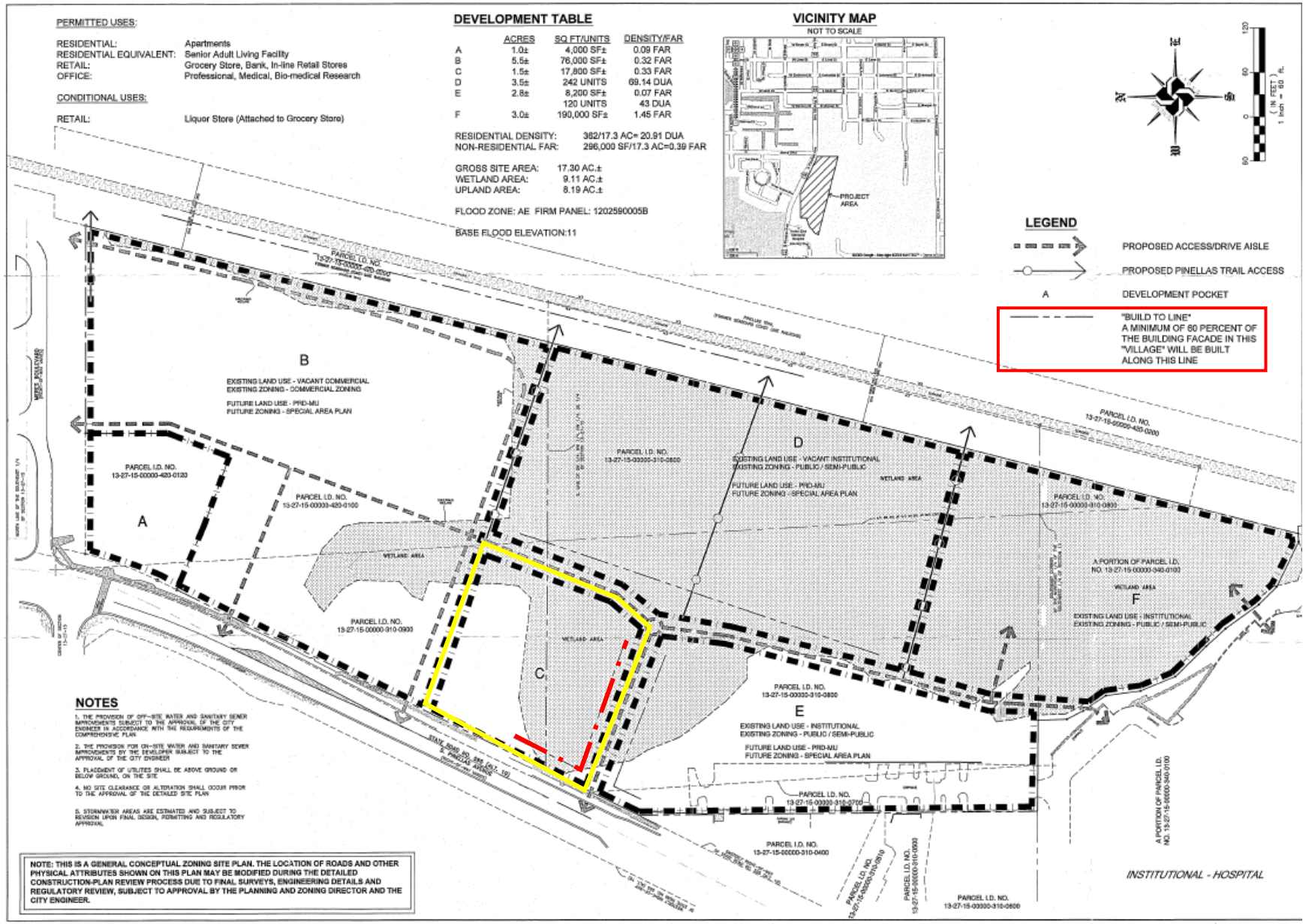
MERES CROSSING ZONING PLAN



Established in 2008

- Supports Horizontal Mix-Used Development
- Commercial, Residential, Medical Office

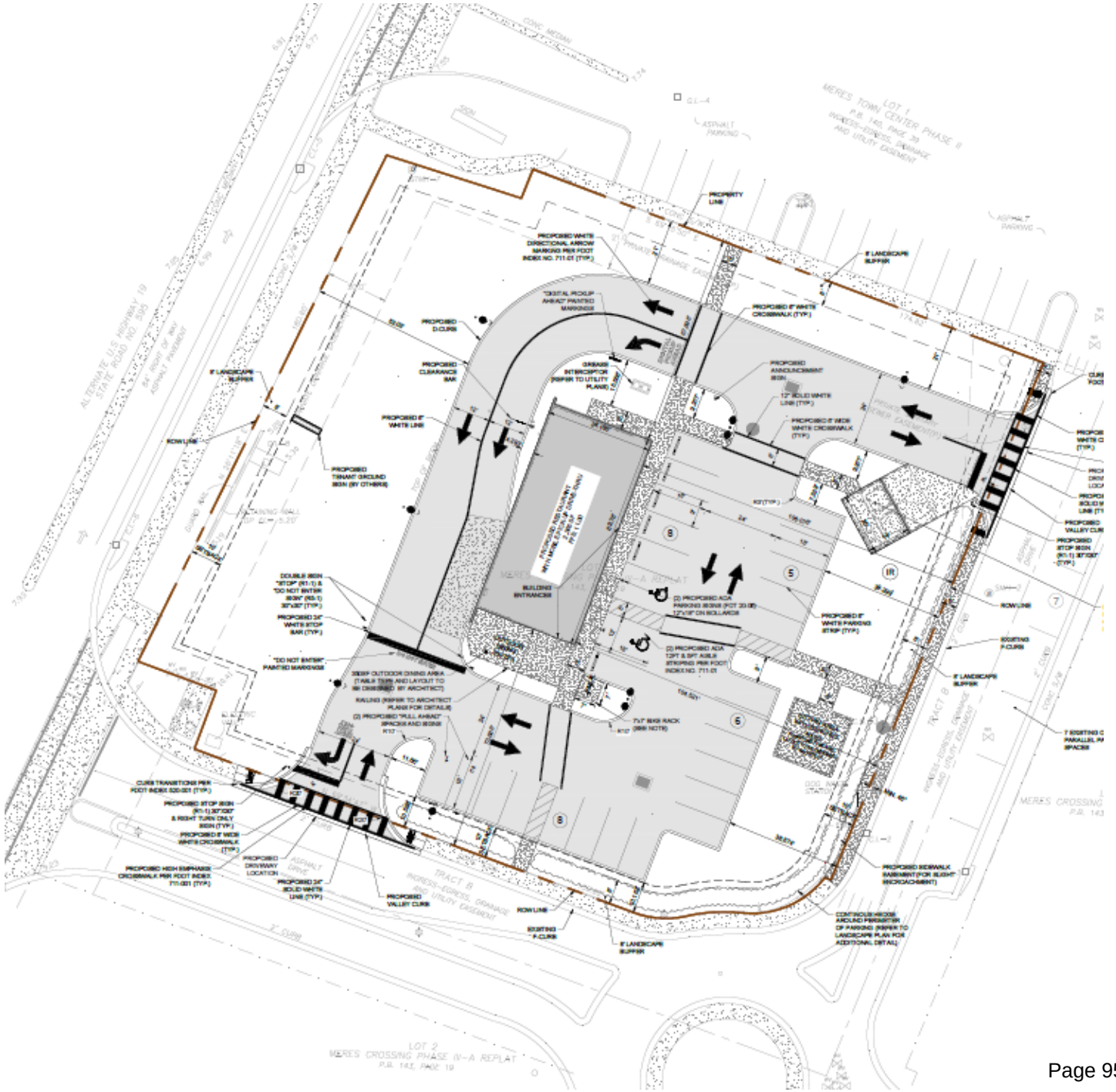
Build-To Line

- Zoning Plan shows a ‘build-to line’ along the SW corner of site.
- Existing drainage easement, infrastructure, site grading create challenges.
- Staff recommended addressing SE corner (round-a-bout)

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SITE PLAN

- 2,385 sqft. Restaurant Building
- Onsite Parking – 27 spaces
- Bicycle Parking
- Two Outdoor Dining Areas
- Pedestrian Walkways/Crossings
- Mobile Pickup Lane
  - Not a Traditional Drive-Thru
  - Must Order On App or Online
  - Approx. 2 Customers in Queue at a time.
  - Avg. 2.5 min. wait w/65% of customers served in under 2 minutes.



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LANDSCAPE PLAN

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PLANNING & ZONING DEPARTMENT

FORMULA BASED USES

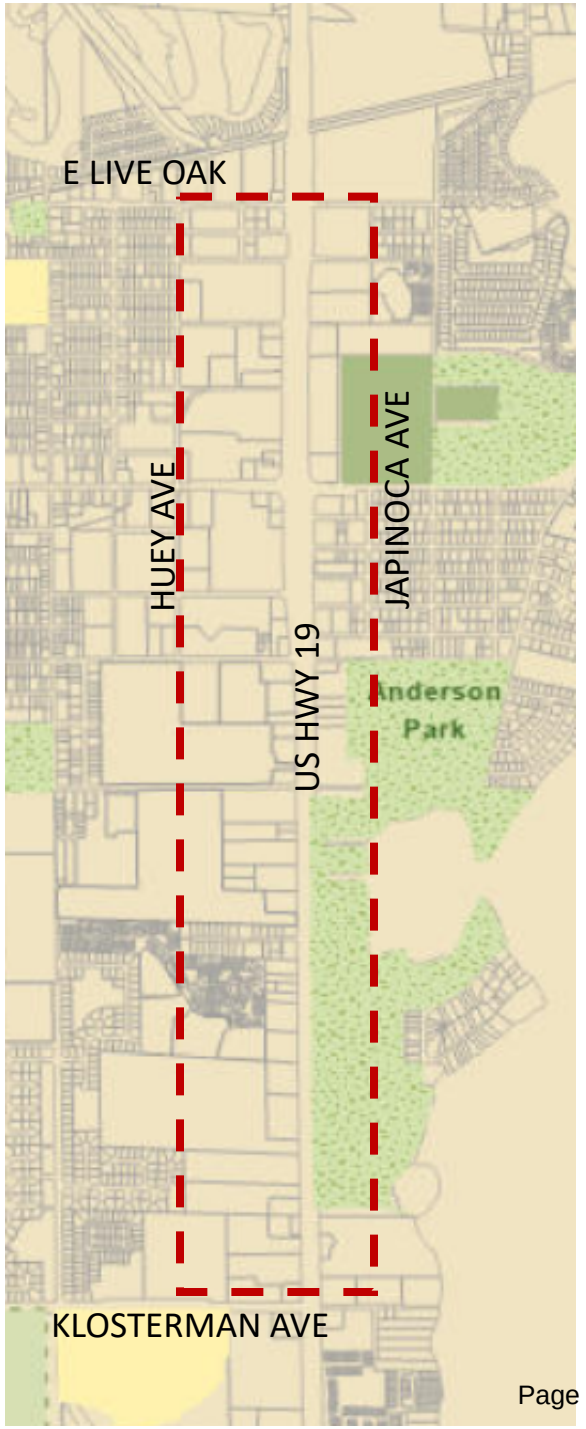
LDC Section 209.04(B) - Definition

"A type of ***retail sales establishment*** which, along with ***fifteen (15)*** or more other retail establishments located in the United States, ***maintains two or more*** of the following features: a standardized array or merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or a service mark."

Formula Based Restaurant Use – Defined in the same way, except one of the similar features is that the restaurant ***maintains a prescribed menu*** that is substantially the same as fifteen (15) or more restaurants.

LDC Section 209.04(C)(2) – Conditional Use

Required for all new formula based uses located outside specified boundary (essentially anywhere not located along US Hwy 19).



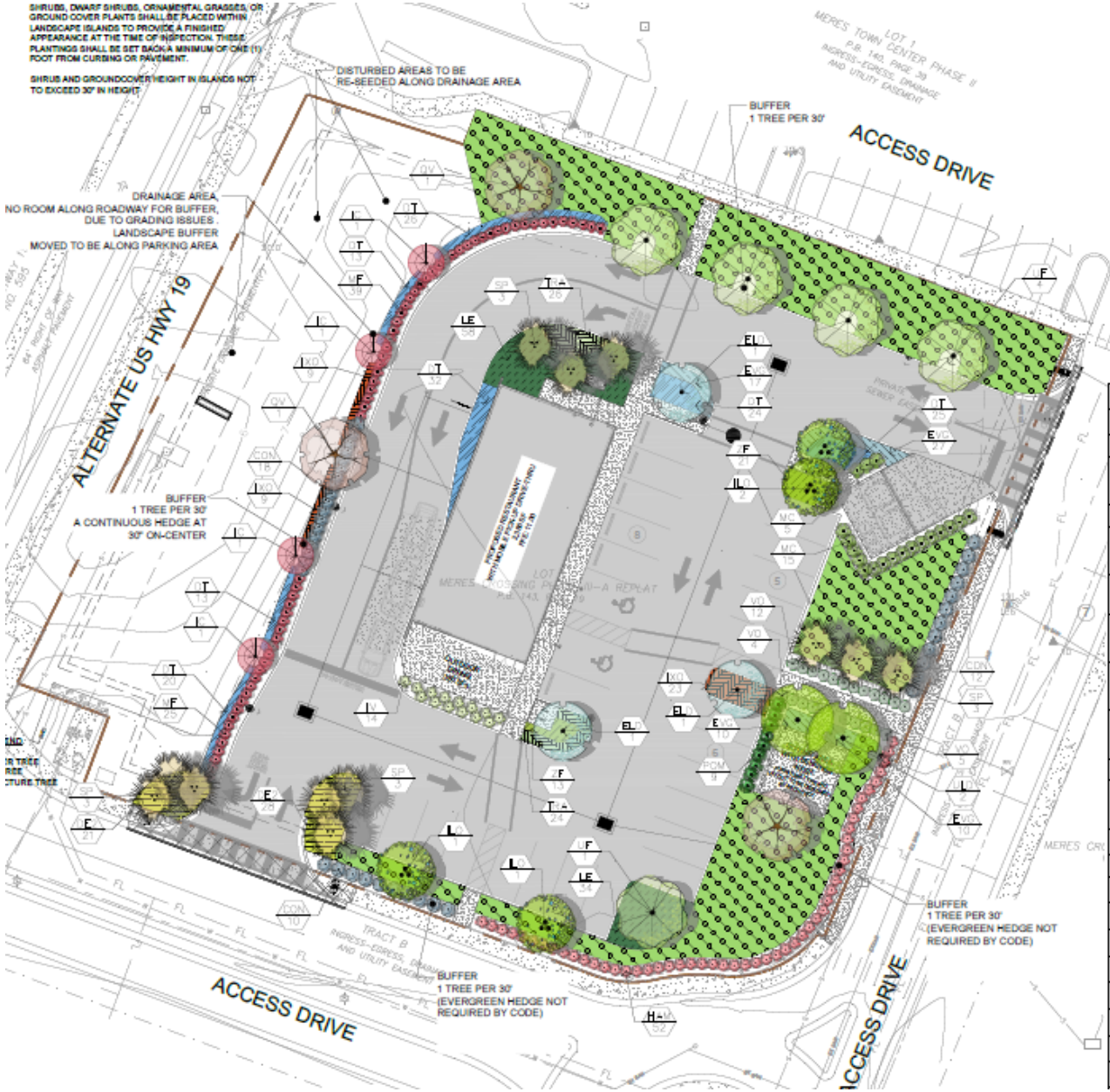
FORMULA BASED USE REVIEW STANDARDS

1. In determining compatibility, the following factors shall be evaluated:
   a. Form and mass of all structures.
   b. Placement of all structures on the site and integration with adjoining neighborhood.
   c. Internal circulation and interaction of pedestrians, bicycles, and vehicles.
   d. Ability to accommodate mixed uses, either horizontally or vertically, on the site.
   e. Architecture and site design shall compliment or improve upon the surrounding area.
   f. Storefronts greater than 50 ft. in width shall be detailed to appear as multiple storefronts.
   g. Buildings shall be oriented to the street with interior/rear parking and streetscapes shall include pedestrian friendly amenities such as wider sidewalks, enhanced landscaping, pedestrian scale lighting, and street furnishings.
   h. Such building elevations along the street, regardless of store width, shall provide architectural detail to break up expanses of single-pane blank walls. This detail shall include variation in façade setbacks to create the appearance of multiple building elevations.
   i. Parking lots shall be screened from street frontages in accordance with this Section or similar screening methods as approved during the site plan review process.

2. Formula Based Uses that are part of a unified or planned development that exceeds 40 acres or are located on parcels of land that exceed 40 acres shall also adhere to the requirements of Policy 1.1.11 of the Future Land Use Element of the Comprehensive Plan. *Not applicable to project, Meres Crossing approx. 17.3 acres.*

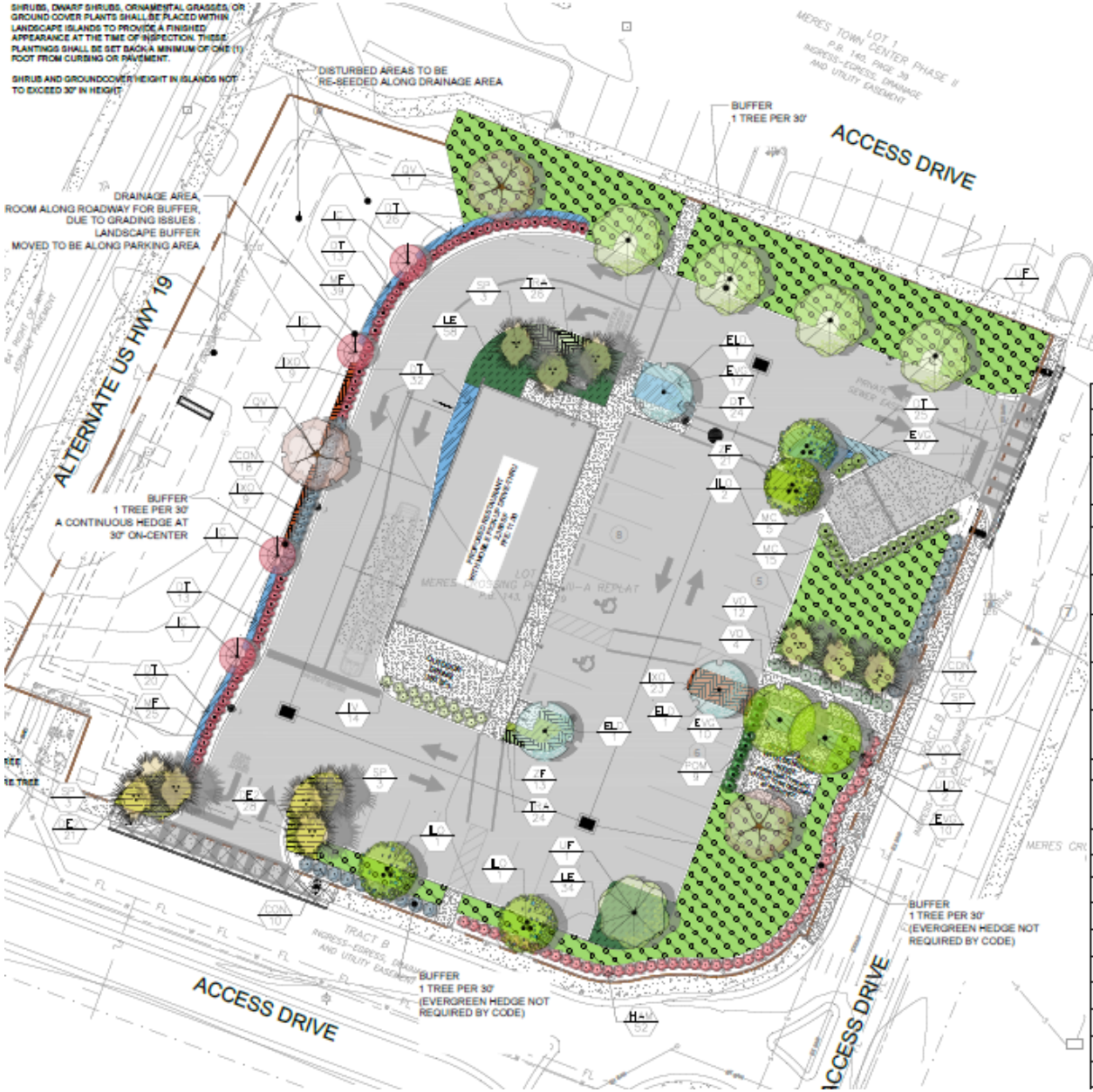
FORMULA BASED USE REVIEW STANDARD #1

- **Building Orientation**
  - Main entrance faces internally to Meres Crossing intended to promote walkability from within.
  - Direct pedestrian connections to main entrances.
  - Mobile PU lane fronts Alt. 19, which screens it from Residential Apts.
- **Activated Internal Street Frontage**
  - Two outdoor dining options.
  - Second patio fronts internal streets and is located along sidewalk.
  - Shaded dining area.
- **Pedestrian Amenities**
  - Proximity to Pinellas Trail necessitates easy pedestrian access
  - Layout includes, sidewalks, marking crossings, and bicycle parking



FORMULA BASED USE REVIEW STANDARD #1

- **Landscaping & Buffering**
  - Landscape Plan meets and exceeds minimum requirements.
  - Continuous hedgerow along SE corner creates defined ‘edge’ at the entrance, enhances pedestrian experience and interaction between public/private spaces.
  - Alt. 19 frontage landscaping.
- **Interior Parking**
  - Parking interior to site, lined with landscaping, and does not front Alt. 19.
- **Architectural Features**
  - Façade has a mix of materials, metal, brick, and cladding with an angled roofline.
  - Primary frontage has large transparent windows and canopies over the doorways.



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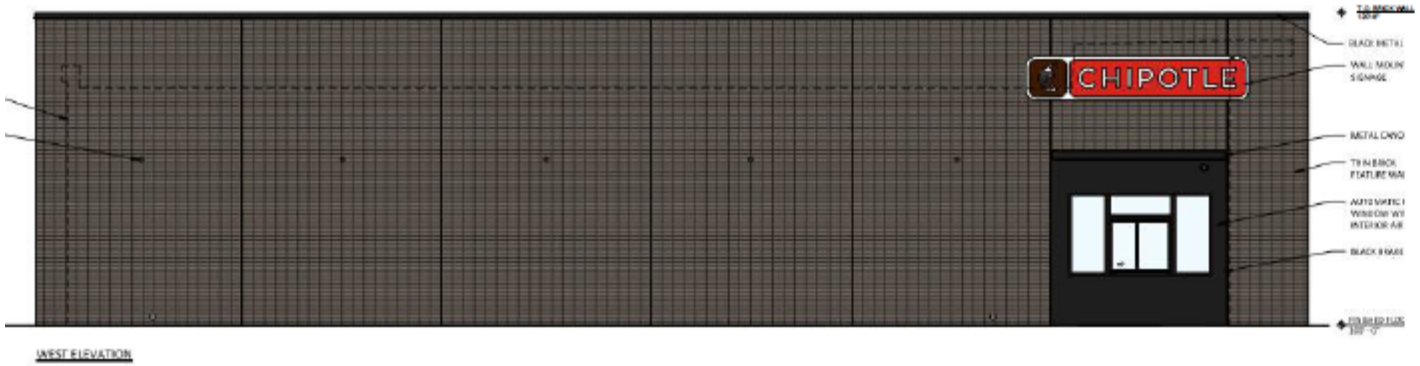
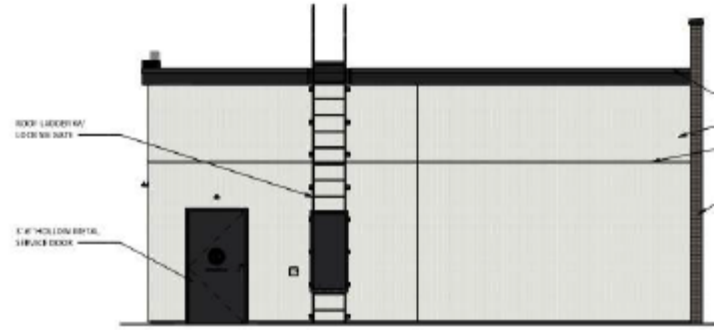
ELEVATIONS

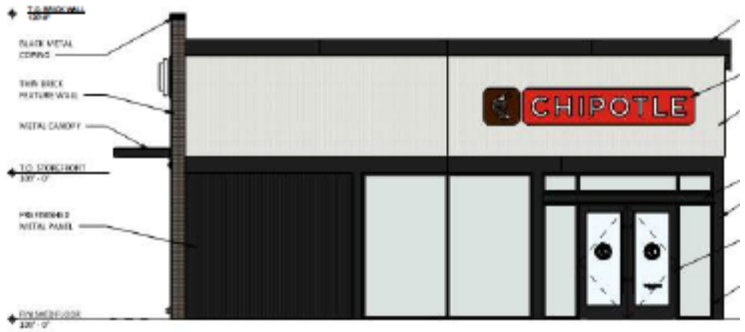


WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

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RENDERINGS

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – CONDITIONAL USE

1) **Conformance with the Land Development Code.** The project conforms with the applicable standards of the LDC and Meres Crossing SAP.
2) **The proposed use is appropriate to the property in question and compatible with the area.** Consistent with the overall intent of the Meres Crossing SAP and development pattern of the area. *(See Formula Based Use Review Standard Analysis.)*
3) **The use is consistent with the Comprehensive Plan.** The use is consistent with the City's Comprehensive Plan and Meres Crossing Special Area Plan.
4) **The use will not adversely impact historical or environmental resources.** The project is not located in the city's historic district or on an environmentally sensitive site.
5) **The use will not adversely affect adjoining property values.** The site is located along Alt. 19/S. Pinellas Ave., which is a commercial corridor. Meres Crossing was intended to be a mixed-use development that included both residential and commercial uses. The site layout utilizes the internal access roads, which minimizes interruption to Alt. 19, and integrates sidewalks, crosswalks, and bicycle parking for the residents within Meres Crossing, Pinellas Trail users, and nearby residential communities. The proposed use is not expected to adversely affect adjoining property values.

REVIEW CRITERIA – CONDITIONAL USE

6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.** The proposed use will not impact nor exceed the capacity or fiscal ability of the City to provide available public facilities.

7) **The use shall provide for efficient and orderly development.** The proposed project is developing an undeveloped lot within a special planned area intended to provide for a mix of uses. There are existing utilities and infrastructure in place to service the needs of the project, and the City will not incur any costs to provide adequate public facilities.

8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed project is not expected to adversely impact the general health, safety, and welfare.

REVIEW CRITERIA – SITE PLAN

1) **The Comprehensive Plan.** The application is found to be consistent with City's Comprehensive Plan and the requirements of the Special Area Plan, as outlined in the provided staff report.
2) **The Land Development Code (LDC).** The application is found to be compliant with the City's LDC, as outlined in the provided staff report.
3) **The City's Concurrency Management System.** The project proposes little to no impacts to facilities and therefore meets the City's Concurrency Management standards as outlined in the provided staff report.
4) **The City's Building Codes.** The project will be required to, and is expected to be able to, met the standards of the City's Building Codes.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-52

Staff recommends ***approval*** of the conditional use and site plan, subject to the following conditions:

1) Construction plans shall be consistent with the approved site plan, landscape plan, elevations, and renderings. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2) The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
3) The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

RESOLUTION NO. 2025-52

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATIONS #25-32 AND #25-36 REQUESTING CONDITIONAL USE APPROVAL, AND, SITE PLAN APPROVAL TO ALLOW A 2,385 SQUARE FOOT FORMULA BASED RESTAURANT USE (CHIPOTLE) AT 1175 S. PINELLAS AVENUE, IN THE SAP (MERES CROSSING SPECIAL AREA PLAN) ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a conditional use and site plan approval to allow for a formula based restaurant use (Chipotle) including the construction of a 2,385 square foot building, parking, mobile pick-up lane, outdoor dining areas, landscaping, and other site improvements on property located at 1175 S. Pinellas Avenue in the SAP (Meres Crossing Special Area Plan) zoning district; and,

WHEREAS, Land Development Code (LDC) Section 209.04(C)(20 requires conditional use approval for all new formula based uses not located within a specified boundary (Figure 1 of LDC Section 209.04); and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of August 18, 2025; and,

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: CONDITIONAL USE FINDINGS

Application Number #25-32 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: SITE PLAN FINDINGS

DRAFT

Application Number #25-36 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number #25-32 under Resolution 2025-52, requesting Conditional Use approval to allow for a formula based restaurant use (Chipotle) on property located at 1175 S. Pinellas Avenue in the SAP (Meres Crossing Special Area Plan) zoning district.

SECTION 4: SITE PLAN APPROVAL

Site Plan application #25-36 for property located at 1175 S. Pinellas Avenue and further described as,

Parcel 1: (Fee Estate)
Lot 1, MERES CROSSING PHASE III - A REPLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 19, of the Public Records of Pinellas County, Florida.

Parcel 2: (Easement Estate)
Together with non-exclusive easements for the benefit of the above-described Parcel 1 as created by and set-forth in that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, recorded October 25, 2007, in Official Records Book 16030, Page 1298; as amended by that First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded January 13, 2017 in Official Records Book 19484, Page 1369, all of the Public Records of Pinellas County, Florida

Parcel 3: (Easement Estate)
Together with non-exclusive easements for the benefit of the above-described Parcel 1 as created by and set-forth in that certain Storm Water Drainage Easement, recorded October 28, 2009 in Official Records Book 16737, Page 65, of the Public Records of Pinellas County, Florida

Parcel 4: (Easement Estate)
Together with non-exclusive easements for the benefit of the above-described Parcel 1 as created by and set-forth in that certain Declaration of Reciprocal Easements and Restrictions recorded August 31, 2015 in Official Records Book 18904, Page 1580, of the Public Records of Pinellas County, Florida

Parcel 5: (Easement Estate)
Together with non-exclusive easements for the benefit of the above-described Parcel 1 as created by and set-forth in that certain Declaration

DRAFT

of Reciprocal Easements and Restrictions recorded October 15, 2018 in Official Records Book 20297, Page 4, of the Public Records of Pinellas County, Florida

prepared and sealed by Patrick Ely Payne, P.E. on June, 19, 2025, and attached as 'Exhibit A'.

SECTION 5: SITE PLAN CONDITIONS

1. Construction plans shall be consistent with the approved site plan, landscape plan, elevations, and renderings. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds $1,000,000.00.
3. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

SECTION 6: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

DRAFT

LOCATION MAP
(N.T.S.)

CONSTRUCTION PLANS

FOR

TARPON SPRINGS CHIPOTLE

SECTION 13, TOWNSHIP 27, RANGE 15
PARCEL ID: 13-27-15-57285-000-0010
ADDRESS: 1175 S PINELLAS AVE,TARPON SPRINGS

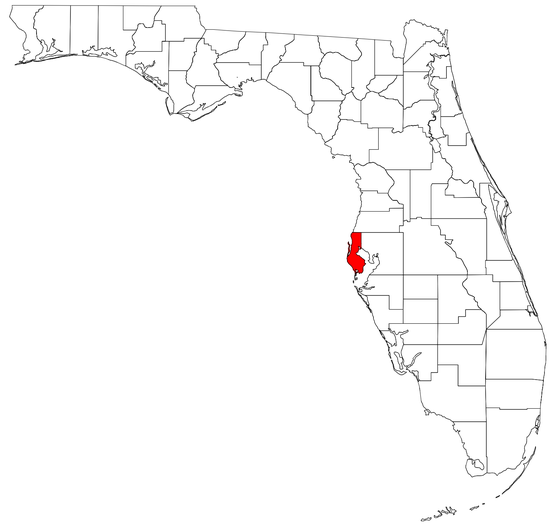
PREPARED FOR:

PV-LARK TARPON, LLC

140 CARILLON PKWY
SAINT PETERSBURG, FL 33716

ISSUED FOR:

CITY OF TARPON SPRINGS



PREPARED BY:

BAY SITE ENG.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVERSHEET
C-2.0	GENERAL NOTES
C-3.0	AERIAL SITE PLAN
C-4.0	DEMO & EROSION CONTROL PLAN
C-5.0	SITE & HORIZONTAL CONTROL PLAN
C-5.1	AUTO TURN REFUSE TRUCK PLAN
C-5.2	AUTO TURN FIRETRUCK PLAN
C-6.0	PAVING GRADING & DRAINAGE PLAN
C-6.1	DRIVEWAY PROFILES
C-7.0	UTILITY PLAN
C-8.0	SITE DETAILS
C-8.1	SITE DETAILS
C-9.0	BMP DETAILS
C-10.0	WATER DETAILS
C-11.0	WASTEWATER DETAILS

Site Data Table

PROJECT LOCATION	CITY OF TARPON SPRINGS, FLORIDA
ADDRESS	1175 PINELLAS S. AVE, TARPON SPRINGS
PARCEL ID	13-27-15-57285-000-0010
PROPERTY AREA	1.06 AC± (46,186 SF)
FLU	PRD - PLANNED REDEVELOPMENT DISTRICT
CURRENT ZONING	SAP- SPECIAL AREA PLAN
CURRENT USE	VACANT COMMERCIAL
PROPOSED USE	RESTAURANT WITH MOBILE PICK UP WINDOW
PROPOSED FAR	0.051
PROPOSED ISR	0.526
BUILDING SETBACKS	
	FRONT: 10'
	SIDE: 10';0
	REAR: 10'
LANDSCAPE BUFFER	8' ON ALL SIDES
BUILDING HEIGHT	20' - 8"
FEMA FLOOD ZONE	MAP 12103C0019H, ZONE AE, BFE. = 9' EFF. 8-24-21
EXISTING SITE AREA	
TOTAL PROPETY AREA	1.06 AC± (46,186 SF)
EX BUILDING	0 SF±
EX DRIVEWAY & SIDEWALK	0 SF±
EX IMPERVIOUS TOTAL	120 SF± (0.3%)
EX OPEN SPACE (PERVIOUS)	46,054 SF± (99.7%)
PROP SITE AREA	
PROP BUILDING	2,385 SF± (350SF OUTDOOR DINING)
	(400SF OUTDOOR SEATING AREA)
PROP ASPHALT & SIDEWALK	21,894 SF±
PROP IMPERVIOUS TOTAL	24,279 SF± (52.6%)
PROP OPEN SPACE (PERVIOUS)	21,907 SF± (47.4%)
IMPERVIOUS DIFFERENCE	24,279 SF± - 120 SF± = 24,159 SF
PARKING REQUIRED	EATING ESTABLISHMENT, FAST FOOD
	1 SPACE/80SF GFA INCLUDING OUTDOOR SEATING
	2,385 SF + 350 SF + 400 SF = 3,135 SF
	3,135 SF GFA/ 80 = 39.18 OR 40 SPACES
PARKING REDUCTION	10% REDUCTION FOR THE ADDITION OF BIKE PARKING
	39.18 - 39.18(10%) = 35.27 SPACES
PARKING REDUCTION	10% REDUCTION FOR PROXIMITY TO PINELLAS TRAIL
	35.27 - 35.27(10%) = 31.75 SPACES
FINAL PARKING REQUIRED	32 SPACES
PARKING PROPOSED	27 SPACES INCLUDING 2 ADA SPACES AND
	7 OFFSITE PARALLEL = 34 SPACES TOTAL
BIKE PARKING	PROVIDED AT 10% OF TOTAL PARKING
	4 BIKE SPACES PROPOSED
UTILITIES	
WATER	CITY OF TARPON SPRINGS
SEWER	CITY OF TARPONS SPRINGS

LEVEL OF SERVICE IMPACT TABLE

SERVICE TYPE	EXISTING	PROPOSED
POTABLE WATER (GALLONS PER DAY):	0	3040 GPD
SANITARY SEWER (GALLONS PER DAY):	0	3040 GPD
SOLID WASTE (TONS PER DAY)	0	10.3 TPD
TRANSPORTATION ITE CATEGORY: 934	TOTAL TRIPS PER DAY: 0 PEAK HOUR TRIPS: 0	TOTAL TRIPS PER DAY: 1169 PEAK HOUR TRIPS: 30
EQUIVALENT STORMWATER UNIT (ESU) = PROP. IMPERVIOUS (SF) / 1,945 SF = 24,279 SF / 1,945 SF = 12.48		

SANITARY SEWER CALCULATIONS PER 64E-6 TABLE 1:
RESTAURANTS OPERATING 16 HOURS OR LESS = 40 GPD / SEAT
INTERIOR SEAT COUNT = 40
PATIO SEAT COUNT = 20
SITTING AREA WITH BENCHES = 16
TOTAL SEATS = 76
SANITARY SEWER = 76 SEATS * 40 GPD/SEAT = 3,040 GPD

LEGAL DESCRIPTION

(PER EXTREME SURVEYING OF FLORIDA, INC)

PARCEL 1: (FEE ESTATE)

LOT 1, MERES CROSSING PHASE III - A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 19, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OCTOBER 25, 2007, IN OFFICIAL RECORDS BOOK 16030, PAGE 1298; AS AMENDED BY THAT FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 13, 2017 IN OFFICIAL RECORDS BOOK 19484, PAGE 1369, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 3: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN STORM WATER DRAINAGE EASEMENT, RECORDED OCTOBER 28, 2009 IN OFFICIAL RECORDS BOOK 16737, PAGE 65, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 4: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED AUGUST 31, 2015 IN OFFICIAL RECORDS BOOK 18904, PAGE 1580, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 5: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED OCTOBER 15, 2018 IN OFFICIAL RECORDS BOOK 20297, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

VERTICAL DATUM

(PER EXTREME SURVEYING OF FLORIDA, INC)

ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER N.G.S BENCHMARK "PINCO 0", ELEVATION 28.40' (N.A.V.D. 88). SITE BENCHMARKS ARE AS DEPICTED HEREON.

ENGINEER:
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
813.679.9918
ELY@BAYSITEENG.COM

DEVELOPER:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST. PETERSBURG, FL 33716
CONTACT: BRAD KURNS
PHONE: (863) 634-1224
BKARNS@PARADISEVENTURESINC.COM

ARCHITECT:
FWH ARCHITECTS, INC.
3336 GRAND BLVD, STE 201
HOLIDAY, FL 34690
CONTACT: BRENDA ROONEY, PARTNER
ROONEY@FWHARCHITECTS.COM
(727) 815-3336

SURVEYOR:
EXTREME SURVEYING OF FLORIDA, INC.
29340 RHODIN PLACE
WESLEY CHAPEL, FL 33545
(813) 973-2092

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE.
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST PETERSBURG, FL 33716

Patrick Payne

Digitally signed by Patrick Payne
Date: 2025.06.19 16:24:15 -04'00'

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

811
SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.
CALL 48 HOURS BEFORE YOU DIG. IT'S THE LAW! 1-800-432-4770

DRAWING:
COVERSHEET

SHEET:
C-1.0

C:\Users\Louisfonedrive - baysiteeng.com\Projects\Active\051-01 tarpon springs chipotle\Drawings\051-01-01 tarpon springs chipotle construction plans\current plans\C-1.0 COVERSHEET.dwg
6/19/2025 4:17:04 PM PLOTTED BY: louie

GENERAL NOTES:

1. THE CONTRACTOR IS REQUIRED TO DO THE WORK IN ACCORDANCE WITH ALL RELEVANT LAWS, RULES, AND PERMIT REQUIREMENTS. ALL WORK MUST ABIDE BY THE REGULATIONS AND ORDINANCES OF THE LAND DEVELOPMENT CODE OF THE DIFFERENT GOVERNMENTAL AGENCIES WITH RESPONSIBILITY FOR THE WORK.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND SET UP A PRE-CONSTRUCTION MEETING TO INCLUDE ALL GOVERNING AGENCY INSPECTORS, ADJACENT UTILITY OWNERS, THE OWNER/DEVELOPER, AND THE ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND REPORTS FROM THE OWNER/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SUBCONTRACTORS COMPLY WITH THESE REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL CONSTRUCTION OR BUILDING PERMITS NEEDED TO CARRY OUT OR FINISH THE WORK DESCRIBED IN THESE DOCUMENTS (E.G., ROW USE PERMITS, NPDES, DEWATERING, ONSITE PIPING PERMITS, ETC.)
6. THE CONTRACTOR IS RESPONSIBLE TO GET FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE ENGINEER/ARCHITECT AND VARIOUS GOVERNMENTAL AGENCIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ANY REQUIRED INSPECTIONS IN ACCORDANCE WITH AGENCY INSTRUCTIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS CITED MUST BE LATEST EDITIONS OR REVISIONS.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND APPROPRIATE PERMITTING AGENCIES OF THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION OR AS REQUIRED BY PERMIT OR LOCAL MUNICIPALITY CONDITIONS.
9. THE CONTRACTOR SHALL WORK TO SCHEDULE AND COORDINATE HIS ACTIVITIES AND WORK SMOOTHLY WITH OTHERS WORKING ON SITE (BUILDING CONTRACTORS, ETC).
10. PRIOR TO THE FINAL ENGINEERING INSPECTION AND CERTIFICATION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND FLAGGING OF ALL PROPERTY CORNERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RESULTING FROM LOST OR DISTURBED PROPERTY CORNERS. A PROFESSIONAL LAND SURVEYOR MUST REESTABLISH LOST OR DISTURBED PROPERTY CORNERS.
11. THE ATTACHED CONSTRUCTION PLANS WERE BASED OFF A BOUNDARY AND TOPOGRAPHIC SURVEY. SEE SURVEY PROVIDER INFORMATION SHOWN ON THE COVERSHEET. THE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
12. PRIOR TO SUBMITTING BIDS AND THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO EXAMINE ALL PROJECT GEOTECHNICAL REPORTS. IN THE EVENT OF A DISAGREEMENT, THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN, WHICH ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, SHALL PRECEDE, UNLESS EXPLICITLY NOTED OTHERWISE ON THE PLANS. BEFORE BEGINNING ANY ADDITIONAL WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS, PLANS, AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
14. THE CONTRACTOR IS IN CHARGE OF ORGANIZING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT'S BOUNDARIES.
15. WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THE DEVELOPER, THE CONTRACTOR IS NOT PERMITTED TO START ANY WORK THAT HE BELIEVES WOULD CONSTITUTE A CHANGE ORDER.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AND PROTECT IT. ANY DAMAGE THAT THE CONTRACTOR DOES WHILE CARRYING OUT HIS WORK MUST BE REPAIRED TO THE ENGINEER'S AND OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS, CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS.
18. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CAREFULLY REVIEW THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE) TO COORDINATE THE BUILDING LAYOUT. ANY DISCREPANCIES MUST BE REPORTED BY THE CONTRACTOR RIGHT ONCE TO THE OWNER, ARCHITECT, AND SITE ENGINEER.
19. THE ENGINEER IS NOT ACCOUNTABLE FOR THE CONSTRUCTION METHODS AND/OR MEANS USED TO COMPLETE THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY RESULTING CONFLICTS OR SCOPE REVISIONS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS AND/OR MEANS FOR COMPLETING THE WORK.
20. ADA ACCESSIBILITY MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF THE FINAL CONSTRUCTION OF SIDEWALKS AND PARKING AREAS.
21. ARRANGING OR SUPPLYING TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
22. CONTRACTOR TO COORDINATE WITH OWNER ANY EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED, SUCH AS FENCES, LIGHT POLES, OR SHRUBS BEFORE WORK BEGINS, INCASE THESE ITEMS MAY WISHED TO BE REUSED ON SITE.
23. IF ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC POTTERY, FOUNDATION, ARE FOUND ONSITE DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
24. IF ANY FEDERALLY AND/OR STATE-PROTECTED PLANT AND/OR ANIMAL SPECIES IS FOUND ONSITE DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
25. EOR SHALL RECEIVE SHOP DRAWING SUBMITTALS FROM CONTRACTOR FOR ALL MATERIAL TO BE USED ON-SITE AND OFF-SITE INCLUDING ALL PRECAST AND MANUFACTURED ITEMS. IF APPROVAL IS NOT OBTAINED PRIOR TO INSTALLATION, REMOVAL AND REPLACEMENT COULD OCCUR AT THE CONTRACTOR'S EXPENSE.
26. ALL STRUCTURES AND WORK IN THE RIGHT-OF-WAY SHALL COMPLY TO FDOT STANDARDS AND SPECIFICATIONS. DIRECT QUESTIONS RELATING TO MATERIALS TO THE EOR. SEE FOLLOWING FDOT PUBLICATIONS, LATEST EDITION.
27. BEST MAINTENANCE PRACTICES FOR STORMWATER RUNOFF, DRAINAGE - DRAINAGE MANUAL, DRAINAGE DESIGN GUIDE, AND OTHER DESIGN AIDS, FDOT DESIGN MANUAL, FLEXIBLE PAVEMENT DESIGN MANUAL, FLORIDA GREENBOOK, MINIMUM SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES (MSTCD), SAFE WORK PRACTICES AND COMPLIANCE STANDARDS HANDBOOK, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND UTILITY ACCOMMODATIONS MANUAL.

SAFETY

1. CONSTRUCTION SAFETY SPECIFICATIONS ARE NOT INCLUDED IN THE CONSTRUCTION DRAWINGS. ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
2. THESE NOTES ARE NOT INTENDED TO BE ALL ENCOMPASSING SAFETY GUIDELINES AND LAWS BUT JUST BASIC REQUIREMENTS. THIS INFORMATION HAS BEEN PROVIDED SOLELY FOR THE CONTRACTOR'S INFORMATION AND IN NO WAY IMPLIES THAT THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR SAFETY INSPECTIONS OR IMPLEMENTATION OF SAFETY.
3. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR SUCH PURPOSES AND IS NOT RESPONSIBLE FOR THE SAFETY OF THE JOB SITE.
4. TO ENSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC, ALL OPEN TRENCHES AND HOLES CLOSE TO ROADWAYS OR WALKWAYS MUST BE ADEQUATELY MARKED AND BARRICADED.
5. THE CONTRACTOR IS REQUIRED TO USE EXTREME CAUTION IN AREAS WITH BURIED UTILITIES AND TO PROVIDE THE UTILITY COMPANIES WITH AT LEAST 48 HOURS' NOTICE BEFORE CONSTRUCTION BEGINS IN ORDER TO VERIFY THE FIELD LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.
6. THE "TRENCH SAFETY ACT" SHALL BE APPLIED TO ALL SUBSURFACE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS.
7. IS IT THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL TRAFFIC CONTROL DEVICES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT MUST BE INSTALLED AND MAINTAINED PROPERLY AS REQUIRED IN CURRENT FDOT PUBLICATIONS AND MANUALS AND MUTCD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AS WELL AS THE SAFETY OF CONTRACTOR'S EMPLOYEES AND SUB-CONTRACTORS. LABOR SAFETY LAWS MUST ADHERE TO THE GUIDELINES LAID DOWN BY OSHA IN THE DEPARTMENT OF TRANSPORTATION'S FEDERAL REGISTER.
9. THE GUIDELINES OUTLINED BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION SHALL BE MAINTAINED.
10. ACCORDING TO ALL APPLICABLE LEGAL, HEALTH, AND SAFETY REQUIREMENTS, CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT. CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING SUFFICIENT INFORMATION AND TRAINING TO ITS EMPLOYEES AND SUBCONTRACTORS TO ENSURE STANDARDS ARE OBSERVED. CONTRACTOR MUST CONTINUE TO COMPLY WITH ALL WORKPLACE SAFETY AND HEALTH REGULATIONS AND ENVIRONMENTAL PROTECTION LAWS.
11. EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.

SITE VERIFICATION

1. FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION, JURISDICTIONAL LINES MUST BE MARKED IN THE FIELD.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING BEFORE MOVING FURTHER WITH THE CONSTRUCTION. PRIOR TO RECEIVING SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN APPROVAL OF SUCH ADDITIONAL WORK, NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK THAT NEEDS TO BE REDONE BECAUSE OF DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
3. REPORT IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ENGINEER/ARCHITECT ANY DISCREPANCIES FOUND IN THE FIELD BEFORE MAKING ANY MODIFICATIONS OR ORDERING MATERIALS.
4. THE INFORMATION IN THESE PLANS IS ONLY INTENDED TO HELP THE CONTRACTOR EVALUATE THE TYPE AND SCOPE OF POTENTIAL CONDITIONS THAT MAY ARISE DURING THE COURSE OF WORK. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS ARE INSTRUCTED TO DO ANY INVESTIGATIONS THEY DEEM NECESSARY IN ORDER TO REACH THEIR OWN CONCLUSIONS ABOUT THE ACTUAL CONDITIONS THEY WILL ENCOUNTER AND THE FACTORS ON WHICH THEIR BIDS WILL BE BASED.
5. EXISTING UNDERGROUND UTILITY LINES DEPICTED ON THE DRAWINGS WERE DERIVED FROM VISUAL OBSERVATION, RECORD DRAWINGS, AND OTHER DOCUMENTS SUPPLIED BY THIRD PARTIES, NOT FIELD VERIFIED. PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL FIELD EXPOSE THE LOCATION OF ALL UNDERGROUND UTILITIES (WHETHER SHOWN OR NOT) THAT COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MINIMUM 48 HOURS BEFORE DIGGING.
6. ALL UTILITY CONFLICTS NEED TO BE RESOLVED PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION, THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL.
9. THESE CONSTRUCTION DOCUMENTS WERE DESIGNED AND DRAWN BASED ON THE ASSUMPTION THAT THE EXISTING BUILDING CONDITIONS ALIGNED WITH THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS IMMEDIATELY UPON ARRIVAL AT THE SITE. CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT/ENGINEER IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS. THE GENERAL CONTRACTOR'S START OF CONSTRUCTION MEANS ACCEPTANCE OF THE CURRENT CONDITIONS.
10. THE LAYOUTS SHOWN IN THE PLANS ARE APPROXIMATE. THUS IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT COORDINATION DRAWINGS THAT SHOW THE SIZES OF THE PIPES, THE STRUCTURES, AND THE ELEVATIONS.

EROSION CONTROL

1. SEE BMP / SWPPP NOTES FOR SILT FENCE DETAILS.
2. FROM THE DATE OF NOTICE TO PROCEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, EOR, AND GOVERNING AGENCY, THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS.
3. DURING CONSTRUCTION, ALL PRACTICAL AND NECESSARY MEASURES MUST BE TAKEN TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS, OR ONTO ADJACENT PROPERTIES. THESE EFFORTS MUST INCLUDE INSTALLING AND MAINTAINING SILT SCREENS AS PERMITTED BY CONSTRUCTION PERMITS AND APPROVALS AND/OR AS SPECIFIED ON THE PLANS. TO STOP EROSION FROM HAPPENING AND TO LESSEN SEDIMENTATION IN RUN-OFF, DISTURBED GROUND SURFACES MUST BE REPLANTED AND STABILIZED AS QUICKLY AS POSSIBLE.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT AGAINST FUGITIVE DUST.
5. IF THE EOR OR GOVERNING AGENCY BELIEVE THAT EXCESSIVE AMOUNTS OF EARTH ARE BEING TRANSPORTED OFF-SITE BY DRAINAGE RUN OFF OR VEHICULAR TRANSPORTATION, THE CONTRACTOR IS REQUIRED TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE EOR OR GOVERNING AGENCY.
6. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE TOPSOIL REMOVED WHEN CLEARING AND GRUBBING SHOULD BE STOCKPILED AT A SITE SPECIFIED BY THE OWNER AND UTILIZED FOR LANDSCAPING NEEDS AND NON-STRUCTURAL AREAS.
7. THE CONTRACTOR SHALL REQUIRE DAILY INSPECTION OF THE EROSION CONTROL AND ANY DISTURBANCE OF THESE DEVICES MUST BE IMMEDIATELY REPAIRED.
8. SILTATION ACCUMULATIONS MUST BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS IF THEY EXCEED THE LESSER OF 12 INCHES OR HALF THE DEPTH OF THE SILTATION CONTROL BARRIER.
9. UPON MOBILIZATION, ALL BENCHMARKS, POINTS AND MONUMENTS SHALL BE INSPECTED TO CONFIRM THEIR ACCURACY. ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE EOR'S ATTENTION IN WRITING.
10. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE AND THE RESPONSIBILITY OF THE CONTRACTOR, AT THEIR EXPENSE, TO REPLACE SUCH MONUMENTS IF DAMAGED.

DEMO NOTES:

1. ALL BUILDING STRUCTURES, SLABS, TRASH, SIGNS, AND OTHER APPURTENANCES, ETC., MUST BE REMOVED FROM THE LAND AND DISPOSED OF IN ACCORDANCE OF THE GOVERNING AGENCY, UNLESS OTHERWISE STATED ON THE APPROVED PLANS. FOR INFORMATIONAL PURPOSES, EXISTING STRUCTURES, ETC., SITUATED INSIDE THE PROJECT LIMITS, THE CONTRACTOR SHOULD CONSULT THE TOPO SURVEY AND DEMO PLAN. AS CERTAIN MATERIALS MIGHT NOT BE LISTED ON THE SURVEY AND CONSTRUCTION PLANS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE ENTIRE EXTENT OF THE ITEMS THAT NEED TO BE REMOVED. IF AN ISSUE EMERGES, THE CONTRACTOR SHOULD CALL EOR.
2. ALL PERMITS REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES MUST BE OBTAINED BY THE CONTRACTOR, INCLUDING DEMOLISHING EXISTING BUILDINGS. CONTRACTOR TO ALSO NOTIFY AND CONFIRM ALL EXISTING UTILITIES HAVE PROPERTY HAVE BEEN DEACTIVATED AND REMOVED.
3. THE CONTRACTOR SELECTED FOR THIS PROJECT WILL BE RESPONSIBLE FOR FILING NPDES NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY
4. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES. ALL UTILITIES NOT PARTICIPATED IN THE SUNSHINE PROGRAM MUST BE CONTACTED BY THE CONTRACTOR. WHEN WORKING NEAR BURIED UTILITIES, THE CONTRACTOR MUST EMPLOY EXTREME CAUTION AND GIVE AT LEAST 48 HOURS' NOTICE TO ALL UTILITY COMPANIES.
5. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES ARE DEPICTED IN ACCORDANCE WITH UTILITY GIS MAPS, AS-BUILT RECORDS, AND/OR BEST AVAILABLE DATE AT THE TIME THESE PLANS WERE BEING CREATED. THE CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY COMPANY FOR ANY NECESSARY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT EOR IF ISSUE ARISES. DURING RELOCATION OPERATIONS, THE CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS.
6. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK. AREA CHANGED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO AN EQUAL OR BETTER CONDITION THAN THE PRE-CONSTRUCTION CONDITION.
7. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTER DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
8. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
9. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
10. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED. PLANS SHALL MEET FDOT STANDARDS INDEX 600.
11. DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES WITH AUTHORITY OVER THIS PROJECT. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE.

SITE PREP & EARTH WORK

1. PRIOR TO DEMO AND CLEARING ALL EROSION CONTROL AND TREE BARRICADES SHALL BE IN PLACE AND INSPECTED BY GOVERNING AGENCIES AND EOR.
2. THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL CLEARING AND GRUB OPERATIONS IN ACCORDANCE WITH INDUSTRY STANDARDS AS NECESSARY TO BUILD THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM STRUCTURAL AREAS AND PLACE IT ON SITE IN NON-STRUCTURAL AREAS AS THE DEVELOPER REQUIRES OR REMOVE IT FROM THE SITE AS REQUIRED.
4. ALL SHORING NEEDED DURING EXCAVATION IS THE CONTRACTOR'S RESPONSIBILITY (TO BE DONE IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS MUST BE TAKEN TO ENSURE THE STRUCTURAL STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PAVEMENT, AND TREES.
5. EXCAVATION SURPLUS MATERIAL, TRASH, DEBRIS, AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER ACTIVITIES SHALL BE PROPERLY REMOVED FROM THE SITE; NO TREE BURYING IS PERMITTED.
6. CLEAR AND GRUB TO REMOVE OBSTRUCTIONS TO THE WORK SUCH AS STUMPS, ROOTS, TREE, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES, AND OTHERS. REMOVE ALL ORGANIC SOILS OR MUCK AND REPLACE WITH SUITABLE MATERIALS.
7. DISTURBED AREAS SHALL BE SODDED, SEEDED, AND/OR STABILIZED INTERMEDIATELY FOLLOWING CONSTRUCTION AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ACCEPTANCE BY OWNER, EOR, AND GOVERNING AGENCY.

NATURAL RESOURCE NOTES

1. THE CONTRACTOR SHALL SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN THE RIGHT-OF-WAY, AND SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, WATER, AND FERTILIZE GRASSED AREAS UNTIL STABILIZATION HAS OCCURRED AND THE PROJECT HAS BEEN ACCEPTED BY THE REGULATORY AGENCIES. UNTIL THE SYSTEM IS ACCEPTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMEDIAL WORK, IF NECESSARY.
2. SOD TO BE STAKED AS REQUIRED TO PREVENT DISPLACEMENT.
3. BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT MIGHT HARM OR OTHERWISE HAVE AN IMPACT ON TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR MUST NOTICE ENGINEER AND/OR OWNER.
4. A DOSKO BRAND ROOT PRUNER OR AN APPROVED EQUIVALENT MUST BE USED TO ROOT PRUNE THE AREAS THAT ARE CUT CORRIDORS PRIOR TO ANY CLEARING. CONTACT NATURAL RESOURCES DEPT TO SCHEDULE A ROOT PRUNING INSPECTION, PREFERABLY THE SAME DAY, PRIOR TO BACKFILLING THE AFFECTED ROOTS.
5. PROVIDE TREE PROTECTION BARRICADES, IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.
6. UNLESS SPECIFICALLY ALLOWED BY THE GOVERNING AGENCY, IT IS PROHIBITED TO REMOVE VEGETATION BY GRUB OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, BUILDING SUPPLIES, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES WHICH WILL REMAIN.
7. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
8. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE GOVERNING AGENCY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
9. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.
10. AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL TO PREVENT SOIL DISTURBANCE WITHIN A REASONABLE TIME FRAME. FOR STABILIZATION, SODDING, PLUGGING, SPRIGGING, OR SEEDING ARE ALLOWABLE.
11. SEE ARCHITECTURAL OR ENHANCED LANDSCAPE PLANS FOR ADDITIONAL SODDING, SEEDING, MULCHING REQUIREMENTS.

INSPECTION, SURVEY, CLOSE OUT

1. THE CONTRACTOR IS RESPONSIBLE FOR DOING THE OVERALL CLEAN-UP IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS.
2. IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS, THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE MUNICIPALITY INSPECTORS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT THE NECESSARY SOIL DENSITY TESTS PER GOVERNING AGENCY STANDARDS, PER PAVEMENT SECTION, AND PER GEOTECHNICAL REPORT. ALL TESTS SHOULD BE SUBMITTED TO EOR FOR REVIEW.
4. PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, ALL UTILITY EASEMENTS MUST BE SECURED (OR PRIOR TO CONSTRUCTION, IF REQUIRED). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COST OF SKETCHING, DESCRIBING, AND RECORDING THESE EASEMENTS.
5. THE OWNER/CONTRACTOR SHALL BE AWARE OF AND RESPONSIBLE FOR THE ACQUISITION OF ANY AND ALL CERTIFICATIONS NEEDED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL FIELD AS-BUILT INFORMATION MUST BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. CERTIFIED AS-BUILT SURVEYS SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION AS REQUIRED FOR PROJECT CLOSE OUT.
7. A COORDINATED CONTROL SHEET FROM THE ENGINEER AND TWO BENCHMARKS MUST BE PROVIDED BY THE DEVELOPER FOR USE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD SURVEY LAYOUT FOR THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS-BUILTS" NOTIFYING ANY FIELD ADJUSTMENTS FOR ALL IMPROVEMENTS.
8. GRADING FOR THE LOT, POND, AND MITIGATION AREA SHALL BE INCLUDED IN THE "AS BUILT" THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A CERTIFIED SET OF "AS-BUILTS" TO THE ENGINEER PRIOR TO FINAL PAYMENT. A PROFESSIONAL LAND SURVEYOR LICENSED TO PROVIDE LAND SURVEYING SERVICES IN THE STATE OF FLORIDA MUST SIGN, SEALED, AND DATE EACH SHEET OF THE PLANS. ASSESSING THE "AS-BUILTS" AND TRANSFORMING THEM INTO RECORD DRAWINGS.
9. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO EOR AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS, OR AS REQUIRED BY GOVERNING AGENCY.
10. THE STORMWATER RETENTION/DETENTION AREAS SHOULD BE RESHAPED, CLEAR OF SILT, MUD, AND DEBRIS, AND SODDED IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO CO.
11. WARRANTY TO BE PROVIDED BY CONTRACTOR FOR ALL PUBLICLY OWNED WORK PER GOVERNING AGENCY'S STANDARDS. CONTRACTOR TO PROVIDE TO EOR PRIOR TO STARTING CONSTRUCTION.

GRADING

1. GRADE THE SITE USING THE INDICATED FINISHED CONTOURS. ALL AFFECTED AREAS ARE TO BE STABILIZED AND MAINTAINED UNTIL

BAY SITE ENG.

BAYSITE ENGINEERING LLC

2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM

ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:

051-01-01

PROJECT:
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST PETERSBURG, FL 33716

PATRICK ELY PAYNE
LICENSE
NO. 85381
6/19/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
AERIAL SITE PLAN

SHEET:
C-3.0

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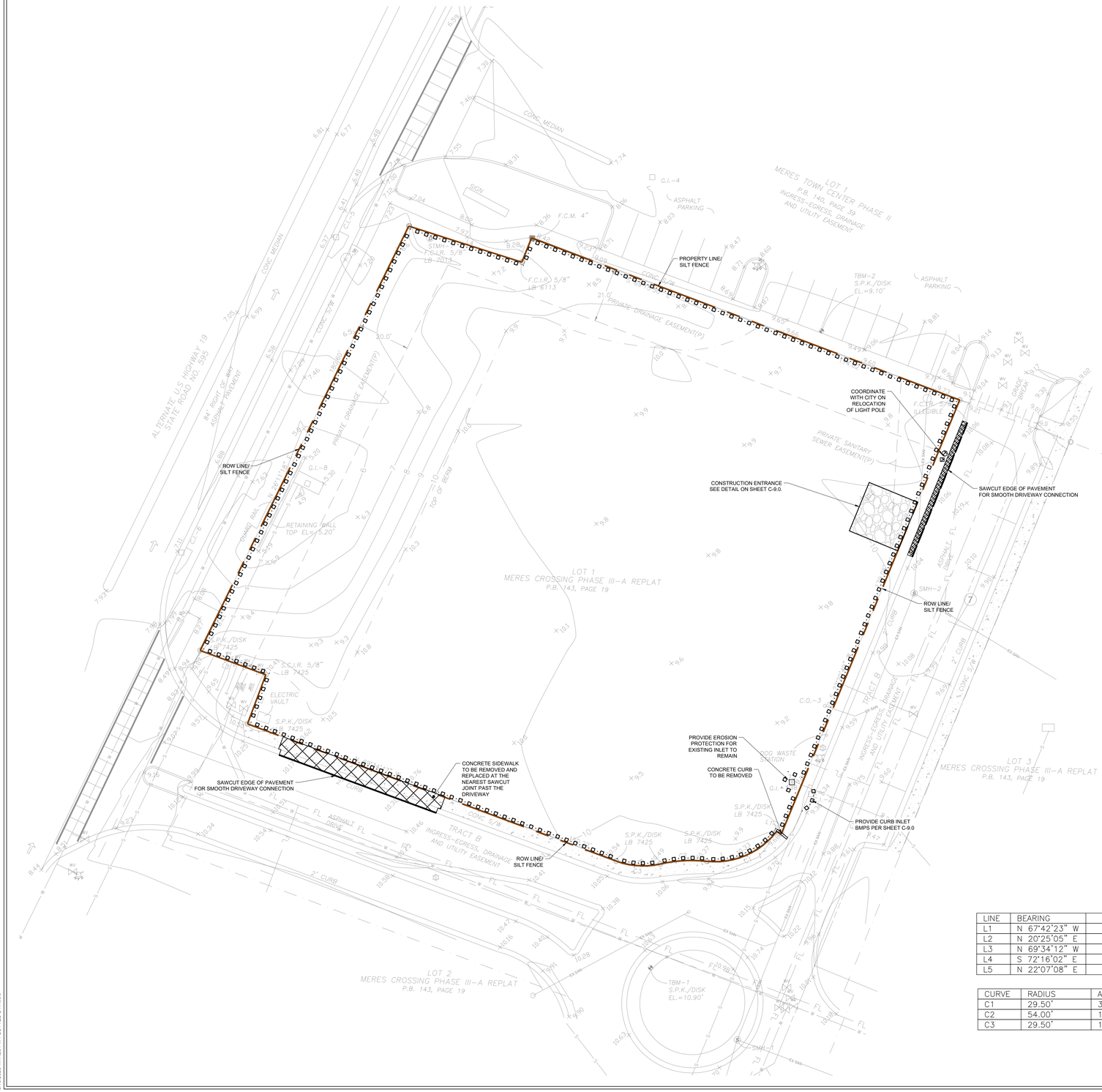

LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- FLAG POLE
- GAS FILL CAPS
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- CLEANOUT
- STORM MANHOLE
- GAS VALVE
- UE UNDERGROUND ELECTRIC
- UW UNDERGROUND WATER MARKER
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- STEEL POWER POLE
- CONC POWER POLE
- UGS UNDERGROUND SANITARY
- T TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES MITERED END SECTION
- STMH STORM MANHOLE
- UGFM UNDERGROUND FORCE MAIN
- UGE UNDERGROUND ELECTRIC
- UGW UNDERGROUND WATER
- OHW OVERHEAD WIRES
- UGG UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WOF WOOD FENCE
- PVCY PLASTIC PRIVACY FENCE
- UG UNDERGROUND
- E.O.W. EDGE OF WATER
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CROSS WALK SIGNAL
- WELL
- MONITOR WELL
- GUY WIRE
- SIGN
- PHONE BOX
- CABLE BOX
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- UC UNDERGROUND CABLE MARKER
- S SANITARY MANHOLE
- WATER METER
- WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND OR SET
- SV SEWER VALVE
- SIGNAL SUPPORT POLE
- ICV IRRIGATION CONTROL VALVE
- RE RECLAIM WATER METER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- UG UNDERGROUND GAS MARKER
- E ELECTRIC BOX
- T TRAFFIC BOX
- UP UNDERGROUND PHONE MARKER
- RR RAILROAD LIGHT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- RE RECLAIM WATER VALVE

SANITARY TABLE

SMH-1(SANITARY MANHOLE)
TOP ELEV= 10.99'
8" N.E. INV. EL= 4.00'
8" S.W. INV. EL= 4.00'
8" S.E. INV. EL= 4.00'

SMH-2(SANITARY MANHOLE)
TOP ELEV= 10.16'
8" N.E. INV. EL= 3.21'
8" S.W. INV. EL= 3.21'
8" S.E. INV. EL= 3.21'

C.O.-1 (CLEANOUT)
TOP ELEV= 10.61
INV. ELEV= 3.81'

STORM TABLE

G.I.-1(GRATE INLET)
TOP ELEV= 9.00'
24" S.E. INV. ELEV= 5.10'

C.I.-2(CURB INLET)
E.P. ELEV= 9.34'
FLOWLINE EL= 9.00'
24" N.W. INV. EL= 4.94'
18" S.E. INV. EL= 4.94'

C.I.-3(CURB INLET)
E.P. ELEV= 9.31'
FLOWLINE EL= 8.87'
18" N.W. INV. EL= 4.87'

G.I.-4(GRATE INLET)
TOP ELEV= 7.41'
15" N.E. INV. ELEV= 4.40'
15" S.W. INV. ELEV= 4.40'

C.I.-5(CURB INLET)
E.P. ELEV= 6.37'
FLOWLINE EL= 6.12'
INVERTS INACCESSIBLE

C.I.-6(CURB INLET)
E.P. ELEV= 7.11'
FLOWLINE EL= 6.48'
INVERTS INACCESSIBLE

STMH-7(STORM MANHOLE)
TOP ELEV= 7.81'
OPENS INTO LARGE VAULT
NO PIPES VISIBLE
TOP OF WATER ELEV= 0.31'
BOTTOM ELEV= (-)3.0'

G.I.-8(GRATE INLET)
TOP ELEV= 5.32'
WEIR ELEV= 5.10'
48" S.W. INV. EL= (-)1.85'
48" N.E. INV. EL= (-)2.25'

CONSTRUCTION NOTES:

1. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES.
2. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
3. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTER DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
4. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
5. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
6. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED.
7. COORDINATE WITH CITY PRIOR TO REMOVING LIGHT POLE.

BMP NOTES:

8. SILT FENCE AND BMP DETAILS SHOWN ON SHEET 9.0.
9. ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK AND MAINTAINED THROUGHOUT THE PROJECT.
10. CONTRACTOR TO PULL THE NPDES STORMWATER CONSTRUCTION GENERIC PERMIT (CGP) AS REQUIRED.
11. ALL DISTURBED AREAS, NOT OTHERWISE PAVED OR PLANTED, MUST BE SODDED.

LINE	BEARING	DISTANCE
L1	N 67°42'23" W	2.03'
L2	N 20°25'05" E	20.00'
L3	N 69°34'12" W	26.80'
L4	S 72°16'02" E	45.29'
L5	N 22°07'08" E	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	29.50'	30.28'	28.97'	S 66°57'48" W	58°48'54"
C2	54.00'	17.87'	17.79'	S 86°38'38" W	18°57'44"
C3	29.50'	17.12'	16.88'	N 86°12'31" W	33°14'58"

BAYSITE ENGINEERING LLC
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EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST PETERSBURG, FL 33716

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6/19/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DRAWING:
DEMO & EROSION CONTROL PLAN

SHEET:
C-4.0

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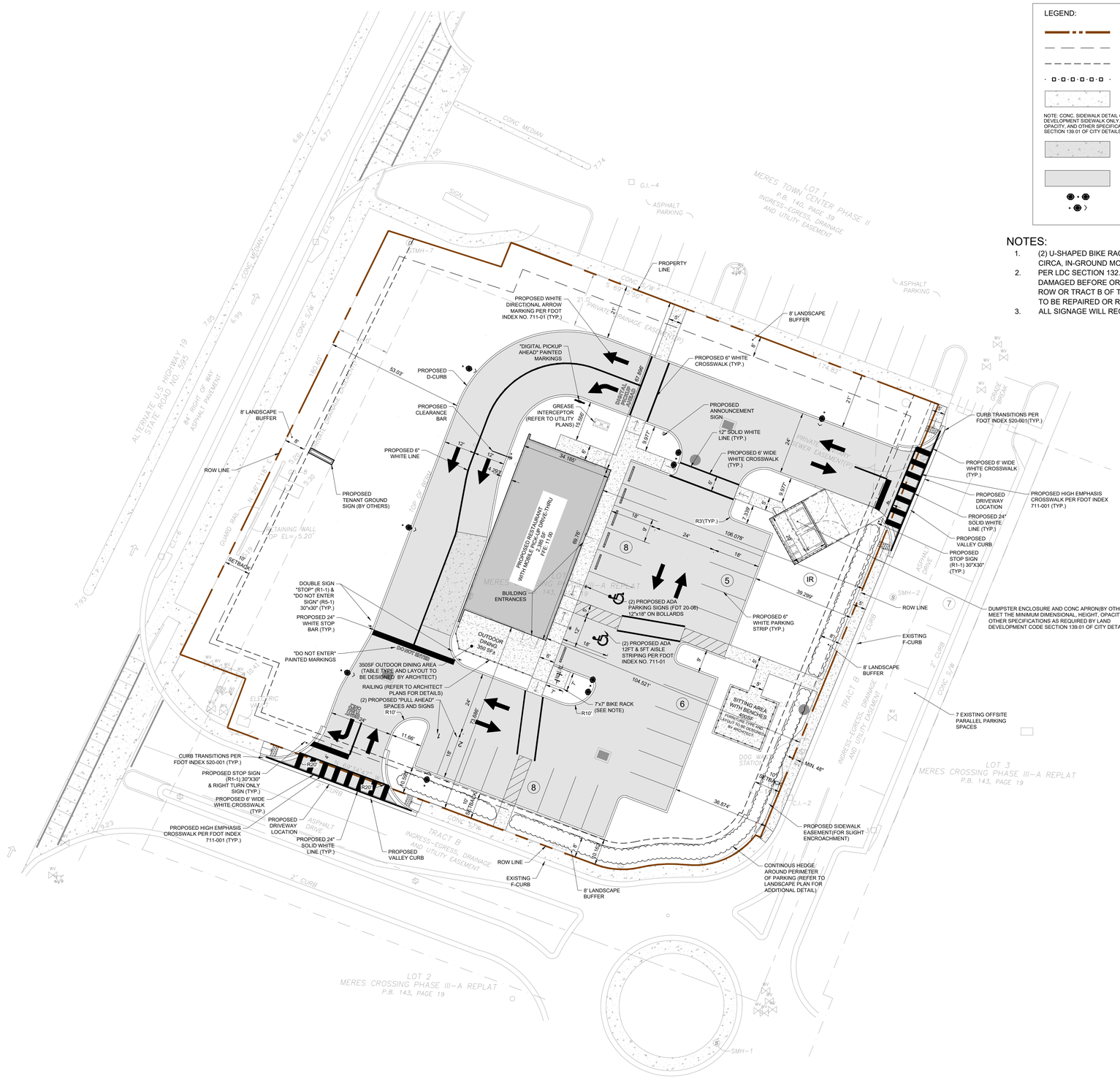

LEGEND:

- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- SILT FENCE
- CONCRETE SIDEWALK / MISC

NOTE: CONC. SIDEWALK DETAIL ON SHEET C-6.0 (FOR ONSITE & PRIVATE DEVELOPMENT SIDEWALK ONLY. TO MEET THE MINIMUM DIMENSIONAL, HEIGHT, OPACITY, AND OTHER SPECIFICATIONS AS REQUIRED BY LAND DEVELOPMENT CODE SECTION 139.01 OF CITY DETAILS.)

- HEAVY DUTY CONCRETE — DETAIL ON SHEET C-6.0
- ASPHALT — DETAIL ON SHEET C-6.0
- LIGHT POLES

NOTES:

1. (2) U-SHAPED BIKE RACKS ARE PROPOSED. BIKE RACK SPEC: MADRAX, CIRCA, IN-GROUND MOUNT, GALVANIZED FINISH.
2. PER LDC SECTION 132.00(B), ANY PRE-EXISTING SIDEWALK THAT IS DAMAGED BEFORE OR DURING CONSTRUCTION IN THE ADJACENT ROW OR TRACT B OF THE MASTER DEVELOPMENT WILL BE REQUIRED TO BE REPAIRED OR REPLACED.
3. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT AND REVIEW.

Site Data Table

PROJECT LOCATION	CITY OF TARPON SPRINGS, FLORIDA
ADDRESS	1175 PINELLAS S. AVE, TARPON SPRINGS
PARCEL ID	13-27-15-87285-000-0010
PROPERTY AREA	1.06 AC± (46,186 SF)
FLU	PRD - PLANNED REDEVELOPMENT DISTRICT
CURRENT ZONING	SAP- SPECIAL AREA PLAN
CURRENT USE	VACANT COMMERCIAL
PROPOSED USE	RESTAURANT WITH MOBILE PICK UP WINDOW
PROPOSED FAR	0.051
PROPOSED ISR	0.526
BUILDING SETBACKS	
	FRONT: 10'
	SIDE: 10';0
	REAR: 10'
LANDSCAPE BUFFER	8' ON ALL SIDES
BUILDING HEIGHT	20' - 8"
FEMA FLOOD ZONE	MAP 12103C0019H, ZONE AE, BFE. = 9' EFF. 8-24-21
EXISTING SITE AREA	
TOTAL PROPETY AREA	1.06 AC± (46,186 SF)
EX BUILDING	0 SF±
EX DRIVEWAY & SIDEWALK	0 SF±
EX IMPERVIOUS TOTAL	120 SF± (0.3%)
EX OPEN SPACE (PERVIOUS)	46,054 SF± (99.7%)
PROP SITE AREA	
PROP BUILDING	2,385 SF± (350SF OUTDOOR DINING)
	(400SF OUTDOOR SEATING AREA)
PROP ASPHALT & SIDEWALK	21,894 SF±
PROP IMPERVIOUS TOTAL	24,279 SF± (52.6%)
PROP OPEN SPACE (PERVIOUS)	21,907 SF± (47.4%)
IMPERVIOUS DIFFERENCE	24,279 SF± - 120 SF± = 24,159 SF
PARKING REQUIRED	EATING ESTABLISHMENT, FAST FOOD
	1 SPACE/80SF GFA INCLUDING OUTDOOR SEATING
	2,385 SF + 350 SF + 400 SF = 3,135 SF
	3,135 SF GFA/ 80 = 39.18 OR 40 SPACES
PARKING REDUCTION	10% REDUCTION FOR THE ADDITION OF BIKE PARKING
	39.18 - 39.18(10%) = 35.27 SPACES
PARKING REDUCTION	10% REDUCTION FOR PROXIMITY TO PINELLAS TRAIL
	35.27 - 35.27(10%) = 31.75 SPACES
FINAL PARKING REQUIRED	32 SPACES
PARKING PROPOSED	27 SPACES INCLUDING 2 ADA SPACES AND
	7 OFFSITE PARALLEL = 34 SPACES TOTAL
BIKE PARKING	PROVIDED AT 10% OF TOTAL PARKING
	4 BIKE SPACES PROPOSED
UTILITIES	
WATER	CITY OF TARPON SPRINGS
SEWER	CITY OF TARPONS SPRINGS

LEVEL OF SERVICE IMPACT TABLE

SERVICE TYPE	EXISTING	PROPOSED
POTABLE WATER (GALLONS PER DAY)	0	3040 GPD
SANITARY SEWER (GALLONS PER DAY)	0	3040 GPD
SOLID WASTE (TONS PER DAY)	0	10.3 TPD
TRANSPORTATION ITE CATEGORY: 934	TOTAL TRIPS PER DAY: 0 PEAK HOUR TRIPS: 0	TOTAL TRIPS PER DAY: 1169 PEAK HOUR TRIPS: 30
EQUIVALENT STORMWATER UNIT (ESU) = PROP. IMPERVIOUS (SF) / 1,945 SF = 24,279 SF / 1,945 SF = 12.48		

SANITARY SEWER CALCULATIONS PER 64E-6 TABLE 1:
RESTAURANTS OPERATING 16 HOURS OR LESS = 40 GPD / SEAT
INTERIOR SEAT COUNT = 40
PATIO SEAT COUNT = 20
SITTING AREA WITH BENCHES = 16
TOTAL SEATS = 76
SANITARY SEWER = 76 SEATS * 40 GPD/SEAT = 3,040 GPD

BAY SITE ENG.

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PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40 Feet

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST PETERSBURG, FL 33716

PATRICK ELY PAYNE LICENSE NO. 85381 6/19/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
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DRAWING: **SITE & HORIZONTAL CONTROL PLAN**

SHEET: **C-5.0**

C:\Users\ely\Dropbox\Bay Site Engineering LLC\Projects\Active\051-01 tarpon springs chipotle construction plans\current plans\C-5.0 SITE & HORIZONTAL CONTROL PLAN.dwg
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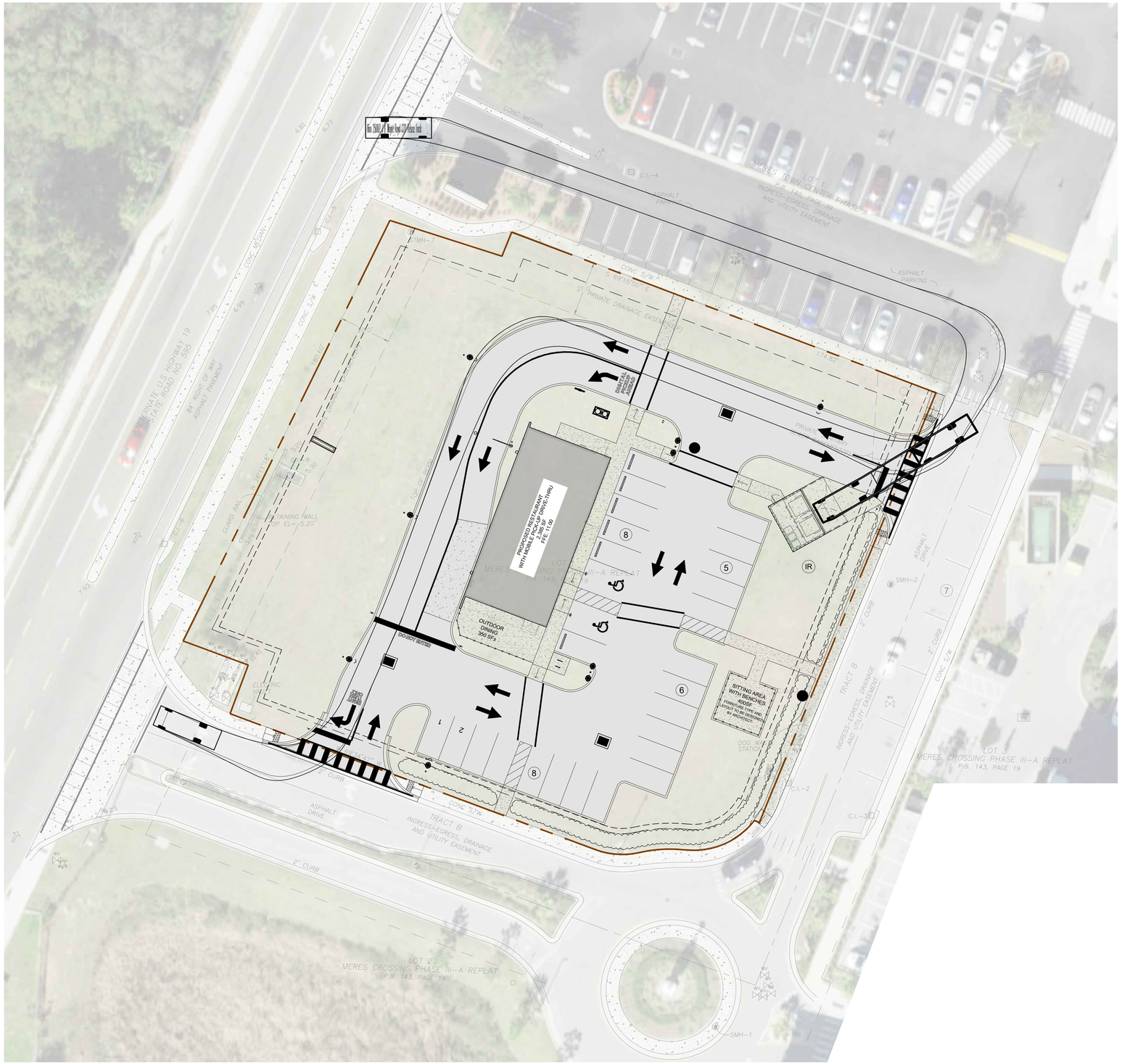
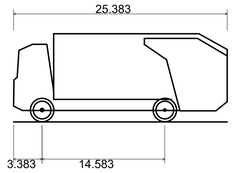


LEGEND:

- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- SILT FENCE
- CONCRETE SIDEWALK / MISC
- HEAVY DUTY CONCRETE



Hino 258ALP J + Wayne Royal GT11 Refuse Truck	
Overall Length	25.383ft
Overall Width	7.975ft
Overall Body Height	10.476ft
Min Body Ground Clearance	1.306ft
Track Width	7.975ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	23.950ft

BAY SITE ENG.

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0 20 40
Feet

REVISION DATE:

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DRAWING:
AUTO TURN REFUSE TRUCK PLAN

SHEET:
C-5.1

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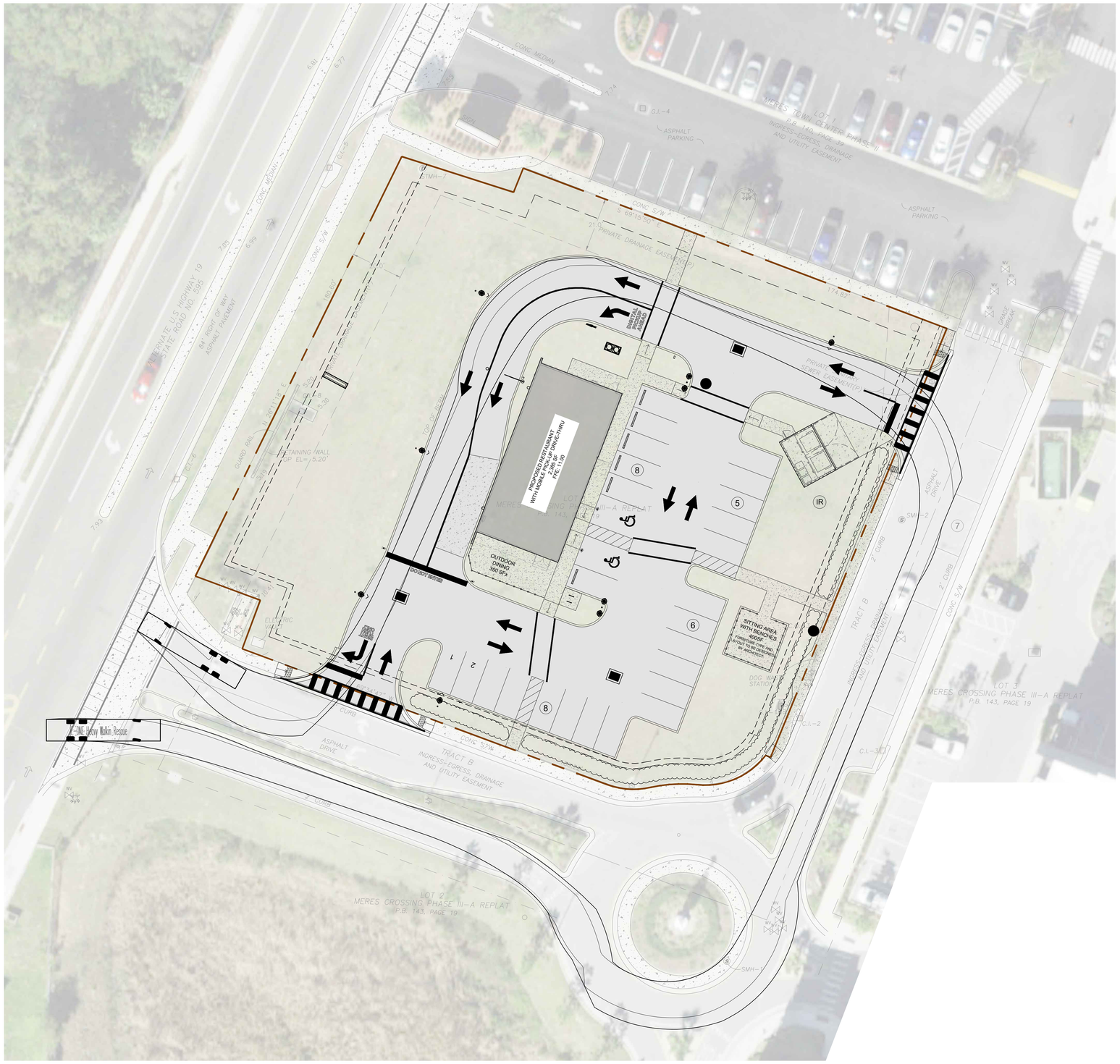

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EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST. PETERSBURG, FL 33716

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DRAWING:
AUTO TURN FIRETRUCK PLAN

SHEET:
C-5.2

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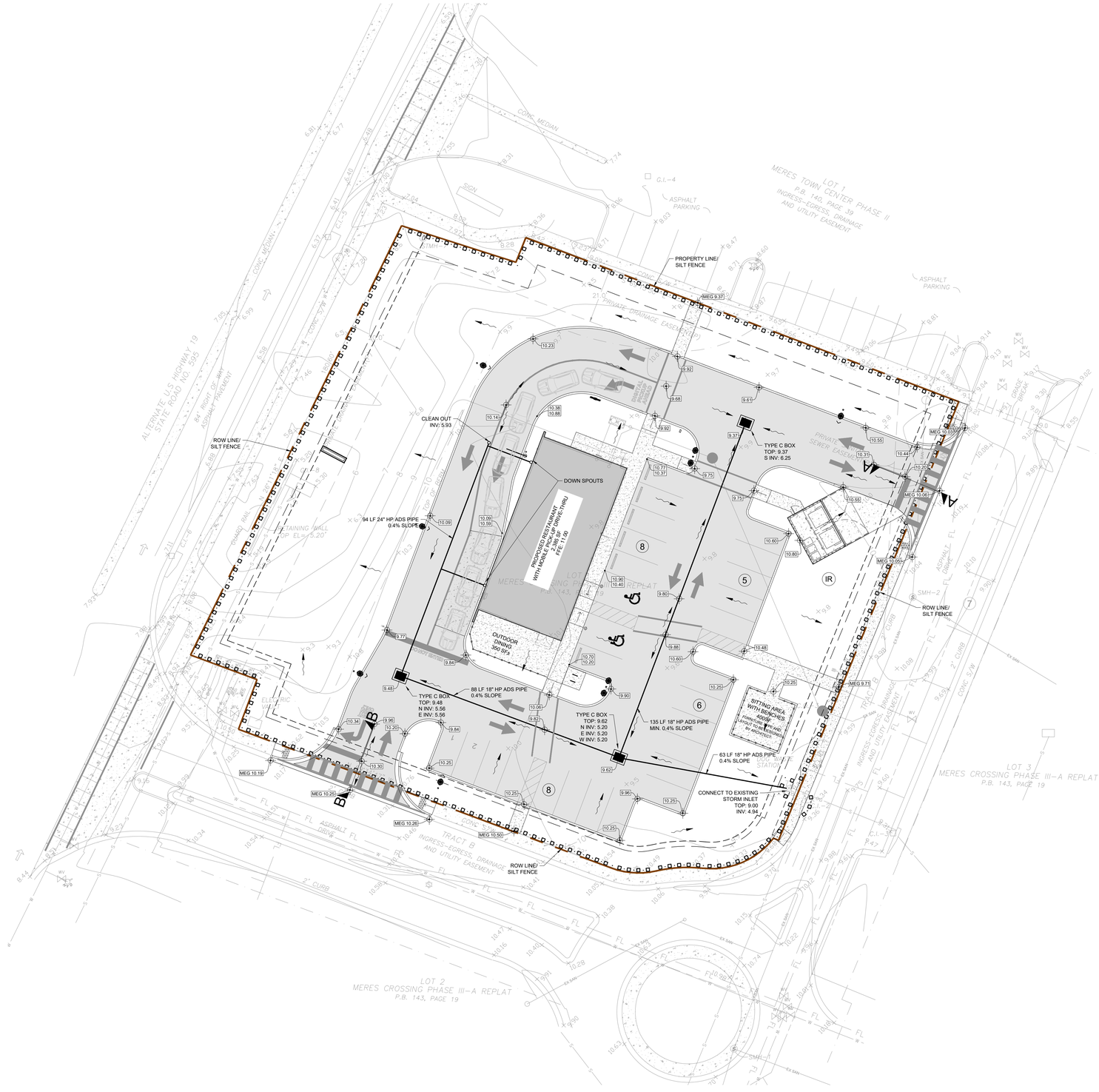
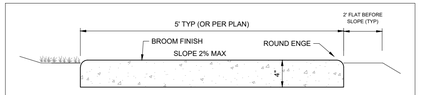


NOTES:

1. ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER N.G.S BENCHMARK "PINCO 0", ELEVATION 28.40' (N.A.V.D. 88). SITE BENCHMARKS ARE AS DEPICTED HEREON.
2. PROPERTY IS IN FLOOD ZONE AE EL. 9 PER MAP 12103C0019H. MAP REVISED 8/24/2021 N.A.V.D. 88.
3. ALL GRADES ARE TO TOP OF SOD.
4. SLOPES GREATER THAN 5:1 MUST BE SODDED.
5. REFER TO FDOT DESIGN STANDARDS (LATEST EDITION) FOR ADDITIONAL DETAILS.

LEGEND:

- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- SILT FENCE
- CONCRETE SIDEWALK / MISC
- HEAVY DUTY CONCRETE
- FLOW ARROW

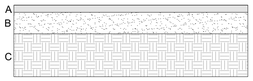


NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 522-001, 522-002, AND 522-003 AND SPECIFICATION 522.
2. CONCRETE SHALL BE A MINIMUM STRENGTH OF 3,000 PSI FIBER REINFORCED AT 28 DAYS.
3. EXPANSION JOINT WILL BE INSTALLED EVERY 20'
4. SLOPE SHALL BE 2% MAX.
5. SIDEWALKS AT ADA RAMPS SHALL BE 6" MINIMUM THICKNESS.
6. ALL SIDEWALKS CROSSING OVER STORM PIPES WILL BE A MIN. OF 6" THICK FOR A 10' OFFSET ON EITHER SIDE OF THE PIPE.

SIDEWALK TYPICAL DETAIL
N.T.S.

1. CONTRACTOR TO CONFIRM PAVEMENT SECTIONS WITH GEOTECH REPORT
2. STABILIZED SUBGRADE UNDER CURB TO BE LBR 40.
3. WHEN NO CURB IS PROPOSED BASE TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
4. ALL CONSTRUCTION AND MATERIALS SHALL MEET CITY STANDARDS.
5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FORM PAVEMENT.
6. ALL DENSITIES SHALL BE AASHTO T-180 METHOD.
7. CONTRACTOR SHALL VERIFY THE FINAL DETERMINATION OF THE APPROPRIATENESS OF THE TYPE OF BASE USED BASED ON SEASONAL HIGH WATER AND OTHER FACTORS.
8. 6" CRUSHED CONCRETE BASE, LBR 150 PRIMED AND COMPACTED TO 100% OF MAX. DENSITY (DETERMINED BY AASHTO T-180)
9. 12" STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO 98% MOD. PROCTOR MAX. DRY DENSITY (ASTM D-1557)

TYPICAL ASPHALT NOTES
N.T.S.

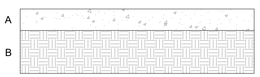


A. 2" TYPE SP 9.5 (S-III) ASPHALT CONCRETE
B. 6" CRUSHED CONCRETE BASE COURSE 100% OF THE MAX MODIFIED PROCTOR DRY DENSITY (AASHTO T-180) MIN LBR 150
C. 12" STABILIZED SUBGRADE (98% PROCTOR) MIN LBR 40 MATERIAL

TYPICAL ASPHALT SECTION
N.T.S.

1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE
2. CONCRETE SHALL BE A MINIMUM STRENGTH OF 3,000 PSI FIBER REINFORCED AT 28 DAYS.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS, AT EACH SIDE OF STORM INLET STRUCTURES, AND AT ALL RADIUS POINTS.
5. EXPANSION JOINTS SHALL BE 1/2 INCH WIDE (WITH 1/2 INCH PREMOLDED JOINT MATERIAL) AND SHALL BE FULL DEPTH OF THE PAVEMENT.
6. A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN CRUSHED CONCRETE BASE AND THE SEASONAL HIGH GROUNDWATER LEVEL SHOULD BE MAINTAINED. OR 24 INCHES OF SEPARATION BETWEEN LIMEROCK BASE AND THE SEASONAL HIGH GROUNDWATER LEVEL
7. WHEN NO CURB IS PROVIDED BASE TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT
8. 12" STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO 98% MOD. PROCTOR MAX. DRY DENSITY (DETERMINED BY AASHTO T-180)

HEAVY DUTY CONCRETE PAVEMENT NOTES
N.T.S.



A. 6" CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY
B. 12" COMPACTED SUBGRADE, TYPE "B" (98% PROCTOR) MIN LBR 60 MATERIAL

HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.
FOR DRIVE THRU AREA.

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ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST. PETERSBURG, FL 33716

PATRICK ELY PAYNE
LICENSE NO. 85381
6/19/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DRAWING:
PAVING GRADING & DRAINAGE PLAN

SHEET:
C-6.0

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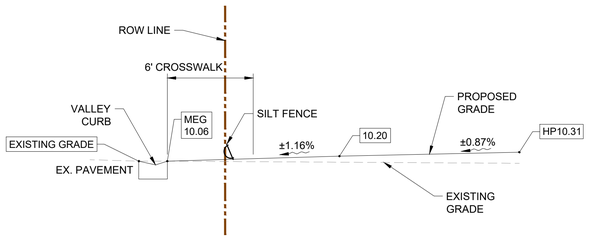
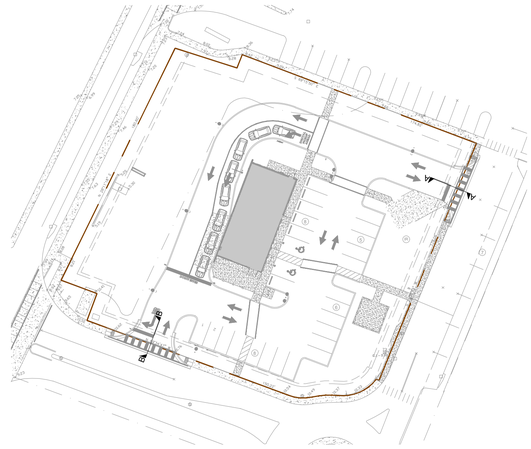
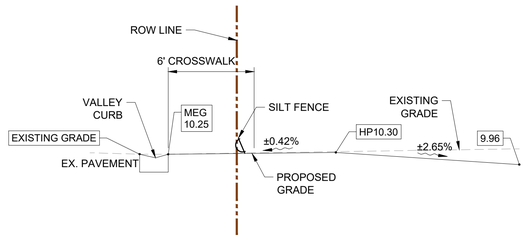


SECTION A-A

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 2'





SECTION B-B

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 2'

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EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:

051-01-01
PROJECT: TARPON SPRINGS CHIPOTLE
1775 S PINELLAS AVE.
TARPON SPRINGS, FL 34689

CLIENT: PV-LARK TARPON, LLC
140 CARILLON PKWY
ST. PETERSBURG, FL 33716

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DRAWING:
DRIVEWAY PROFILES

SHEET:
C-6.1

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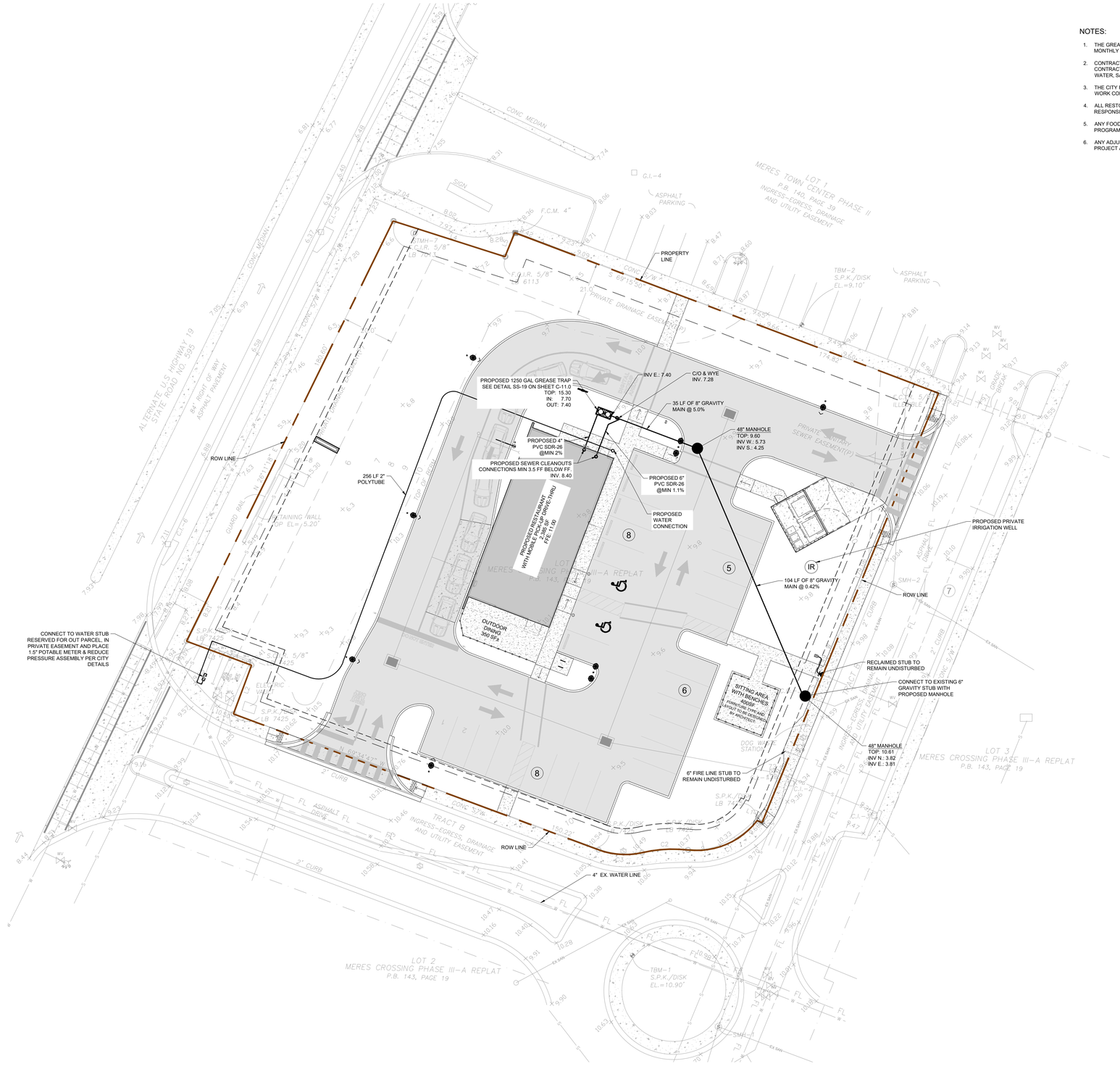

NOTES:

1. THE GREASE INTERCEPTOR NEEDS TO BE PLACED ON A MONTHLY PUMPING SCHEDULE.
2. CONTRACTOR SHALL FIELD VERIFY UTILITIES AND THE CONTRACTOR SHALL COMPLETE AND INSTALL POTABLE WATER, SANITARY SEWER AND RECLAIMED TAPS.
3. THE CITY REQUIRES 48 HOURS NOTICE PRIOR TO ANY WORK COMPLETED ON THE MAINS.
4. ALL RESTORATION IS THE CONTRACTOR'S RESPONSIBILITY.
5. ANY FOOD PREP, MUST FOLLOW THE CITY'S FOG PROGRAM.
6. ANY ADJUSTMENTS TO THE UTILITIES DUE TO THE PROJECT ARE THE CONTRACTOR'S RESPONSIBILITY.

LEGEND:

- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- SILT FENCE
- CONCRETE SIDEWALK / MISC

GENERAL UTILITY NOTES:

1. CALL 811 BEFORE YOU DIG
2. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION FROM ANY WATER, SEWER, STORM CROSSINGS.
3. CONTRACTOR TO MAINTAIN 10" HORIZONTAL SEPARATION FROM ANY WATER TO STORM OR SEWER MAINS.
4. ALL UTILITIES ONSITE TO BE PRIVATELY OWNED AND MAINTAINED.
5. ALL SANITARY SEWER TO BE SRD-26 UNLESS NOTED.

BAYSITE ENGINEERING LLC
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0 20 40
Feet

REVISION DATE:

051-01-01

PROJECT:
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
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DRAWING:
UTILITY PLAN

SHEET:
C-7.0

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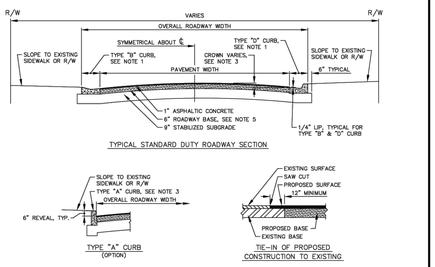
USER: {Steven.Torres} Date: {May 27, 2025} Time: {2:49pm} File Location: {"C:\AEC~1\BIM\Shared Folders\CAD\Standards\Tarpon Springs\14.10~25 {Standards Update}\{date}_Current\C-8 SITE DETAILS.dwg"}

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

STANDARD DUTY ROADWAY DETAIL

DATE 12/15/15 | DWG NO. R-01 | SCALE N.T.S. | SHEET 1 OF 1



TYPICAL STANDARD DUTY ROADWAY SECTION

TYPE "A" CURB (OPTION)

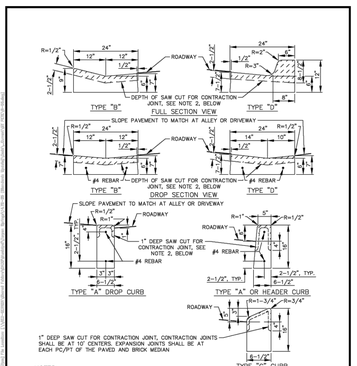
TIE-IN OF PROPOSED CONSTRUCTION TO EXISTING

NOTES:
1. 24' WIDE ROADWAY: 20' OF PAVEMENT WIDTH WITH EITHER TYPE "B" OR TYPE "D" CURB EQUALS 24' OVERALL WIDTH.
2. PAVEMENT WIDTH WITH TYPE "A" CURB IS 20' WIDE, MEASURED FACE TO FACE OF CURB.
3. ROADWAY CROSS SLOPE: 0.02 FT/FT, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. SEE STANDARD DETAIL--TYPE "A", "B", "C", AND "D" CURB.
5. BASE THICKNESS SHOWN IS FOR LIMEROCK, ALTERNATE MATERIALS MAY A REQUIRE DIFFERENT THICKNESS.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

TYPE "A", "B", "C", AND "D" CURB DETAIL

DATE 12/15/15 | DWG NO. R-05 | SCALE N.T.S. | SHEET 1 OF 1

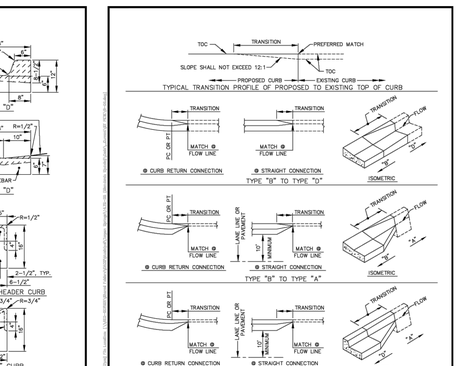


NOTES:
1. WHEN REMOVING EXISTING CURB, THE CURB SHALL BE SAW CUT AT THE NEAREST CONTRACTION JOINT AND A FULL SECTION OF CURB REPLACED.
2. INSTALL EXPANSION JOINTS AT 50' INTERVALS, SAW CUT CONTRACTION JOINTS AT 10' INTERVALS. SAW CUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTERS AND WITHIN CURB AND GUTTER ENDINGS.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

CURB TRANSITIONS DETAIL

DATE 12/15/15 | DWG NO. R-06 | SCALE N.T.S. | SHEET 1 OF 1

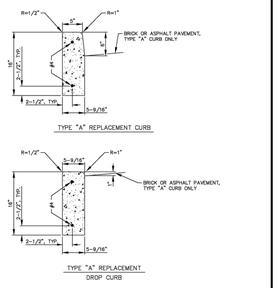


NOTE:
ALL TRANSITIONS SHALL BE 3'-0" IN LENGTH.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

TYPE 'A' CURB REPLACEMENT DETAIL

DATE 12/15/15 | DWG NO. R-07 | SCALE N.T.S. | SHEET 1 OF 1

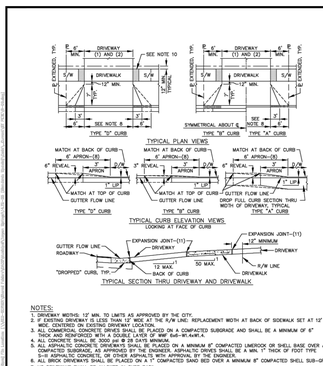


NOTES:
1. WHEN REMOVING EXISTING CURB, THE CURB SHALL BE SAW CUT AT THE NEAREST CONSTRUCTION JOINT AND A FULL SECTION OF CURB REPLACED.
2. INSTALL EXPANSION JOINTS AT 50' INTERVALS, SAW CUT CONTRACTION JOINTS AT 10' INTERVALS.
3. WHEN TYPE "A" CURB IS DROPPED FOR DRIVEWAY OR SIDEWALK CURB RAMP, FULL SECTION CURB SHALL BE MAINTAINED.

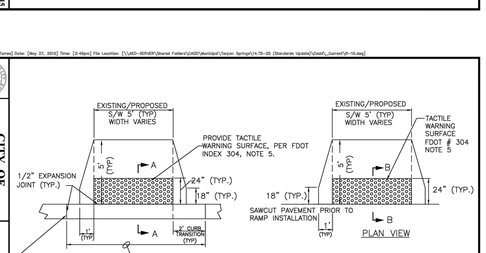
CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

COMMERCIAL DRIVEWAY CONSTRUCTION DETAIL

DATE 12/15/15 | DWG NO. R-09 | SCALE N.T.S. | SHEET 1 OF 1



NOTES:
1. DRIVEWAY WIDTHS: 12' MIN. TO LIMITS AS APPROVED BY THE CITY.
2. CURB RADIUS: 5' MIN. TO 15' MAX. AT THE R/W LINE; REPLACEMENT WIDTH AT BACK OF SIDEWALK SET AT 12' MIDI, CENTERED ON EXISTING DRIVEWAY LOCATION.
3. ALL COMMERCIAL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SUBGRADE AND SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH A DOUBLE LAYER OF WWF 6x6--W1.4xW1.4.
4. ALL CONCRETE SHALL BE 3000 psi @ 28 DAYS MINIMUM.
5. ALL ASPHALTIC CONCRETE DRIVES SHALL BE PLACED ON A MINIMUM 8" COMPACTED LIMEROCK OR SHELL BASE OVER A COMPACTED SUBGRADE, AS APPROVED BY THE ENGINEER. ASPHALTIC DRIVES SHALL BE A MIN. 1" THICK OF FDOT TYPE S--III ASPHALTIC CONCRETE, OR OTHER ASPHALTS WITH APPROVAL BY THE ENGINEER.
6. ALL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SAND BED OVER A MINIMUM 8" COMPACTED SHELL SUB--GRADE.
7. NO DRIVEWAYS SHALL BE ALLOWED IN CURB RADII.
8. WHEN THE SIDEWALK ABUTS THE CURB THE WING SHALL BE 6" WIDE AS SHOWN.
9. FOR DROPPED CURB REQUIREMENTS, SEE STANDARD DETAIL--TYPE "A", "B", "C" AND "D" CURB.
10. WHERE A SIDEWALK MEETS A DRIVEWAY, THE SIDEWALK PANELS ON EACH SIDE OF DRIVEWAY SHALL HAVE A DETECTABLE WARNING SURFACE. WHERE A SIDEWALK CURB RAMP IS LOCATED ON THE LANDING SLOPE IS GREATER THAN 2% A CURB RAMP SHALL BE REQUIRED, SEE STANDARD DETAIL--TYPE I, II, AND III SIDEWALK CURB RAMP, AND CITY STANDARD DETAIL--DETECTABLE WARNING SURFACES.
11. EXPANSION JOINT SHALL CONSIST OF CONTINUOS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.



PLAN VIEW

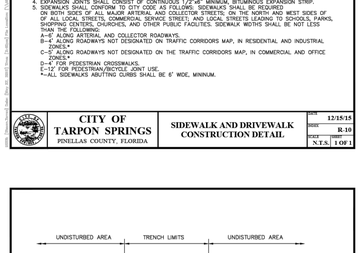
VALLEY GUTTER SECTION A--A

NOTE:
1. SURFACE OF PAVEMENT SHALL BE 1/4" ABOVE LIP OF GUTTER.
2. 1/2" EXPANSION JOINT (AS SHOWN) AND CENTERLINE OF SIDE STREET, WITH (SAWCUT) FALSE JOINTS EVERY 10', LONGITUDINALLY. (SEE SECTION 520 OF THE FDOT STANDARD SPECIFICATIONS).

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

VALLEY GUTTER & TRANSITION

DATE 12/15/15 | DWG NO. R-02 | SCALE N.T.S. | SHEET 1 OF 1

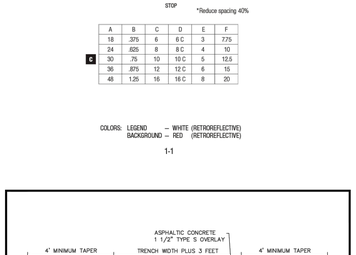


NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED
   A--ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS, ON THE NORTH AND WEST SIDES OF ALL LOCAL STREETS, COMMERCIAL, INDUSTRIAL, MULTI--FAMILY, AND PUBLIC FACILITIES, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL STREETS IN THE VICINITY OF SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTH SHALL BE NOT LESS THAN THE FOLLOWING:
   A--6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B--5' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C--5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D--4' FOR PEDESTRIAN CROSSWALKS.
   E--12' FOR PEDESTRIAN/BICYCLE JOINT USE.
   *--ALL SIDEWALKS ABUTTING CURBS SHALL BE 6" WIDE, MINIMUM.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL

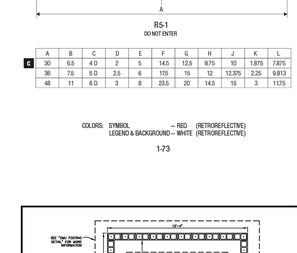
DATE 12/15/15 | DWG NO. R-10 | SCALE N.T.S. | SHEET 1 OF 1



	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1



	A	B	C	D	E	F	G	H	J	K	L
C	30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
	36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
	48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

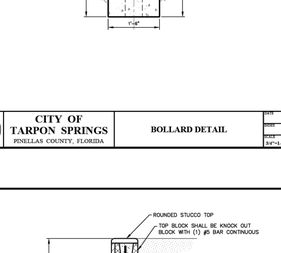
COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

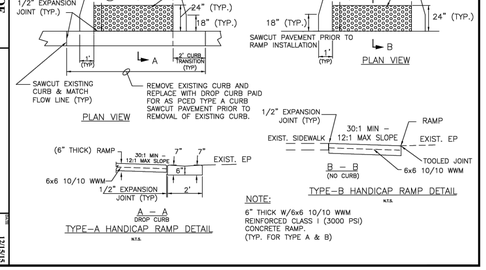
1-73

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

BOLLARD DETAIL

DATE 1/4/17 | DWG NO. G-11 | SCALE N.T.S.--1.0' | SHEET 1 OF 1





TYPE--A HANDICAP RAMP DETAIL
N.T.S.

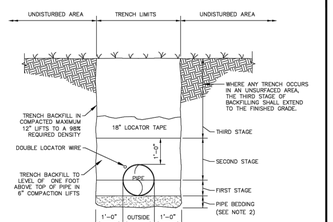
TYPE--B HANDICAP RAMP DETAIL
N.T.S.

NOTE:
6" THICK W/6x6 10/10 WWM REINFORCED CLASS I (3000 PSI) CONCRETE RAMP. (TYP. FOR TYPE A & B)

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

TYPE "A" AND "B" HANDICAP RAMP DETAIL

DATE 12/15/15 | DWG NO. R-11 | SCALE N.T.S. | SHEET 1 OF 1

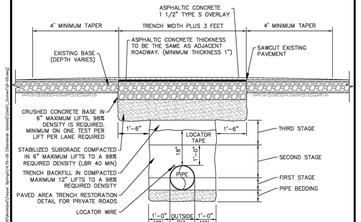


NOTES:
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL OR OTHER APPROVED MATERIAL.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OF A 6" PIPE BEDDING SHALL BE USED.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

UNPAVED AREA TRENCH BACKFILL DETAIL

DATE 12/15/15 | DWG NO. G-04 | SCALE N.T.S. | SHEET 1 OF 1

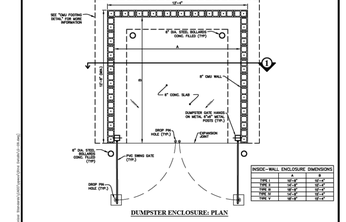


NOTES:
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL OR OTHER APPROVED MATERIAL. REFER TO TECHNICAL SPECIFICATIONS FOR DETAIL REQUIREMENTS.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OFA 6" PIPE BEDDING SHALL BE USED.
3. R.O.W. PERMIT STIPULATIONS OVERRIDE THIS DETAIL WHERE TRENCH IS LOCATED WITHIN A COUNTY R.O.W.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

PAVED AREA TRENCH RESTORATION DETAIL FOR PRIVATE ROADS

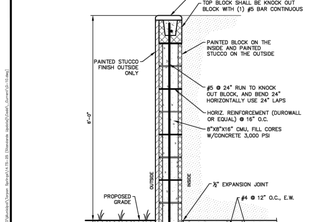
DATE 12/15/15 | DWG NO. G-05 | SCALE N.T.S. | SHEET 1 OF 1



CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

DUMPSTER ENCLOSURE

DATE 10/16/17 | DWG NO. G-09 | SCALE N.T.S. | SHEET 1 OF 1



DUMPSTER TO BE BUILT PER BUILDING PLANS BY ARCHITECTS. WILL MEET THE MINIMUM DIMENSIONAL HEIGHT, OPACITY, AND OTHER SPECIFICATIONS AS REQUIRED BY LAND DEVELOPMENT CODE SECTION 139.01 OF CITY DETAILS

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA

DUMPSTER: CMU WALL FOOTING

DATE 1/4/17 | DWG NO. G-10 | SCALE N.T.S.--1.0' | SHEET 1 OF 1

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST. PETERSBURG, FL 33716

PATRICK ELY PAYNE LICENSE NO. 85381 6/19/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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SITE DETAILS

SHEET:
C-8.0

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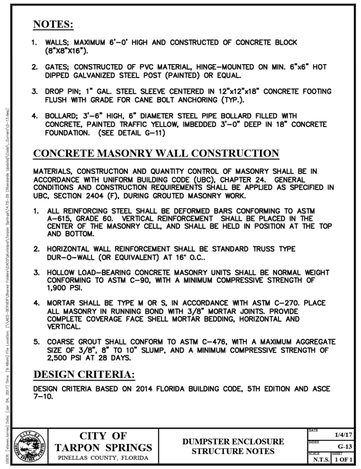


NOTES:

1. WALLS; MAXIMUM 6'-0" HIGH AND CONSTRUCTED OF CONCRETE BLOCK (8"X8"X16").
2. GATES; CONSTRUCTED OF PVC MATERIAL, HINGE-MOUNTED ON MIN. 6"x6" HOT DIPPED GALVANIZED STEEL POST (PAINTED) OR EQUAL.
3. DROP PIN; 1" GAL. STEEL SLEEVE CENTERED IN 12"x12"x18" CONCRETE FOOTING FLUSH WITH GRADE FOR CANE BOLT ANCHORING (TYP.).
4. BOLLARD; 3'-6" HIGH, 8" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW, IMBEDDED 3'-0" DEEP IN 18" CONCRETE FOUNDATION. (SEE DETAIL G-11)

CONCRETE MASONRY WALL CONSTRUCTION

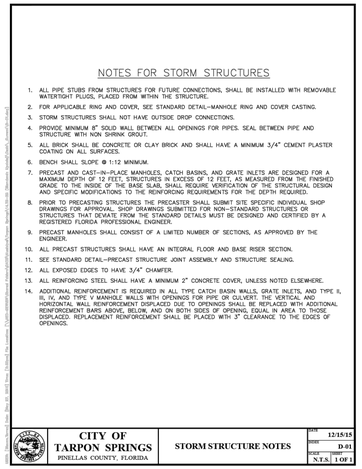
MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH UNIFORM BUILDING CODE (UBC), CHAPTER 24. GENERAL CONDITIONS AND CONSTRUCTION REQUIREMENTS SHALL BE APPLIED AS SPECIFIED IN UBC, SECTION 2404 (F), DURING GROUTED MASONRY WORK.

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60. VERTICAL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL, AND SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM.
2. HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD TRUSS TYPE DUR-O-WALL (OR EQUIVALENT) AT 16" O.C..
3. HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C-90, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI.
4. MORTAR SHALL BE TYPE M OR S, IN ACCORDANCE WITH ASTM C-270. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL.
5. COARSE GROUT SHALL CONFORM TO ASTM C-476, WITH A MAXIMUM AGGREGATE SIZE OF 3/8", 8" TO 10" SLUMP, AND A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.

DESIGN CRITERIA:

DESIGN CRITERIA BASED ON 2014 FLORIDA BUILDING CODE, 5TH EDITION AND ASCE 7-10.

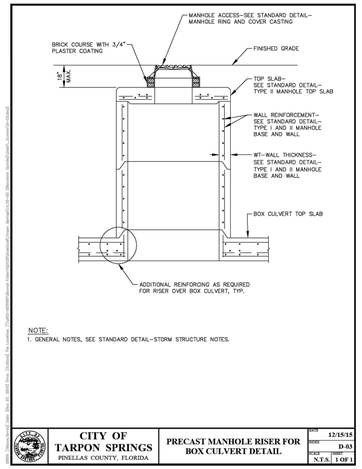
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA | DUMPSTER ENCLOSURE STRUCTURE NOTES | DATE 1/4/17 | INDEX G-13 | SHEET N.T.S. | 1 OF 1



NOTES FOR STORM STRUCTURES

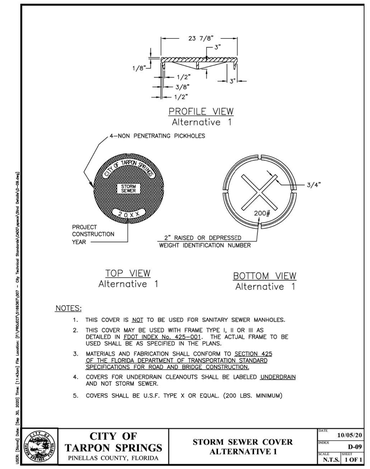
1. ALL PIPE STUBS FROM STRUCTURES FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE STRUCTURE.
2. FOR APPLICABLE RING AND COVER, SEE STANDARD DETAIL-MANHOLE RING AND COVER CASTING.
3. STORM STRUCTURES SHALL NOT HAVE OUTSIDE DROP CONNECTIONS.
4. PROVIDE MINIMUM 8" SOLID WALL BETWEEN ALL OPENINGS FOR PIPES. SEAL BETWEEN PIPE AND STRUCTURE WITH NON SHRINK GROUT.
5. ALL BRICK SHALL BE CONCRETE OR CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER COATING ON ALL SURFACES.
6. BENCH SHALL SLOPE @ 1:12 MINIMUM.
7. PRECAST AND CAST-IN-PLACE MANHOLES, CATCH BASINS, AND GRATE INLETS ARE DESIGNED FOR A MAXIMUM DEPTH OF 12 FEET. STRUCTURES IN EXCESS OF 12 FEET, AS MEASURED FROM THE FINISHED GRADE TO THE INSIDE OF THE BASE SLAB, SHALL REQUIRE VERIFICATION OF THE STRUCTURAL DESIGN AND SPECIFIC MODIFICATIONS TO THE REINFORCING REQUIREMENTS FOR THE DEPTH REQUIRED.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NON-STANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A LIMITED NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION.
11. SEE STANDARD DETAIL-PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING.
12. ALL EXPOSED EDGES TO HAVE 3/4" CHAMFER.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 2" CONCRETE COVER, UNLESS NOTED ELSEWHERE.
14. ADDITIONAL REINFORCEMENT IS REQUIRED IN ALL TYPE CATCH BASIN WALLS, GRATE INLETS, AND TYPE II, III, IV, AND TYPE V MANHOLE WALLS WITH OPENINGS FOR PIPE OR CULVERT. THE VERTICAL AND HORIZONTAL WALL REINFORCEMENT DISPLACED DUE TO OPENINGS SHALL BE REPLACED WITH ADDITIONAL REINFORCEMENT BARS ABOVE, BELOW, AND ON BOTH SIDES OF OPENING, EQUAL IN AREA TO THOSE DISPLACED. REPLACEMENT REINFORCEMENT SHALL BE PLACED WITH 3" CLEARANCE TO THE EDGES OF OPENINGS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA | STORM STRUCTURE NOTES | DATE 12/15/15 | INDEX D-01 | SHEET N.T.S. | 1 OF 1



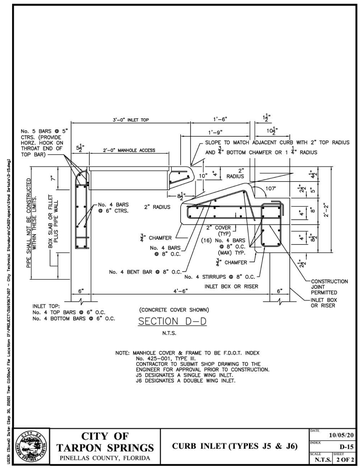
NOTE:
1. GENERAL NOTES, SEE STANDARD DETAIL-STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA | PRECAST MANHOLE RISER FOR BOX CULVERT DETAIL | DATE 12/15/15 | INDEX D-03 | SHEET N.T.S. | 1 OF 1



NOTES:
1. THIS COVER IS NOT TO BE USED FOR SANITARY SEWER MANHOLES.
2. THIS COVER MAY BE USED WITH FRAME TYPE I, II OR III AS DETAILED IN FDOT INDEX No. 425-001. THE ACTUAL FRAME TO BE USED SHALL BE AS SPECIFIED IN THE PLANS.
3. MATERIALS AND FABRICATION SHALL CONFORM TO SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. COVERS FOR UNDERDRAIN CLEANOUTS SHALL BE LABELED UNDERDRAIN AND NOT STORM SEWER.
5. COVERS SHALL BE U.S.F. TYPE X OR EQUAL. (200 LBS. MINIMUM)

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA | STORM SEWER COVER ALTERNATIVE 1 | DATE 10/05/20 | INDEX D-09 | SHEET N.T.S. | 1 OF 1

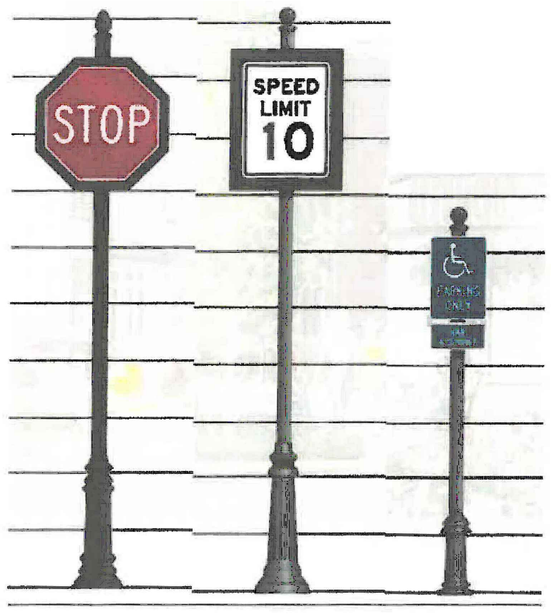


NOTE: MANHOLE COVER & FRAME TO BE F.D.O.T. INDEX No. 425-001, TYPE III. CONTRACTOR TO SUBMIT SHOP DRAWING TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. J5 DESIGNATES A SINGLE WING INLET. J6 DESIGNATES A DOUBLE WING INLET.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA | CURB INLET (TYPES J5 & J6) | DATE 10/05/20 | INDEX D-15 | SHEET N.T.S. | 2 OF 2

NOTES:
ALL PARKING LOT TRAFFIC CONTROL SIGNAGE MUST MEET THE FOLLOWING DESIGN STANDARDS, PER LDC SECTION 127.06:

1. SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR.
2. SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.
3. SIGN POSTS SHALL BE AT LEAST THREE INCHES IN DIAMETER.
4. SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.
5. SIGNS SHALL HAVE A BLACK OR GREEN BORDER OF AT LEAST ONE INCH IN WIDTH. SIGNS IDENTIFYING INDIVIDUAL PARKING SPACES ARE EXEMPT FROM THIS REQUIREMENT.



BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1175 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST PETERSBURG, FL 33716

PATRICK ELY PAYNE LICENSE NO. 85381 6/19/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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C-8.1

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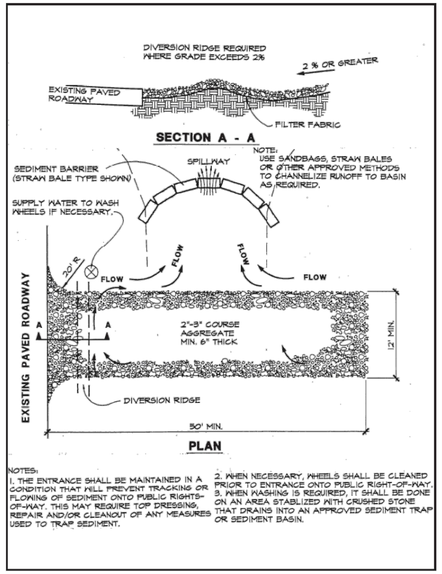


Figure 4.3a. Temporary Gravel Construction Entrance

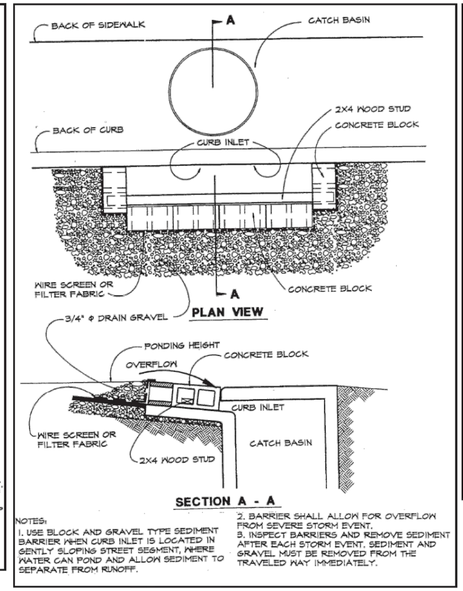


Figure 4.5i. Block and Gravel Curb Inlet Sediment Barrier

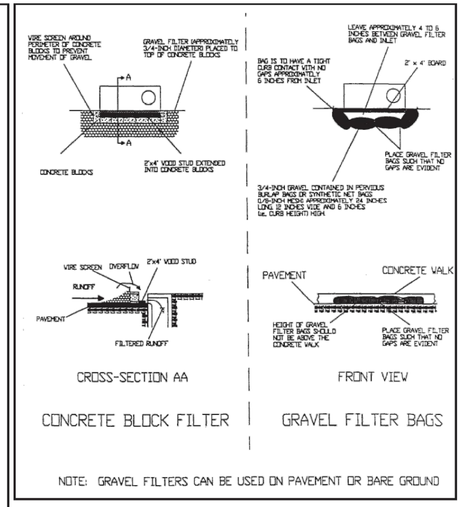


Figure 4.5j. Curb Inlet Gravel Filters

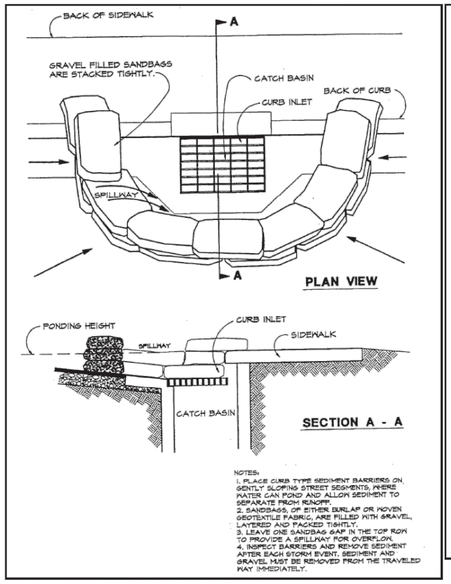


Figure 4.5k. Curb Inlet Sediment Barrier

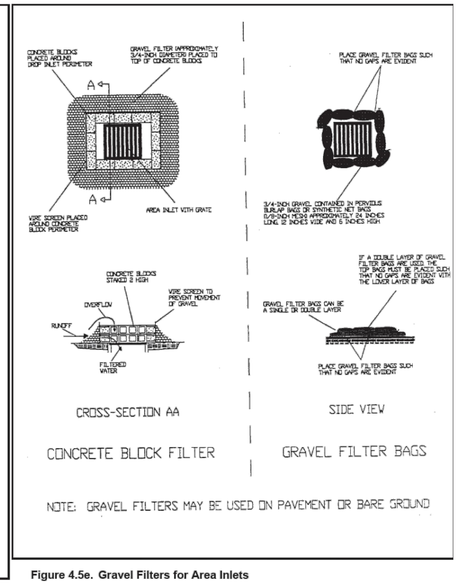
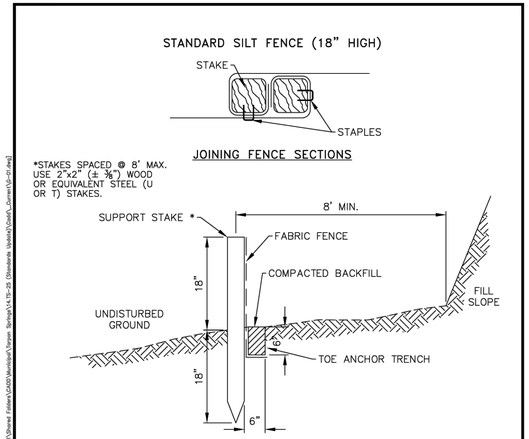


Figure 4.5e. Gravel Filters for Area Inlets



FABRIC WIDTH SHALL BE 30" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	SILT FENCE INSTALLATION DETAIL	DATE	12/15/15
		INDEX	G-01
		SCALE	N.T.S.
		SHEET	1 OF 1

SILT FENCE DETAILS

BAY SITE ENG.
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PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
1775 S PINELLAS AVE
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY
ST. PETERSBURG, FL 33716

PATRICK ELY PAYNE
LICENSE NO. 85381
6/19/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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BMP DETAILS

SHEET:
C-9.0

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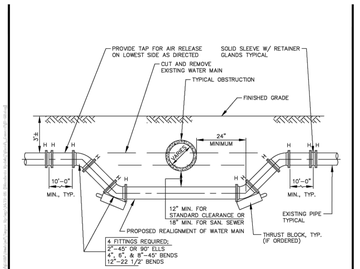
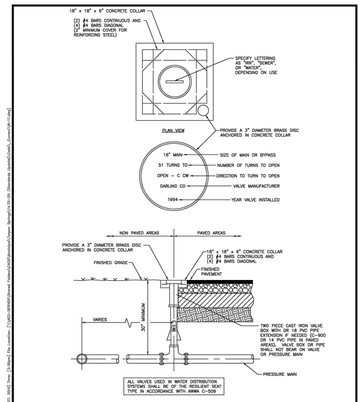
1. ALL PRESSURE PIPE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS SHOWN HEREIN, OR AS DIRECTED BY THE ENGINEER.
2. PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURE REQUIREMENTS.
3. THE CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY AS REQUIRED TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
4. PRESSURE PIPE CLEARANCES SHALL BE AS FOLLOWS:
   A) POTABLE WATER MAINS IN PARALLEL INSTALLATIONS SHALL MAINTAIN A MINIMUM 10 FEET OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   B) POTABLE WATER MAINS WHERE CROSSING SHALL MAINTAIN A MINIMUM OF 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   C) POTABLE WATER MAINS SHALL MAINTAIN A MINIMUM OF 5 FOOT CENTER TO CENTER HORIZONTAL CLEARANCE OR 3 FOOT OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE AND 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM RECLAIMED WATER MAINS.
5. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST TO THE CITY.
6. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER REGARDING SHUTTING DOWN WATER MAINS. PROPER AND ADEQUATE NOTIFICATION MUST BE MADE TO PROPERTY OWNERS, BUT IN NO CASE SHALL LESS THAN 24 HOURS WRITTEN NOTICE BE GIVEN.
7. THE OPENING AND/OR CLOSING OF EXISTING VALVES OR NEW VALVES INSTALLED IN PRESSURE PIPE SYSTEMS SHALL BE BY A CITY SANITARIAN AFTER COORDINATION WITH THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT AND LABOR TO MAKE TAPS IN PRESSURE PIPE MAINS WHERE TAPPING SLEEVES AND VALVES ARE SHOWN ON THE PLANS.
9. ALL NEW DUCTILE IRON PRESSURE PIPE, FITTINGS, AND VALVE BODIES SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH ANSI/AWWA C105.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING POTABLE AND RE-CLAIMED SERVICE LINES UNDER PAVEMENT OR ELSEWHERE IN THE CONSTRUCTION ZONE. REPLACE SERVICE LINES WHERE SHOWN OR DIRECTED BY THE ENGINEER. ALL RELOCATED SERVICE LINES SHALL BE RE-LOCATED SO THAT THE METER ASSEMBLY WILL NOT BE IN AN ALLEY, DRIVEWAY, OR OTHER VEHICULAR TRAVEL PATH.
11. ALL EXISTING POTABLE AND/OR RECLAIMED WATER SERVICE LINES SHALL BE TRANSFERRED TO THE NEW MAIN, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. MAINTAIN A MINIMUM COVER OF 36 INCHES UNDER ROADWAYS, ALLEYS, AND DRIVEWAYS. MAINTAIN A MINIMUM OF 30 INCHES OF COVER IN SODDED AND LANDSCAPED AREAS.
13. THRUST BLOCKING SHALL NOT BE USED, UNLESS ORDERED BY THE ENGINEER. HARNESSED PIPE JOINTS SHALL BE USED. THE LENGTH OF HARNESSED JOINTS SHALL BE AS SHOWN ON THE PLANS.
14. SANITARY SEWER FORCE MAINS SHALL NOT USE GREATER THAN 45° BENDS FOR OFFSETS OR REALIGN-MENT OF THE FORCE MAIN. THE 45° BENDS SHALL HAVE A MINIMUM OF 5 FEET BETWEEN THEM, WHEN POSSIBLE.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	NOTES FOR PRESSURE PIPE	DATE 12/15/15 · SHEET W-01 · SCALE N.T.S. · 1 OF 1

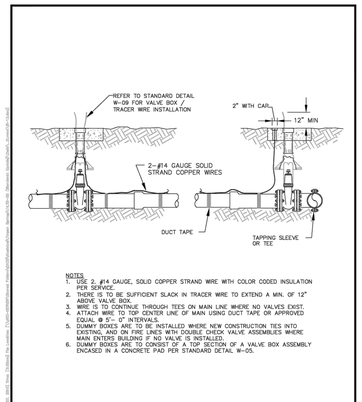


NOTES:
1. FOR 2" THROUGH 12" WATER MAIN.
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION, AS DIRECTED.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)
7. VERTICAL ADJUSTMENT MAY BE OVER AN OBSTRUCTION, IF MINIMUM PIPE COVER AND BOTTOM CLEARANCES ARE AVAILABLE.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	WATER MAIN VERTICAL ADJUSTMENT DETAIL	DATE 12/15/15 · SHEET W-02 · SCALE N.T.S. · 1 OF 1

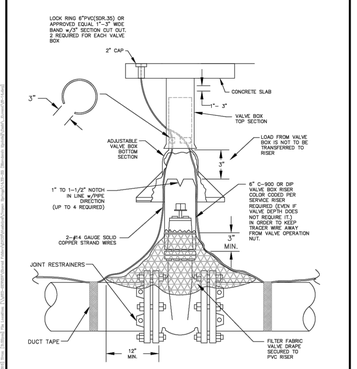


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL VALVE SETTING DETAIL	DATE 12/15/15 · SHEET W-11 · SCALE N.T.S. · 1 OF 1

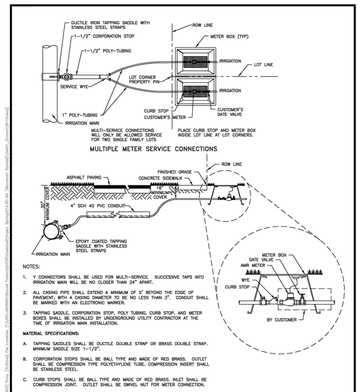


NOTES
1. USE 2, #14 GAUGE, SOLID COPPER STRAND WIRE WITH COLOR CODED INSULATION PER SERVICE.
2. THERE IS TO BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
3. ATTACH WIRE TO CONTINUE THROUGH TEES ON MAIN LINE WHERE NO VALVES EXIST.
4. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'-0" INTERVALS.
5. DUMMY BOXES ARE TO BE INSTALLED WHERE NEW CONSTRUCTION TIES INTO EXISTING, AND ON FIRE LINES WITH DOUBLE CHECK VALVE ASSEMBLIES WHERE MAIN ENTERS BUILDING IF NO VALVE IS INSTALLED.
6. DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE PAD PER STANDARD DETAIL W-05.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TRACER WIRE INSTALLATION	DATE 12/15/15 · SHEET W-13 · SCALE N.T.S. · 1 OF 1



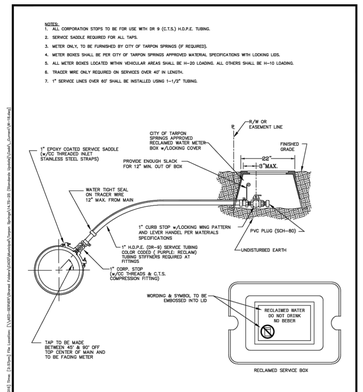
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	VALVE BOX/TRACER WIRE INSTALLATION	DATE 12/15/15 · SHEET W-14 · SCALE N.T.S. · 1 OF 1



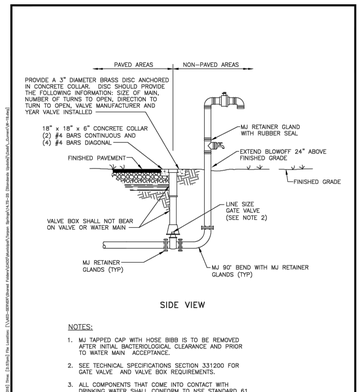
NOTES:
1. Y CONNECTORS SHALL BE USED FOR MULTI-SERVICE. SUCCESSIVE TAPS INTO IRRIGATION MAIN WILL BE NO CLOSER THAN 24" APART.
2. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 5' BEYOND THE EDGE OF PAVEMENT, WITH A CASING DIAMETER TO BE NO LESS THAN 3". CONDUIT SHALL BE MARKED WITH AN ELECTRONIC MARKER.
3. TAPPING SADDLE, CORPORATION STOP, POLY TUBING, CURB STOP, AND METER BOXES SHALL BE INSTALLED BY UNDERGROUND UTILITY CONTRACTOR AT THE TIME OF IRRIGATION MAIN INSTALLATION.

MATERIAL SPECIFICATIONS:
A. TAPPING SADDLES SHALL BE DUCTILE DOUBLE STRAP OR BRASS DOUBLE STRAP, MINIMUM SADDLE SIZE 1-1/2".
B. CORPORATION STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. OUTLET SHALL BE COMPRESSION TYPE POLYETHYLENE TUBE. COMPRESSION INSERT SHALL BE STAINLESS STEEL.
C. CURB STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. INLET SHALL BE COMPRESSION JOINT. OUTLET SHALL BE SWIVEL NUT FOR METER CONNECTION.
D. AUTOMATIC METER READER (AMR) METER BOXES SHALL HAVE CAST IRON READ LID.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL IRRIGATION SERVICE METER SETTING DETAIL FOR CONNECTION TO IRRIGATION MAIN	DATE 12/15/15 · SHEET W-16 · SCALE N.T.S. · 1 OF 1



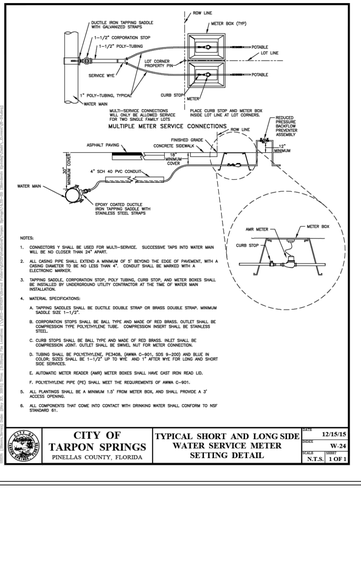
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	1" METERED RECLAIM WATER SERVICE	DATE 12/15/15 · SHEET W-18 · SCALE N.T.S. · 1 OF 1



SIDE VIEW

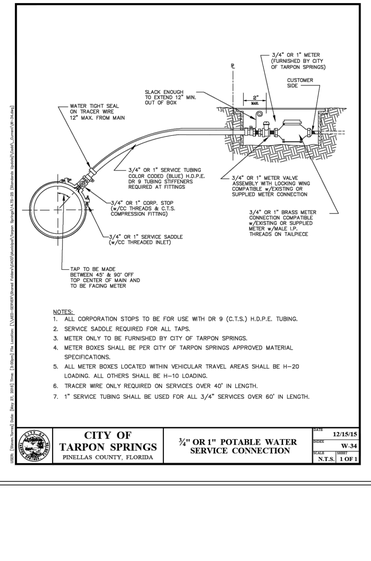
NOTES:
1. MJ TAPPED CAP WITH HOSE BIBB IS TO BE REMOVED AFTER INITIAL BACTERIOLOGICAL CLEARANCE AND PRIOR TO WATER MAIN ACCEPTANCE.
2. SEE TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
3. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TEMPORARY BLOWOFF ASSEMBLY WITH BACTERIAL SAMPLE POINT DETAIL	DATE 12/15/15 · SHEET W-19 · SCALE N.T.S. · 1 OF 1



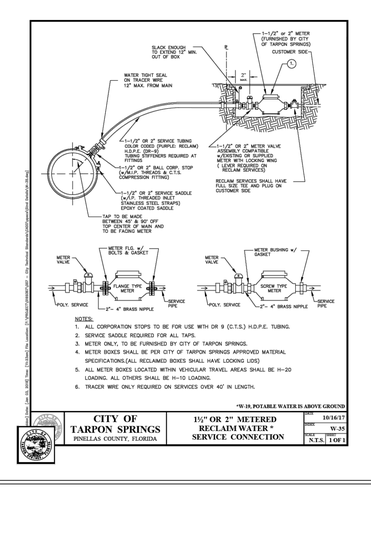
NOTES:
1. CONNECTION Y SHALL BE USED FOR MULTI-SERVICE. SUCCESSIVE TAPS INTO WATER MAIN WILL BE NO CLOSER THAN 24" APART.
2. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 5' BEYOND THE EDGE OF PAVEMENT, WITH A CASING DIAMETER TO BE NO LESS THAN 4". CONDUIT SHALL BE MARKED WITH A ELECTRONIC MARKER.
3. TAPPING SADDLE, CORPORATION STOP, POLY TUBING, CURB STOP, AND METER BOXES SHALL BE INSTALLED BY UNDERGROUND UTILITY CONTRACTOR AT THE TIME OF METER MAIN INSTALLATION.
4. MATERIAL SPECIFICATIONS:
   A. TAPPING SADDLES SHALL BE DUCTILE DOUBLE STRAP OR BRASS DOUBLE STRAP, MINIMUM SADDLE SIZE 1-1/2".
   B. CORPORATION STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS, OUTLET SHALL BE COMPRESSION TYPE POLYETHYLENE TUBE. COMPRESSION INSERT SHALL BE STAINLESS STEEL.
   C. CURB STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS, INLET SHALL BE COMPRESSION JOINT. OUTLET SHALL BE SWIVEL NUT FOR METER CONNECTION.
   D. TUBING SHALL BE POLYETHYLENE PIPE (SIMILAR C-901), SDR 9-1000 AND BLUE IN COLOR. TUBING SHALL BE 1-1/2" UP TO #12 AND 1" AFTER #16 FOR LONG AND SHORT SIDE SERVICES.
   E. AUTOMATIC METER READER (AMR) METER BOXES SHALL HAVE CAST IRON READ LID.
   F. POLYETHYLENE PIPE (PE) SHALL MEET THE REQUIREMENTS OF AWWA C-901.
5. ALL PLANTINGS SHALL BE A MINIMUM 1.5' FROM METER BOX, AND SHALL PROVIDE A 3' ACCESS OPENING.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL SHORT AND LONG SIDE WATER SERVICE METER SETTING DETAIL.	DATE 12/15/15 · SHEET W-24 · SCALE N.T.S. · 1 OF 1



NOTES:
1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY TO BE FURNISHED BY CITY OF TARPON SPRINGS.
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS.
5. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.
7. 1" SERVICE TUBING SHALL BE USED FOR ALL 3/4" SERVICES OVER 60' IN LENGTH.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	¾" OR 1" POTABLE WATER SERVICE CONNECTION	DATE 12/15/15 · SHEET W-34 · SCALE N.T.S. · 1 OF 1



NOTES:
1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY, TO BE FURNISHED BY CITY OF TARPON SPRINGS.
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS.(ALL RECLAIMED BOXES SHALL HAVE LOCKING LIDS)
5. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.

*W-18, POTABLE WATER IS ABOVE GROUND

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	1½" OR 2" METERED RECLAIM WATER * SERVICE CONNECTION	DATE 10/16/17 · SHEET W-35 · SCALE N.T.S. · 1 OF 1

BAY SITE ENG.
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EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

051-01-01

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1175 S PINELLAS AVE.
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 LEMLLON PKWY
ST. PETERSBURG, FL 33716

PATRICK ELY PAYNE
LICENSE NO. 85381
6/19/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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WATER DETAILS

SHEET:
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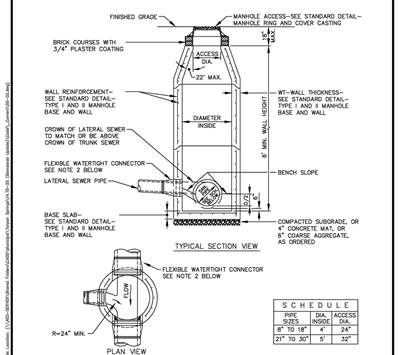
NOTES FOR SANITARY STRUCTURES

1. ALL MANHOLES SHALL BE PRECAST CONCRETE OR FIBERGLASS REINFORCED POLYESTER (FRP), UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FROM PRECAST MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE MANHOLE.
3. ALL TYPE I CONE SECTIONS SHALL BE CONCENTRIC WITH RING CASTING CENTERED IN STRUCTURE, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER.
4. THE CONE SECTION OF TYPE I PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE CONE SECTION.
6. ALL MANHOLES WITH SLAB TOP SHALL BE TYPE II, SEE STANDARD DETAIL–TYPE II MANHOLE TOP SLAB.
7. A DROP MANHOLE SHALL BE REQUIRED WHEN THE INVERT OF ANY INCOMING PIPE IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NONSTANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A MINIMUM NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, SEE STANDARD DETAIL–TYPE I AND II MANHOLE BASE AND WALL.
11. FOR PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL–PRECAST STRUCTURE JOINT ASSEMBLY.
12. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
13. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL–MANHOLE RING AND COVER CASTING.
14. PRECAST BASE SECTION SHALL BE INSTALLED ON A CONCRETE MAT WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
15. ALL BRICK SHALL BE CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER ON ALL SURFACES.
16. BENCH SHALL SLOPE @ 1:12 MINIMUM.
17. A PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE AND OUTSIDE SURFACES OF STRUCTURES, EXCEPT FRP'S. THE PROTECTIVE COATING SHALL COVER THE COMPLETE EXTERIOR AND INTERIOR SURFACE OF THE STRUCTURE, (INCLUDING CONE SECTIONS, RISERS, AND INVERT) FROM THE BOTTOM SLAB TO THE GROUND SURFACE EXCLUDING THE COVER CASTING, LID, AND THE HORIZONTAL PLANE OF THE PIPE PENTRATIONS OR CUT OPENINGS. THE UNDERSIDE OF THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION. 2 COATS OF THE PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE, AND 1 SHALL BE APPLIED TO THE OUTSIDE. THE COATING SHALL BE OF TAR EPOXY, KOP–COAT BITUMASTIC 300–M OR APPROVED EQUAL. EACH COATING SHALL YELD A FINAL DRY FILM 9 mils IN THICKNESS.
18. PRIOR TO MANUFACTURING OF FRP MANHOLE, MANUFACTURER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR THE DESIGN OF INVERT AND BENCH AREA, PIPE CONNECTIONS, FABRICATION DETAILS AND INSTALLATION METHODS FOR APPROVAL.
19. FOR FRP MANHOLES A FIBERGLASS ENCLOSED INVERT AND BENCH MAY BE INSTALLED BY THE MANUFACTURER OR CONCRETE MAY BE USED FOR THE BENCH AREA AND INVERT, AS DIRECTED BY THE ENGINEER.
20. FRP STIFFENING RIBS ARE REQUIRED AT 10' DEPTH OR MORE.

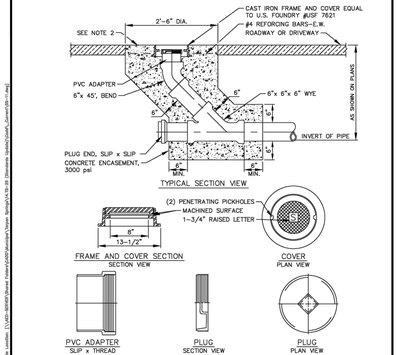
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SANITARY STRUCTURE NOTES	DATE 12/15/15 · INDEX SS-01 · SCALE N.T.S. · SHEET 1 OF 1



SCHEDULE		
PIPE SIZES	DIA. INSIDE	ACCESS DIA.
8" TO 18"	4'	24"
21" TO 30"	5'	32"

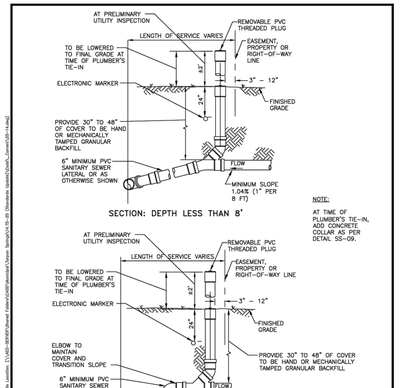
NOTES:
1. SEE GENERAL NOTES, STANDARD DETAIL–SANITARY MANHOLE NOTES.
2. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWK SEAL" OR "PSX- POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SANITARY PRECAST MANHOLE TYPE I	DATE 12/15/15 · INDEX SS-02 · SCALE N.T.S. · SHEET 1 OF 1

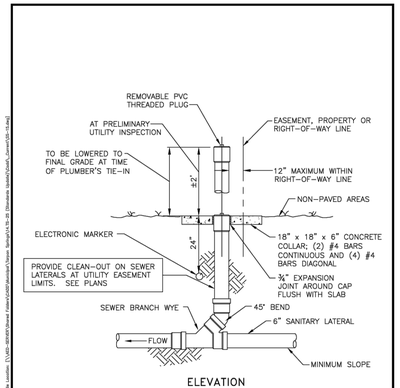


NOTES:
1. THIS SANITARY CLEAN OUT IS TO BE USED IN ALL TRAFFIC AREAS, INCLUDING THE PARKWAY FROM CURB TO PROPERTY LINE, OR SIDEWALK
2. IN ASPHALTIC PAVEMENT AREAS CONCRETE COLLAR SHALL BE LOWERED 3" FROM GRADE TO ALLOW FOR THE ASPHALT TO BE AROUND COLLAR. COLLAR IS 3" THICK IN THESE AREAS.
3. PLUG SHALL CONFORM TO THE SPECIFICATIONS AND SHALL HAVE A GASKET.
4. WYE SHALL CONFORM TO ASTM D–3034, & NSF STANDARD #14.

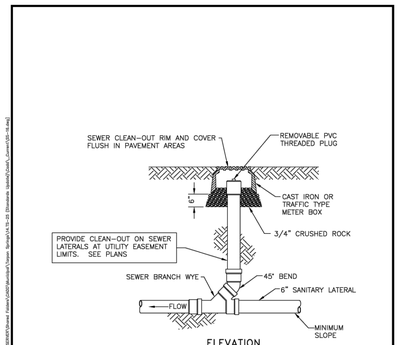
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS DETAIL	DATE 12/15/15 · INDEX SS-11 · SCALE N.T.S. · SHEET 1 OF 1



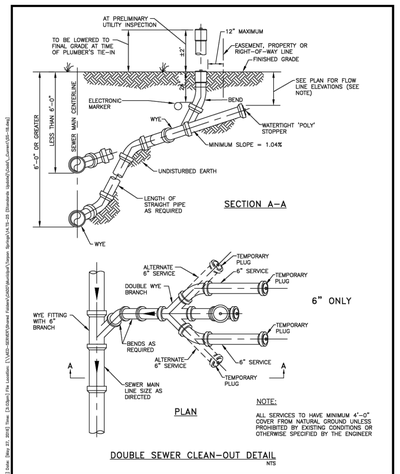
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CONNECTION DETAILS PROPERTY, RIGHT–OF–WAY OR EASEMENT LINE	DATE 12/15/15 · INDEX SS-14 · SCALE N.T.S. · SHEET 1 OF 1



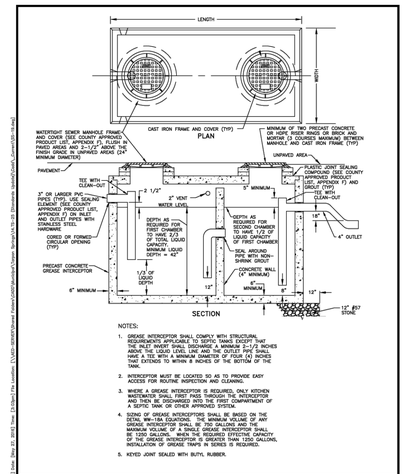
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN–OUT DETAIL NON PAVED AREAS	DATE 12/15/15 · INDEX SS-15 · SCALE N.T.S. · SHEET 1 OF 1



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN-OUT DETAIL PAVED AREAS	DATE 12/15/15 · INDEX SS-16 · SCALE N.T.S. · SHEET 1 OF 1



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	DOUBLE SEWER CLEAN-OUT DETAIL	DATE 12/15/15 · INDEX SS-18 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
1. GREASE INTERCEPTOR SHALL COMPLY WITH STRUCTURAL REQUIREMENTS APPLICABLE TO SEPTIC TANKS EXCEPT THAT THE INLET INVERT SHALL DISCHARGE A MINIMUM 2–1/2 INCHES ABOVE THE LIQUID LEVEL LINE AND THE OUTLET PIPE SHALL BE SUPPLIED WITH A SUBMERGED OUTLET TEE WITH THAT EXTENDS TO WITHIN 6 INCHES OF THE BOTTOM OF THE TANK.
2. INTERCEPTOR MUST BE LOCATED SO AS TO PROVIDE EASY ACCESS FOR ROUTINE INSPECTION AND CLEANING.
3. WHERE A GREASE INTERCEPTOR IS REQUIRED, ONLY KITCHEN WASTEWATER SHALL FIRST PASS THROUGH THE INTERCEPTOR AND THEN BE DISCHARGED INTO THE FIRST COMPARTMENT OF A SINGLE GREASE INTERCEPTOR SHALL BE 1000 GALLONS.
4. ALTHOUGH GREASE INTERCEPTORS SHALL BE SIZED ON THE BASIS OF THE SEMINOLE COUNTY CODE, THE MINIMUM VOLUME OF ANY GREASE INTERCEPTOR SHALL BE 750 GALLONS AND THE MINIMUM VOLUME OF A SINGLE GREASE INTERCEPTOR SHALL BE 1000 GALLONS. WHEN THE REQUIRED EFFECTIVE CAPACITY EXCEEDS 1000 GALLONS, TWO OR MORE UNITS IN SERIES OF EQUAL VOLUME, INSTALLATION OF GREASE TRAPS IN SERIES IS REQUIRED.
5. KEYED JOINT SEALED WITH BUTYL RUBBER.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	GREASE INTERCEPTOR DETAIL	DATE 12/15/15 · INDEX SS-19 · SCALE N.T.S. · SHEET 1 OF 1

SIZING FORMULA FOR RESTAURANTS, COUNTRY CLUBS AND ASSISTED LIVING FACILITIES		
(S) x (GS) x (HR/12) x LF	=	EFFECTIVE CAPACITY OF GREASE INTERCEPTOR IN GALLONS

WHERE:
S = NUMBER OF SEATS IN DINING AREA.
GS = GALLONS OF WASTE WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS WITH CHINA DISHES AND/OR AUTOMATIC DISHWASHER)
(USE 10 GALLONS FOR RESTAURANTS WITH PAPER OR BASKETS AND NO DISHWASHER)
HR = NUMBER OF HOURS RESTAURANT IS OPEN
LF = LOADING FACTOR
(USE 2.00 INTERSTATE HIGHWAY; 1.50 OTHER FREEWAYS; 1.25 RECREATIONAL AREA; 1.00 MAIN HIGHWAY; 0.75 OTHER HIGHWAY)

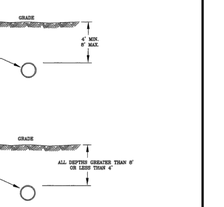
SIZING FORMULA FOR SCHOOLS AND OTHER ESTABLISHMENTS WITH COMMERCIAL KITCHENS (NO DISHWASHER)		
(M) x (GM) x (LF)	=	EFFECTIVE CAPACITY OF GREASE INTERCEPTOR IN GALLONS

WHERE:
M = MEALS PREPARED PER DAY
GM = GALLONS OF WASTE WATER PER MEAL (USE 5 GALLONS)
LF = LOADING FACTOR
(USE 1.00 WITH DISHWASHING MACHINE AND 0.75 WITHOUT DISHWASHING MACHINE)

NO COMMERCIAL DISHWASHER, NO CHINA OR DISPOSAL CHINA ONLY CAPACITY OF GREASE TRAPS	
TOTAL FLOW–THROUGH RATING (GPM)	GREASE RETENTION CAPACITY (POUNDS)
4	8
5	12
7	14
9	18
10	20
12	24
14	28
15	30
18	36
20	40
25	50
35	70
50	100

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	GREASE INTERCEPTOR TABLES	DATE 12/15/15 · INDEX SS-20 · SCALE N.T.S. · SHEET 1 OF 1

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST F.D.C. APPROVED MATERIAL SPECIFICATION MANUAL.



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL	DATE 10/16/17 · INDEX SS-27 · SCALE N.T.S. · SHEET 1 OF 1

BAY SITE ENG.
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

PROJECT: # 051-01-01
TARPON SPRINGS CHIPOTLE
175 S PINELLAS AVE.
TARPON SPRINGS, FL 34689

CLIENT:
PV-LARK TARPON, LLC
140 CARILLON PKWY.
ST. PETERSBURG, FL 33716

PATRICK ELY PAYNE
LICENSE NO. 85381
6/19/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/19/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
WASTEWATER DETAILS

SHEET:
C-11.0

c:\Users\Louie\onedrive - bayslteeng.com\Projects\Active\051-01 tarpon springs chipotle\Drawings\051-01-01 tarpon springs chipotle construction plans\current plans\C-11.0 WASTEWATER DETAILS.dwg
5/19/2025 4:18:45 PM PLOTTED BY: louie

SOD

ST. AUGUSTINE IS SHOWN ON THIS PLAN. THE DEVELOPER MAY CHOOSE TO IS A ST. AUGUSTINE VARIETY OF SOD, WITHOUT REQUIRING A RE-SUBMITTAL.

LANDSCAPE ISLAND

SHRUBS, DWARF SHRUBS, ORNAMENTAL GRASSES, OR GROUND COVER PLANTS SHALL BE PLACED WITHIN LANDSCAPE ISLANDS TO PROVIDE A FINISHED APPEARANCE AT THE TIME OF INSPECTION. THESE PLANTINGS SHALL BE SET BACK A MINIMUM OF ONE (1) FOOT FROM CURBING OR PAVEMENT.

SHRUB AND GROUNDCOVER HEIGHT IN ISLANDS NOT TO EXCEED 30" IN HEIGHT

905.2.D.4- OFF-STREET VEHICLE USE PARKING (VUA)			
INTERIOR PARKING		SQUARE FOOTAGE REQUIRED	SQUARE FOOTAGE PROVIDED
100 SF OF LANDSCAPE PER 5 PARKING SPACES	28 SPACES / 5 SPACES=	560 SF	2,089%

0 10 20 40
SCALE IN FEET

NORTH

TREE CALCULATIONS

NO TREES ARE BEING REMOVED FOR THIS PROJECT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	INSTALLED CAL.	CONT*	INSTALLED HT	NATIVE	DROUGHT TOL		DETAIL	REMARKS
DECIDUOUS TREES											
	UF	5	Ulmus americana floridana / Florida Elm	3" Cal	30 Gal	8' HT Min	Y	Y			
EVERGREEN TREES											
	ELD	3	Elaeocarpus decipiens / Japanese Blueberry Tree STD	3" Cal	45 Gal	8' HT Min	N	Y			STD.
	IC	4	Ilex cassine / Dahoon Holly STD	2" Cal	30 Gal	6' HT. MIN.	Y	Y			STANDARD
	ILO	4	Ilex opaca 'Eaglestong' / Eagleston Holly STD.	2" Cal	30 Gal	6' HT Min	Y	Y			STD.
	QV	3	Quercus virginiana 'Catherdral' / Cathedral Live Oak	3" Cal	45 Gal	8' HT Min	Y	Y			
	ULD	2	Ulmus parvifolia 'Drake' / Drake Lacebark Elm	3" Cal	45 Gal	8' HT Min	N	Y			
PALM TREES											
	SP	12	Sabal palmetto / Cabbage Palmetto	FG	FG	14' CT Min	Y	Y			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT**	INSTALLED HT	SPACING	NATIVE	DROUGHT TOL.		DETAIL	REMARKS
SHRUBS											
	CON	40	Conocarpus erectus f. sericeus / Silver Buttonwood	3 Gal	24" HT Min	36" O.C.	Y	Y			
	HAM	52	Hamelia patens 'Compacta' / Dwarf Firebush	3 Gal	24" HT Min	As Shown	Y	Y			
	IV	14	Ilex vomitoria 'Schillings Dwarf' / Dwarf Schillings Holly	3 gal	18" HT	Y	Y	Y			
	MF	64	Myrcianthes fragrans 'compacta' / Compact Simpson's Stopper	3 gal	24" HT	Y	Y	Y			
	MC	22	Myrica cerifera / Wax Myrtle	3 Gal	24" HT Min	Y	Y	Y			
	POM	9	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	5 Gal	36" HT Min	N	Y				
	VO	21	Viburnum obovatum / Walter's Viburnum	3 gal	24" HT Min	Y	Y	Y			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT**	INSTALLED HT	NATIVE	DROUGHT TOL		SPACING	DETAIL	REMARKS
SHRUB AREAS											
	DE2	49	Duranta erecta 'Gold Mound' / Gold Mound Dewdrops	3 Gal	18" HT Min	N	Y		36" o.c.		
	IXO	41	Ixora taiwanensis 'Red Dwarf' / Red Dwarf Ixora	1 Gal	18" HT Min	Y	Y		30" o.c.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	NATIVE	DROUGHT TOL			SPACING	DETAIL	REMARKS
GROUND COVERS											
	DT	153	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	1 Gal	N	Y			24" o.c.		
	EVG	64	Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory	1 gal	N	Y			24" o.c.		
	LE	92	Liriope muscari 'Emerald Goddess' / Liriope	1 gal	N	Y			36" o.c.		
	TRA	50	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine	1 gal	N	Y			24" o.c.		
	ZF	34	Zamia pumila / Coontie	1 gal	Y	Y			24" o.c.		
SOD/SEED											
	TS2	6,751	Turf Sod St. Augustine / Floratam	flat @					12" o.c.		

ATTENTION LANDSCAPE CONTRACTORS
* TREE SIZE MUST MEET OR EXCEED BOTH THE MIN CALIPER AND AND HEIGHT SHOWN ON THIS SCHEDULE AT THE TIME OF PLANTING. CONTAINER SIZE SHOWN IS FOR REFERENCE ONLY AND IS NOT AN EXCUSE TO INSTALL SMALLER TREES
** INSTALLED PLANTS MUST MEET OF EXCEED THE MINIMUM HEIGHT SHOWN ON THE TREE SCHEDULE AT THE TIME OF PLANTING. CONTAINER SIZE SHOWN IS FOR REFERENCE ONLY AND IS NOT AN EXCUSE TO INSTALL SMALLER PLANTS.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/18/25	REVISED AS PER CITY COMMENTS

PRODUCTION
DESIGN REH
CAD REH
QC JG

SHEET TITLE: LANDSCAPE PLAN

PROJECT TITLE: CHIPOLTE- TARPON SPRINGS
TARPON SPRINGS,FLORIDA

DESIGNED FOR

BAYSITE ENG

BAYSITE ENGINEERING, LLC.
2054 CENTRAL AVE
ST. PETERSBURG, FL 33712

DESIGNED BY

ROBERT E. HAUGHT, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA 6666815.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT E. HAUGHT, PLA ON THE DATE INDICATED HEREON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Robert E Haught
Digitally signed by Robert E Haught
Date: 2025.06.18 14:41:33 -04'00'

Forward Planning & Design
19046 BRUCE B. DOWNS BLVD. SUITE #308
TAMPA, FLORIDA 33647
(813) 435-3464
FWDPLANNING.COM

DATE: MARCH 15, 2025
PROJECT NO.: F133010
SHEET: L-1 OF 2

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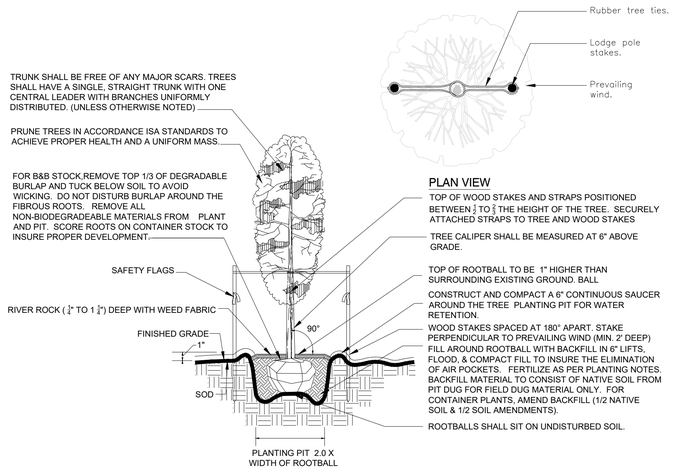
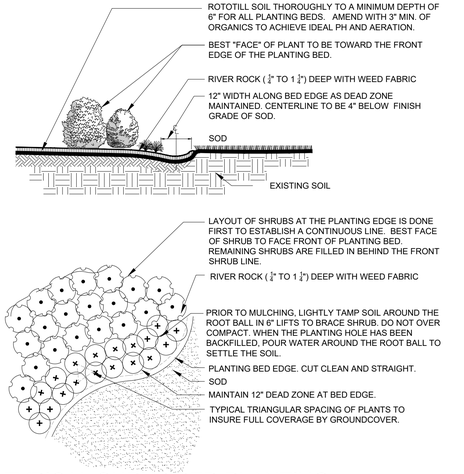


1 TYPICAL SINGLE TRUNK TREE PLANTING 2"- 4" CALIPER

N.T.S.



2 TYPICAL SHRUB BED PLANTING

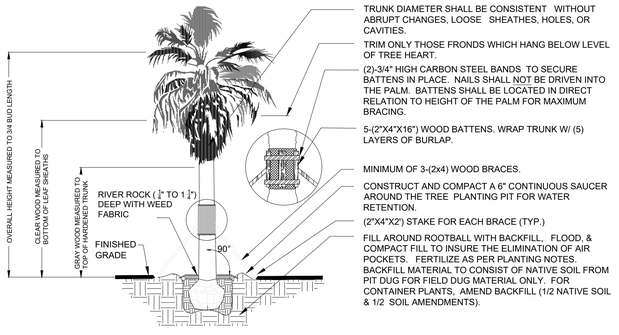
N.T.S.

3 TYPICAL SHRUB PIT PLANTING

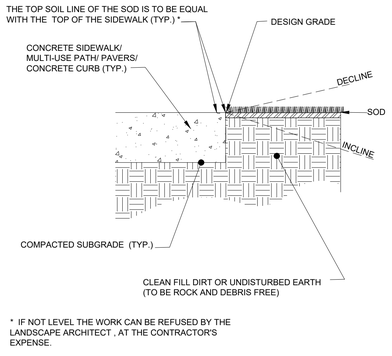
N.T.S.

4 CLEAR SIGHT WINDOW STANDARD

N.T.S.



5 TYPICAL PALM TREE PLANTING



* IF NOT LEVEL THE WORK CAN BE REFUSED BY THE LANDSCAPE ARCHITECT , AT THE CONTRACTOR'S EXPENSE.

6 SOD ALONG CONCRETE DETAIL

GENERAL SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO FLORIDA DESIGN CONSULTANTS INC.'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS, SECURE IN THE ROOTBALL, AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WICKING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HEALED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT.CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE FRONDS EDGE FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO FLORIDA DESIGN CONSULTANTS INC.'S FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HARDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHOROUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BI MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3' FORM BASE TO DRIPLINE) OR PER MANUFACTURE'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURE'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURE'S RECOMMENDATION. (NOTE: BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS.) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2' OF HEIGHT OR PER MANUFACTURE'S RECOMMENDATION.

MULCH: MATERIAL SHALL BE RIVER ROCK SIZE ¾" TO 1 ½" MIN. 3 INCHES DEEP WITH WEED STOP FABRIC.

SEED: ALL SEED SHALL MEET FLORIDA STATE PLANT BOARD. SEED SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

SOD: ALL SEED SHALL MEET FLORIDA STATE PLANT BOARD. SOD TYPE WILL BE SPECIFIED IN THE PLANT SCHEDULE.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AND AT FLORIDA DESIGN CONSULTANTS, INC.'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND FORWARD PLANNING & DESIGN. ANY DEAD, UNHEALTHY, NON-CONFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR FLORIDA DESIGN CONSULTANTS, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO FLORIDA DESIGN CONSULTANTS, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT FLORIDA DESIGN CONSULTANTS, INC.'S DISCRETION.

UTILITY SCREENING

THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

LIGHTING

ANY PROPOSED LIGHTING IS TO BE ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT OF WAYS.

CERTIFICATION

FOR A FORWARD LANDSCAPE ARCHITECT TO CERTIFY THAT A COMPLETED LANDSCAPE INSTALLATION IS IN COMPLIANCE WITH THE APPROVED PLANS, THE INSTALLATION MUST MATCH THE PLAN TO MAXIMUM EXTENT POSSIBLE . ALL PLANT HEIGHTS, DBH, SPECIES AND QUANTITIES AND CUYING , MUST BE IN PLACE PRIOR TO THE CERTIFICATION. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CERTIFICATION.

LANDSCAPE CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED. IF CONFLICT EXISTS, CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT.
2. ALL DISTURBED LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SEEDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY, CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIES ON THE DRAWINGS.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE GRADING DOES NOT CONFLICT WITH CIVIL GRADING PLAN.
4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE/ REPOSITION ANY PLANTS, AS SITE CONDITIONS MAY DEVIATE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE TO THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. QUANTITIES ON THE MATERIALS SCHEDULE ARE PROVIDED FOR CONVENIENCE ONLY.

   THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.

REVISIONS			
NO.	DATE	DESCRIPTION	
1	06/18/25	REVISED AS PER CITY COMMENTS	

PRODUCTION	
DESIGN	REH
CAD	REH
QC	JG

SHEET TITLE: **LANDSCAPE DETAILS**

PROJECT TITLE: **CHIPOLTE- TARPON SPRINGS TARPON SPRINGS,FLORIDA**

DESIGNED FOR

BAYSITE ENGINEERING, LLC.
2054 CENTRAL AVE
ST. PETERSBURG, FL 33712

DESIGNED BY

ROBERT E. HAUGHT, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA 6666815.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT E. HAUGHT, PLA ON THE DATE INDICATED HEREON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

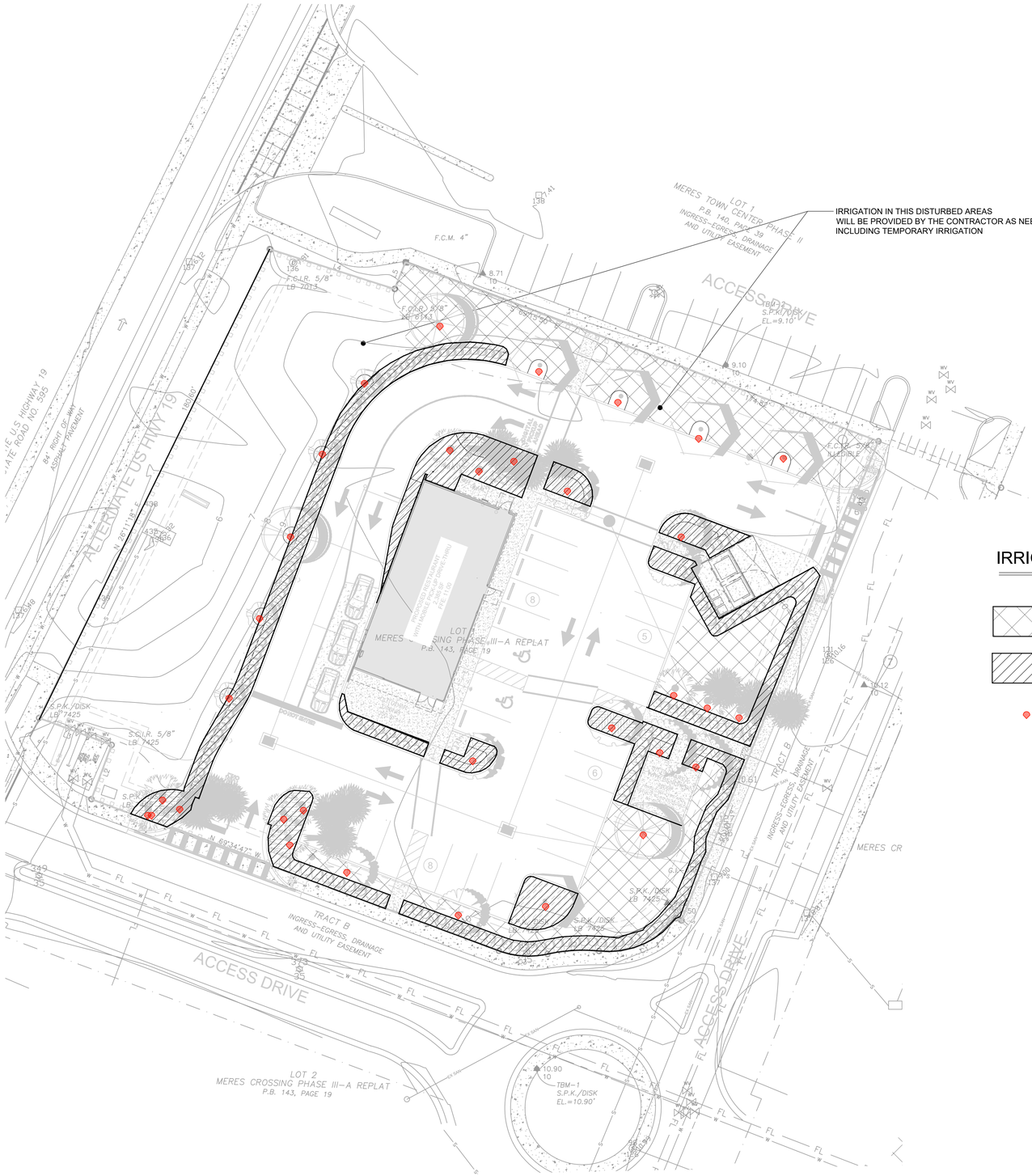
Forward Planning & Design
19046 BRUCE B. DOWNS BLVD. SUITE #308
TAMPA, FLORIDA 33647
(813) 514-1788
FWDPLANNING.COM

DATE: MARCH 15, 2025

PROJECT NO.: F133010

SHEET: **L-2 OF 2**

C:\Hedpinning\chipotle TS\FWD-LS-PLAN-CHIPOLTE REV.dwg - Jun 18, 2025 @ 2:37pm - RobertHaught



0 10 20 40
SCALE IN FEET

NORTH

IRRIGATION LEGEND

- SPRAY HEADS/ ROTORS
- DRIPLINE/ MICRO IRRIGATION
- BUBBLERS

REVISIONS			
NO.	DATE	DESCRIPTION	
1	06/18/25	REVISED AS PER CITY COMMENTS	

PRODUCTION	
DESIGN	REH
CAD	REH
QC	JG

SHEET TITLE: **CONCEPTUAL IRRIGATION PLAN**

PROJECT TITLE: **CHIPOLTE- TARPON SPRINGS**
TARPON SPRINGS,FLORIDA

DESIGNED FOR

BAYSITE ENGINEERING, LLC.
2054 CENTRAL AVE
ST. PETERSBURG, FL 33712

DESIGNED BY

ROBERT E. HAUGHT, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA 6666815.

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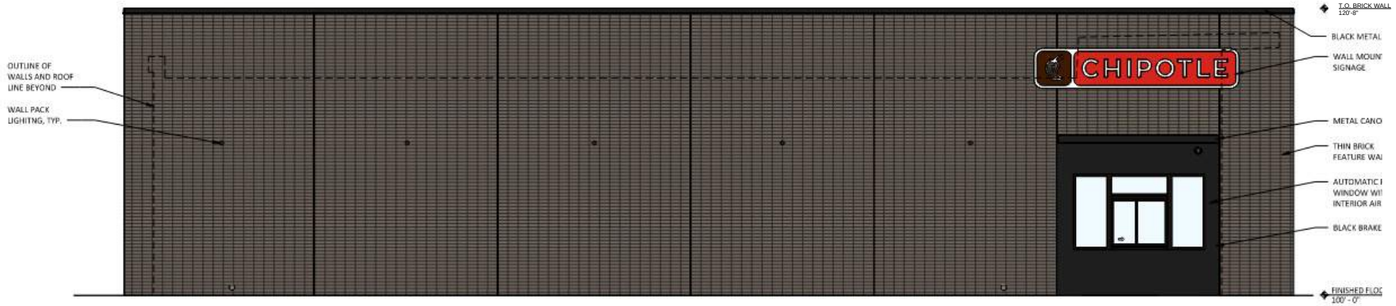
Forward Planning & Design
19046 BRUCE B. DOWNS BLVD. SUITE #308
TAMPA, FLORIDA 33647
(813) 435-3566
FWDPLANNING.COM

DATE: MARCH 15, 2025

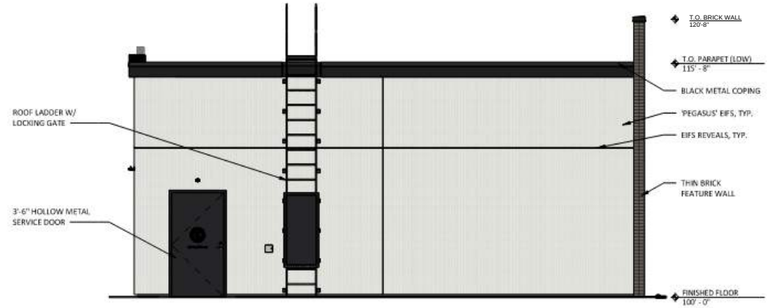
PROJECT NO.: F133010

SHEET: **I1 OF 1**



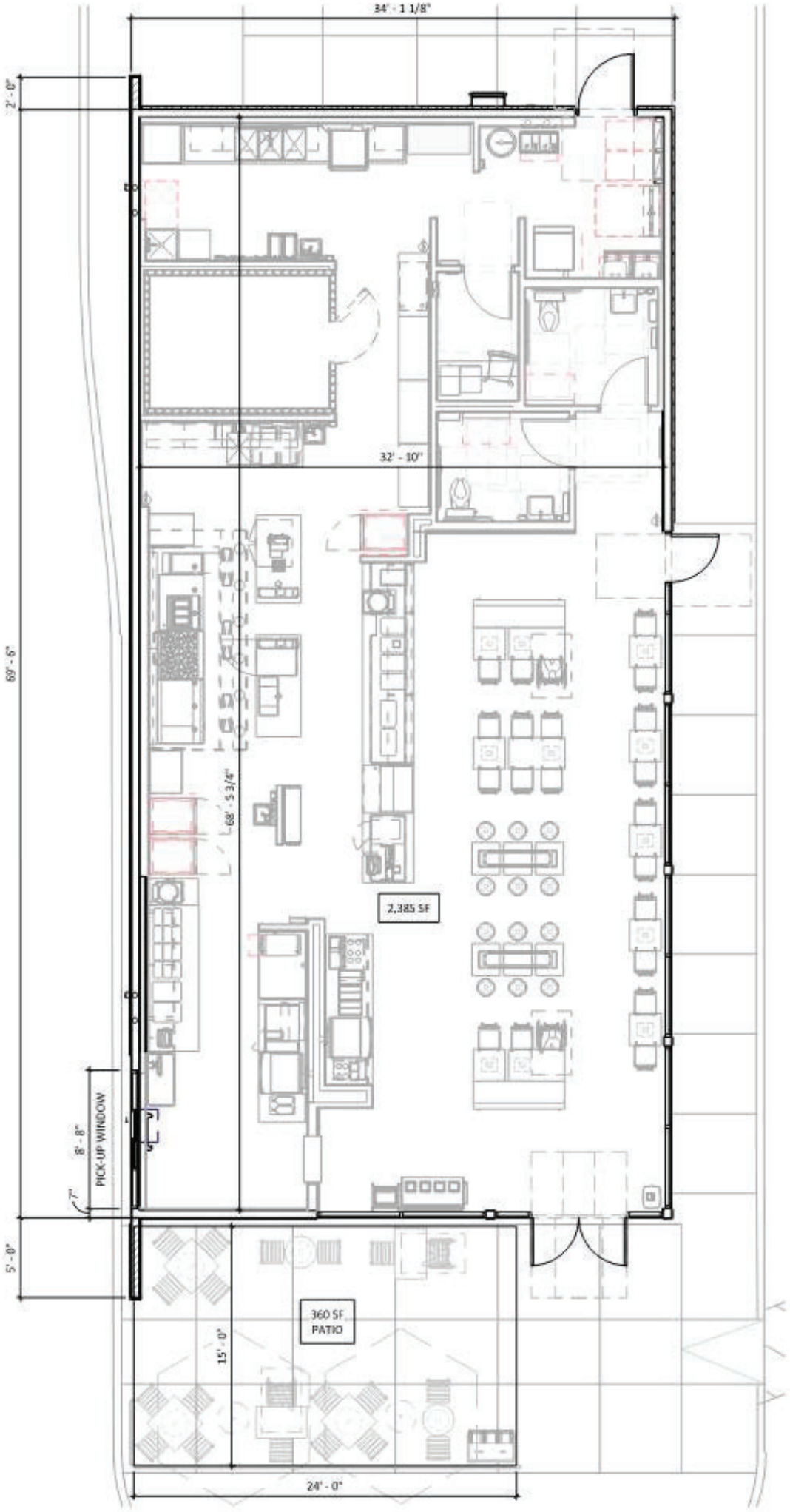
WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

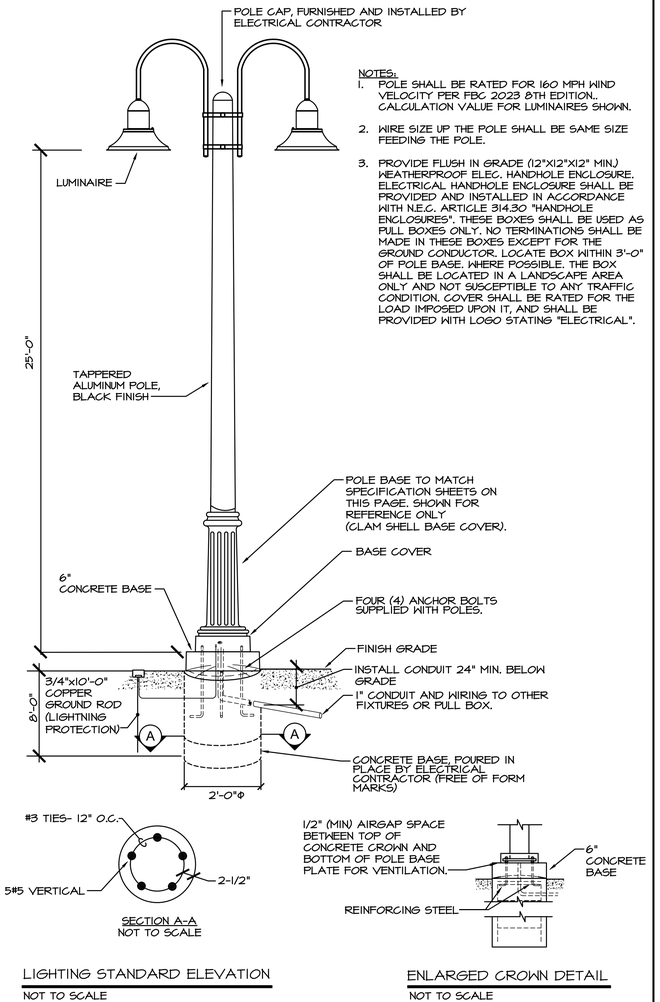

34' - 1 1/8"
2' - 0"
32' - 10"
69' - 6"
68' - 5 3/4"
2,385 SF
8' - 8"
PICK-UP WINDOW
7"
5' - 0"
360 SF
PATIO
15' - 0"
24' - 0"

CHIPOTLE
CHIPOTLE
DO NOT ENTER

CHIPOTLE

DETAIL

ALUMINUM POLE



NOTES:

1. POLE SHALL BE RATED FOR 160 MPH WIND VELOCITY PER FBC 2023 8TH EDITION.. CALCULATION VALUE FOR LUMINAIRES SHOWN.
2. WIRE SIZE UP THE POLE SHALL BE SAME SIZE FEEDING THE POLE.
3. PROVIDE FLUSH IN GRADE (12"X12"X12" MIN.) WEATHERPROOF ELEC. HANDHOLE ENCLOSURE. ELECTRICAL HANDHOLE ENCLOSURE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 314.30 "HANDHOLE ENCLOSURES". THESE BOXES SHALL BE USED AS PULL BOXES ONLY. NO TERMINATIONS SHALL BE MADE IN THESE BOXES EXCEPT FOR THE GROUND CONDUCTOR. LOCATE BOX WITHIN 3'-0" OF POLE BASE, WHERE POSSIBLE. THE BOX SHALL BE LOCATED IN A LANDSCAPE AREA ONLY AND NOT SUSCEPTIBLE TO ANY TRAFFIC CONDITION. COVER SHALL BE RATED FOR THE LOAD IMPOSED UPON IT, AND SHALL BE PROVIDED WITH LOGO STATING "ELECTRICAL".

SECTION A-A
NOT TO SCALE

LIGHTING STANDARD ELEVATION
NOT TO SCALE

ENLARGED CROWN DETAIL
NOT TO SCALE

LIGHT POLE SHOP DRAWINGS

INCLUDED WITH THE POLE SHOP DRAWINGS SUBMITTAL SHALL BE PROVIDED EMBEDMENT LENGTH DESIGN SIGNED AND SEALED BY A FLORIDA CERTIFIED STRUCTURAL ENGINEER, THAT MEETS THE REQUIRED WIND SPEED AS A MINIMUM, BASED ON POLE HEIGHT, FIXTURES EPA RATING, AND SPECIFIC SITE SOIL CONDITIONS. SOIL REPORT CAN BE OBTAINED BY CONTACTING THE PROJECT ARCHITECT.

Surface Schedule

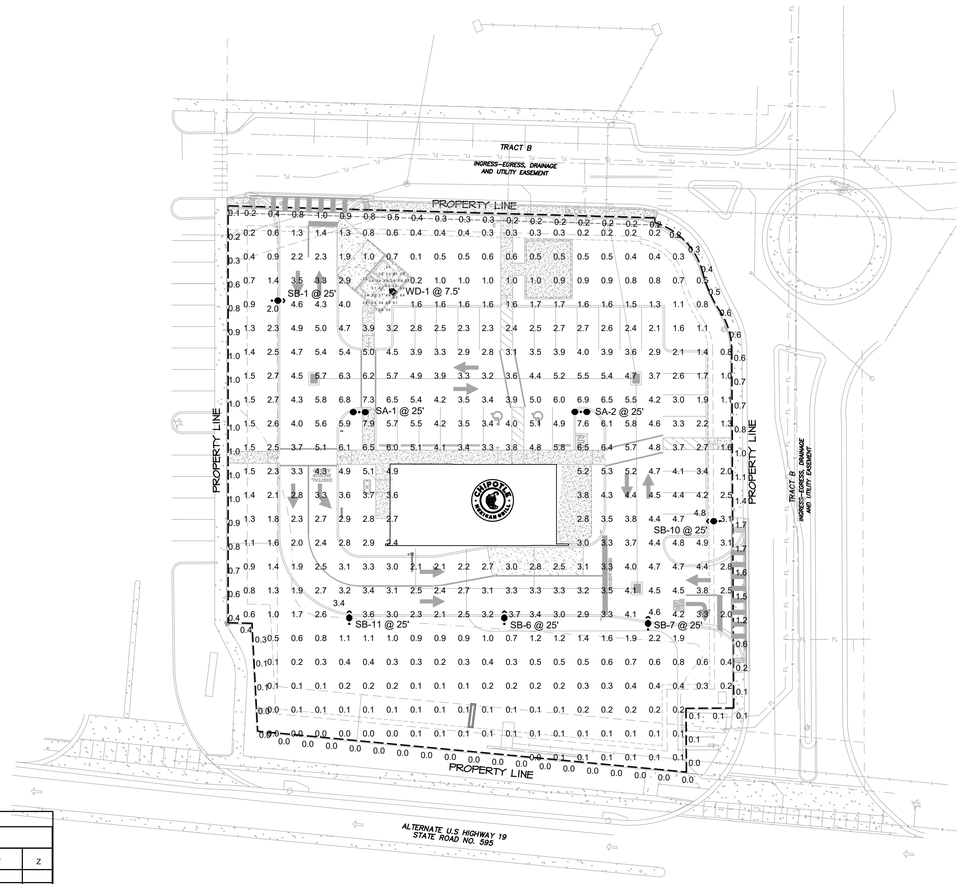
	Reflectance		Normal			
Name	Front	Back	X	Y	Z	Area(ft2)
Solid						
Bottom	0%	0%	0.00	0.00	-1.00	2371.93
Side 1	0%	0%	1.00	0.00	0.00	1023.28
Side 2	0%	0%	0.00	-1.00	0.00	2086.17
Side 3	0%	0%	-1.00	0.00	0.00	1023.28
Side 4	0%	0%	0.00	1.00	0.00	2086.17
Top	0%	0%	0.00	0.00	1.00	2371.93
Solid						
	50%	50%	0.62	0.79	0.00	118.20
	50%	50%	-0.77	0.64	0.00	152.07
	50%	50%	-0.66	-0.75	0.00	116.06
	50%	50%	0.76	-0.65	0.00	155.07

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. PROPERTY LINES	+	0.5 fc	1.7 fc	0.0 fc	N/A	N/A
2. OVERALL PARCEL	+	2.4 fc	7.9 fc	0.0 fc	N/A	N/A
3. PARKING AND PAVED AREAS	X	3.8 fc	7.9 fc	1.3 fc	6.1:1	2.9:1
4. DUMPSTER AREA	+	3.8 fc	6.4 fc	2.4 fc	2.7:1	1.6:1

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	SA	34331.92	115284.50	25.00	25.00	90.00	0.00			
	SA-1	34335.42	115284.50	25.00	25.00	90.00	0.00	34333.67	115284.50	0.00
	SA-2	34328.42	115284.50	25.00	25.00	270.00	0.00	34330.17	115284.50	0.00
2	SA	34424.84	115284.60	25.00	25.00	270.00	0.00			
	SA-1	34421.34	115284.60	25.00	25.00	270.00	0.00	34423.09	115284.60	0.00
	SA-2	34428.34	115284.60	25.00	25.00	90.00	0.00	34426.59	115284.60	0.00
1	SB	34295.33	115331.20	25.00	25.00	90.00	0.00	34297.08	115331.20	0.00
6	SB	34392.79	115195.60	25.00	25.00	0.00	0.00	34392.79	115197.40	0.00
7	SB	34453.08	115193.30	25.00	25.00	0.00	0.00	34453.08	115195.00	0.00
10	SB	34483.11	115238.70	25.00	25.00	270.00	0.00	34481.36	115236.70	0.00
11	SB	34327.79	115195.60	25.00	25.00	0.00	0.00	34327.79	115197.40	0.00
1	WD	34347.42	115333.80	7.50	7.50	307.44	0.00	34347.02	115334.10	0.00



NORTH

PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	SA	2	EMM2-HTN-SA3B-740-U-5MQ	EPIC MODERN TALL HOUSING DISCRETE LED ARRAYS 150W 70CRI 4000K FIXTURE w/ TYPE V SQUARE MEDIUM DISTRIBUTION OPTIC	(30) 4000K CCT, 70 CRI LEDS	30	660	0.95	268
	SB	5	EMM2-HTN-SA2C-740-U-T4W-HSS	EPIC MODERN TALL HOUSING DISCRETE LED ARRAYS 120W 70CRI 4000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC AND HOUSE SIDE SHIELD	(20) 4000K CCT, 70 CRI LEDS	20	487	0.95	101
	WD	1	DSXW1 P3 40K T4M-70CRI-MVOLT-PIRIFC3V	4000 4000K 70CRI Type 4 Medium		1	3240	0.95	21.05

FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

NIC.O

ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 AZEELE ST. TAMPA, FL 33609
(813) 876-1415 www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB CERT. #7340
25-54

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

PARADISE VENTURES
140 CARILLON PARKWAY
ST. PETERSBURG, FL 33716
Ph. 727. 726. 1115

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521

no.	date	revision descriptions

CHIPOTLE MEXICAN GRILL
BUILDING SHELL
1175 PINELLAS SOUTH AVE.
TARPON SPRINGS, FL 34689

05.15.25
date

25020
comm. no.

PHOTOMETRIC SITE PLAN

E101

Name: Garrison DSI Printed Date: 5/14/2025 11:38 AM

Project		Catalog #	EMM2-HTN-SA3S-740-U-T5M	Type	SA
Prepared by		Notes		Date	

Invue
Epic
Decorative Pendant Luminaire

Product Certifications & Features

Light Stitchless™

Interactive Menu

- **Ordering Information** page 2
- **Accessory & Mounting Details** page 3
- **Installation Overview** page 9
- **Energy and Performance Data** page10
- **Optical Distributions** page 12

Product Specifications

OPTICAL
- Choice of eight patented, high-efficiency AccuLED Epic™ technology options and five wavestream optics
- Optics are IP66 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
  - 70 CRI: 2200K, 2700K, 3000K, 4000K, 3500K 5000K
  - 80 CRI: 3000K, 4000K
- Optics are dark-sky friendly and observatory applications
- Optional field-installable shields for superior spill light control (discreet LEDs only)
  - Single-piece snap-on square shields
  - Multiple-piece configurable vertical perimeter shielding

ELECTRICAL
- 120-277V, 347-480V, 347V, and 480V, 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series with integral fusing
- Standard 3 position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

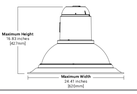
PHYSICAL CHARACTERISTICS
- Cast aluminum top housing attaches to cast aluminum mounting plate with four (4) captive screws
- One-piece silicone gasket between casting and power cores seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Optic and LED assembly attaches to a field-serviceable center section which can tilt to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top mounting
  - Full selection of compatible mounting arms available in accessories section
- Housing finished in 5 mil nominal TGIC polyester powder coating for superior finish and durability
- 7 standard color options, plus a wide range of custom colors (Consult your Cooper Lighting representative for custom color options)
- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- Fixture EPA: 0.70 (tall); 0.50 (short)

CONTROLS
- Optional ANSI C136.10 7-pin receptacle for integration of Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
  - Enables manual adjustment of power consumption and light output of the factory preset to highest output level for option selected
  - Allows a single fixture SKU to cover multiple field applications with manual adjustment at fixture location
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and DA-enabled drivers

COMPLIANCE
- DarkSky approved for 3000K CCT and warmer
- UL Wet Location rated

WARRANTY
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details



See configurations for more detailed information.

Project		Catalog #	EMM2-HTN-SA2C-740-U-T4W-HSS	Type	SB
Prepared by		Notes		Date	

Invue
Epic
Decorative Pendant Luminaire

Product Certifications & Features

Light Stitchless™

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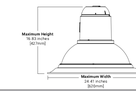


See configurations for more detailed information.

d*series

D-Series Size 1
LED Wall Luminaire

BAA RABA

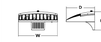
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Catalog Number: DSXW1 P3 40K 70CRI T4M MVOLT P10BTCDV-DBLXD

Notes:

Type: WD

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 3200 Lumens P3 4200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7300 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC AMBLW Amber LW*	70CRI 70 CRI 80CRI 80 CRI AMCR Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3S Type 3 Short T3M Type 3 Medium T4M Type 4 Medium T4W Type 4 Medium Wide TFTM Forward Throw Medium BLC3 Back Light Control Type 3* BLC4 Back Light Control Type 4*	MVOLT 120V - 277V 120 120V* 208 208V* 240 240V* 277 277V* 347 347V* 480 480V* HVOLT	Shipped included SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry)	Shipped included PE Photoelectric cell, button type* DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR Motion/ambient light sensor, <15' mounting height, ambient sensor enabled at 5fc* PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc* PIRHTCW Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc, 3rd party networked* E3WC 3rd party Emergency battery backup (includes external combo test/indicator), CA Title 20 compliant* E10WH 10 Watt Emergency battery backup (includes external combo test/indicator), CA Title 20 compliant*

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V)** DF Double fuse (208, 240 or 480V)** HS House-side shield * SPD Separate surge protection	**Shipped separately *** BSW Bird deterrent spikes PG Vandal guard DDL Diffused drop lens	DDBTXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXW1 U House-side shield (one per unit)
DSXW1 B Bird deterrent spikes
DSXW1 S Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Only available with P1 and P2.
3 Only Available with AMCR.
4 Not available with HS Option.
5 Not available in 347V, 277 or 347-voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P7 package. Not available with motion/ambient light sensor (PIR, PIRH, PIRHTCW) or emergency.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PIR, PIRH, PIRHTCW).
9 Reference Motion Sensor table on page 2. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW.
11 Not available with emergency (E3WC, E10WH) or PE. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
12 Not available with P1 package.
13 Also available as a separate accessory; see Accessories information.

Project		Catalog #	EMM2-HTN-SA3S-740-U-SWQ-TB-1-CL-GM	Type	SA
Prepared by		Notes		Date	

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Ordering Information

SAMPLE ORDER NUMBER: **EMM2-HTN-SA1B-740-U-SWQ-TB-1-CL-GM**

Product Family *	Housing	Light Engine	CRI/CCT	Voltage	Optic	Shade Type
EMM2 Epic Medium	HSB Short Housing **	Discrete Configurations:	70 CRI / 740 (70CRI, 4000K)	3V Universal (120-277V)	Discrete Optics*	TB Tall Bell
SLA SMALL Epic Modern Bay American	HSS Short Housing **	SA1A 1 Light Square, 5,000lm Nominal	70 CRI / 735 (70CRI, 3500K)	HV High Voltage (347-480V)**	T1S Type 1	FL Flute
TLA EMM2 Epic Modern Contemporary Tall Luminaire Family	TB Tall Housing **	SA1B 1 Light Square, 5,000lm Nominal	70 CRI / 730 (70CRI, 3000K)	1 0-10V Dimming	T2R Type 2 Roadway	CD Cone
		SA2A 2 Light Squares, 10,000lm Nominal	70 CRI / 727 (70CRI, 2700K)	7 Dim to Off	T2M Type 2 Medium	
		SA2B 2 Light Squares, 10,000lm Nominal	70 CRI / 722 (70CRI, 2200K)	D4i Dynamiclt Drivers (277-480V) * **	T3M Type 3 Medium	
		SA2C 2 Light Squares, 10,000lm Nominal	80 CRI / 740 (80CRI, 4000K)		T4M Type 4 Medium	
		SA3S 3 Light Squares, 15,000lm Nominal	80 CRI / 735 (80CRI, 3500K)		T4W Type 4 Wide	
		SA3B 3 Light Squares, 15,000lm Nominal	80 CRI / 730 (80CRI, 3000K)		SWQ Type V Square Medium	
			AMB Amber, 590nm **		SWQ Type V Square Wide	
		Visual Comfort Configurations:			Visual Comfort Optics *	
		VA1 Wavestream, 5,000lm Nominal			CG Wavestream Concentrated	
		VA2 Wavestream, 6,000lm Nominal			MG Wavestream Medium	
		VA3 Wavestream, 8,000lm Nominal			WG Wavestream Wide	
		VA4 Wavestream, 9,000lm Nominal			RW Wavestream Rectangular	
		VA5 Wavestream, 10,000lm Nominal			VW Wavestream Very Wide	
		VA6 Wavestream, 12,000lm Nominal			WTX Wavestream Type X **	
		VA7 Wavestream, 15,000lm Nominal * *				
		VA8 Wavestream, 18,000lm Nominal * *				

Trim Type	Mounting Options	Finish	Options (Add as Suffix)	Controls	Accessories (Order Separately)
R No trim N Nano S Micro Z Flare	CC Standard Canopy (Cast Canopy) WBA Wall Bracket Adapter 4" WBA3 Wall Bracket Adapter 3"	AP Arctic Pearl BZ Bronze BK Black DP Dark Platinum MP Medium Platinum WH White GR Hartford Green (Limited) WH White RAL(XXXX) RAL Number (premium)	10KEP Parallel 10kV MOV Surge Protective Device 10KES Series 10kV UL 1449 Surge Protective Device 20KEP Parallel 20kV MOV Surge Protective Device 20KES Series 20kV UL 1449 Surge Protective Device CA1 10° C High Ambient Temperature * CA2 Coastal Construction * EM Emergency Battery (Emergency Battery Pack, CEC Compliant (Ambient Temp. 25° to 40°C).)** FAO Field Adjustable Output * W External wire leads 30ft Xxxxxx DDT configuration - contact factory quotes team Xxxxxx DDBu configuration - contact factory quotes team	PR NEMA 3 PIR Twistlock Photocontrol Receptacle * PRT1 NEMA 3 PIR Twistlock Photocontrol Receptacle * DALSA1013 Photocontrol Shorting Cap DALSA1016 Photocontrol - Multi-Tap DALSA1021 NEMA Photocontrol - 480V DALSA1027 NEMA Twistlock Photocontrol - 480V	**Mounting Accessories (Order Separately)** **MODERN** VAA1010 Flat Bracket Bollsop Wall Mount Arm VAA1013 Flat Bracket Bollsop Pole Mount Arm VAA1015 Post Top Tenon Mount Bollsop Arm (for 3" OD Tenon) VAA1021 Bollsop Wall Mount Arm VAA1023 Bollsop Single Pole Mount Arm with Cross Rod VAA1025 Traditional Wall Mount Arm with 45° Straps VAA1027 Bollsop Single Pole Mount Arm VAA1028 Bollsop Twin Pole Mount Arm with Cross Rod * VAA1029 Bollsop Twin Pole Mount Arm with Cross Rods * VAA1033 Traditional Single Pole Mount Arm with Rounded Upper Bar * VAA1035 Traditional Single Pole Mount Arm with Rounded Lower Bar * VAA1037 Traditional Single Pole Mount Arm with 45° Lower Bar * VAA1039 Traditional Single Pole Mount Arm with 45° Upper Straps * VAA1041 Traditional Twin Pole Mount Arm with Rounded Upper Bars * VAA1043 Traditional Twin Pole Mount Arm with Rounded Lower Bars * VAA1045 Traditional Twin Pole Mount Arm with 45° Lower Bars * VAA1047 Traditional Twin Pole Mount Arm with 45° Upper Straps * VAA1051 Mast Arm Adapter *

NOTES:
1 The customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP310001EN for additional support information.
2 Sample ordering nomenclature. Refer to www.cooperlighting.com/DarkSkyProducts for a table that identifies DarkSky compliant configurations.
3 Fixtures are compliant with Buy American requirements when ordered with BAA option. Refer to TAA compliance list at www.cooperlighting.com/legal for details. Fixtures are TAA compliant when ordered with TAA option. Refer to CA2A757C, PRS1634424 and PRS1634423 for Trade Agreements Act of 1979 (TAA), respectively. Please refer to CA2A757C, PRS1634424 and PRS1634423 website for more information. Components shipped separately may be separately analyzed under domestic preference requirements*
4 Not available with TB configuration (Discrete).
5 Not available with HS or PG options.
6 Not available with HS or PG options.
7 Not available with 10KEP, 10KES or 20KES options.
8 Not available with 10KEP, 10KES or 20KES options.
9 Not available with SA1B, SA2B or SA3B configurations.
10 Coastal construction finish will cause lead time to run 5,000 hours per ASTM B117-17, with a scribe rating of 9 per ASTM D1654.*
11 Not available with SA1A, SA1B configurations.
12 Only available with SA1A, SA1B configurations.
13 Not available with SA1A, SA1B configurations.
14 Must select PE or PRT.
15 Must select PE or PRT.
16 Must select DALI or Off-Driver option
17 Must select DALI.
18 Not available with SA1A, SA1B, SA2B configurations.
19 Not available with SA1A, SA1B configurations.
20 For 3K configurations, Amber only available with 5K1 and 5K3. For 5K configurations, Amber only available with 5K5 and 5K6.
21 Not available with SA1A, SA1B configurations. Not available with high voltage (HV) option. Compatible with upgraded systems (common High Leg Delta and Three Phase Corner Grounded Delta Systems).
22 Not available for use with DMG option.
23 Not available with SA1A, SA1B configurations. Not available with 347, 480 or HVOLT voltage options.
24 NEC Gateway required to enable field configurability. Order MAC-PoE and MPWB-120-CWA or PoE injected power supply if needed. MAC not required for LC Bluetooth sensors.
25 Not available with SA1A, SA1B configurations. Refer to www.cooperlighting.com/legal and contact your Cooper Lighting Solutions representative for details.
26 NEMA receptacle (PE or PRT) must be mounted on unit 4 PIN photocontrol housing is selected.
27 If NEMA receptacle is to be mounted on pole, add PE or PRT to end of the SKU(SUBSKU).

Project		Catalog #	EMM2-HTN-SA2C-740-U-SWQ-TB-1-CL-GM	Type	SB
Prepared by		Notes		Date	

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Ordering Information

SAMPLE ORDER NUMBER: **EMM2-HTN-SA1B-740-U-SWQ-TB-1-CL-GM**

Product Family *	Housing	Light Engine	CRI/CCT	Voltage	Optic	Shade Type
EMM2 Epic Medium	HSB Short Housing **	Discrete Configurations:	70 CRI / 740 (70CRI, 4000K)	3V Universal (120-277V)	Discrete Optics*	TB Tall Bell
SLA SMALL Epic Modern Bay American	HSS Short Housing **	SA1A 1 Light Square, 5,000lm Nominal	70 CRI / 735 (70CRI, 3500K)	HV High Voltage (347-480V)**	T1S Type 1	FL Flute
TLA EMM2 Epic Modern Contemporary Tall Luminaire Family	TB Tall Housing **	SA1B 1 Light Square, 5,000lm Nominal	70 CRI / 730 (70CRI, 3000K)	1 0-10V Dimming	T2R Type 2 Roadway	CD Cone
		SA2A 2 Light Squares, 10,000lm Nominal	70 CRI / 727 (70CRI, 2700K)	7 Dim to Off	T2M Type 2 Medium	
		SA2B 2 Light Squares, 10,000lm Nominal	70 CRI / 722 (70CRI, 2200K)	D4i Dynamiclt Drivers (277-480V) * **	T3M Type 3 Medium	
		SA2C 2 Light Squares, 10,000lm Nominal	80 CRI / 740 (80CRI, 4000K)		T4M Type 4 Medium	
		SA3S 3 Light Squares, 15,000lm Nominal	80 CRI / 735 (80CRI, 3500K)		T4W Type 4 Wide	
		SA3B 3 Light Squares, 15,000lm Nominal	80 CRI / 730 (80CRI, 3000K)		SWQ Type V Square Medium	
			AMB Amber, 590nm **		SWQ Type V Square Wide	
		Visual Comfort Configurations:			Visual Comfort Optics *	
		VA1 Wavestream, 5,000lm Nominal			CG Wavestream Concentrated	
		VA2 Wavestream, 6,000lm Nominal			MG Wavestream Medium	
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		VA4 Wavestream, 9,000lm Nominal			RW Wavestream Rectangular	
		VA5 Wavestream, 10,000lm Nominal			VW Wavestream Very Wide	
		VA6 Wavestream, 12,000lm Nominal			WTX Wavestream Type X **	
		VA7 Wavestream, 15,000lm Nominal * *				
		VA8 Wavestream, 18,000lm Nominal * *				

Trim Type	Mounting Options	Finish	Options (Add as Suffix)	Controls	Accessories (Order Separately)
R No trim N Nano S Micro Z Flare	CC Standard Canopy (Cast Canopy) WBA Wall Bracket Adapter 4" WBA3 Wall Bracket Adapter 3"	AP Arctic Pearl BZ Bronze BK Black DP Dark Platinum MP Medium Platinum WH White GR Hartford Green (Limited) WH White RAL(XXXX) RAL Number (premium)	10KEP Parallel 10kV MOV Surge Protective Device 10KES Series 10kV UL 1449 Surge Protective Device 20KEP Parallel 20kV MOV Surge Protective Device 20KES Series 20kV UL 1449 Surge Protective Device CA1 10° C High Ambient Temperature * CA2 Coastal Construction * EM Emergency Battery (Emergency Battery Pack, CEC Compliant (Ambient Temp. 25° to 40°C).)** FAO Field Adjustable Output * W External wire leads 30ft Xxxxxx DDT configuration - contact factory quotes team Xxxxxx DDBu configuration - contact factory quotes team	PR NEMA 3 PIR Twistlock Photocontrol Receptacle * PRT1 NEMA 3 PIR Twistlock Photocontrol Receptacle * DALSA1013 Photocontrol Shorting Cap DALSA1016 Photocontrol - Multi-Tap DALSA1021 NEMA Photocontrol - 480V DALSA1027 NEMA Twistlock Photocontrol - 480V	**Mounting Accessories (Order Separately)** **MODERN** VAA1010 Flat Bracket Bollsop Wall Mount Arm VAA1013 Flat Bracket Bollsop Pole Mount Arm VAA1015 Post Top Tenon Mount Bollsop Arm (for 3" OD Tenon) VAA1021 Bollsop Wall Mount Arm VAA1023 Bollsop Single Pole Mount Arm with Cross Rod VAA1025 Traditional Wall Mount Arm with 45° Straps VAA1027 Bollsop Single Pole Mount Arm VAA1028 Bollsop Twin Pole Mount Arm with Cross Rod * VAA1029 Bollsop Twin Pole Mount Arm with Cross Rods * VAA1033 Traditional Single Pole Mount Arm with Rounded Upper Bar * VAA1035 Traditional Single Pole Mount Arm with Rounded Lower Bar * VAA1037 Traditional Single Pole Mount Arm with 45° Lower Bar * VAA1039 Traditional Single Pole Mount Arm with 45° Upper Straps * VAA1041 Traditional Twin Pole Mount Arm with Rounded Upper Bars * VAA1043 Traditional Twin Pole Mount Arm with Rounded Lower Bars * VAA1045 Traditional Twin Pole Mount Arm with 45° Lower Bars * VAA1047 Traditional Twin Pole Mount Arm with 45° Upper Straps * VAA1051 Mast Arm Adapter *

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12 Only available with SA1A, SA1B configurations.
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16 Must select DALI or Off-Driver option
17 Must select DALI.
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21 Not available with SA1A, SA1B configurations. Not available with high voltage (HV) option. Compatible with upgraded systems (common High Leg Delta and Three Phase Corner Grounded Delta Systems).
22 Not available for use with DMG option.
23 Not available with SA1A, SA1B configurations. Not available with 347, 480 or HVOLT voltage options.
24 NEC Gateway required to enable field configurability. Order MAC-PoE and MPWB-120-CWA or PoE injected power supply if needed. MAC not required for LC Bluetooth sensors.
25 Not available with SA1A, SA1B configurations. Refer to www.cooperlighting.com/legal and contact your Cooper Lighting Solutions representative for details.
26 NEMA receptacle (PE or PRT) must be mounted on unit 4 PIN photocontrol housing is selected.
27 If NEMA receptacle is to be mounted on pole, add PE or PRT to end of the SKU(SUBSKU).

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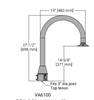
Mounting Details

DESCRIPTION

POST TOP TENON MOUNT BISHOP ARM
Slipfits over 3" OD post top tenon



VA6100
E.P.A. 0.90 | Weight: 8lbs

STANDARD VERSIONS

VA6101 (Modern)
E.P.A. 0.90 | Weight: 16 lbs.

CROSS ROD VERSIONS

VA6102 (Modern)
E.P.A. 0.95 | Weight: 17 lbs.

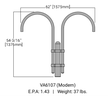
BISHOP WALL MOUNT ARM
Mounts to wall with four stainless steel lag bolts (provided by other).

BISHOP SINGLE POLE MOUNT ARM
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

VA6105 (Modern)
E.P.A. 0.92 | Weight: 24 lbs.

VA6106 (Modern)
E.P.A. 0.98 | Weight: 25 lbs.

BISHOP TWIN POLE MOUNT ARM
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.



VA6107 (Modern)
E.P.A. 1.43 | Weight: 37 lbs.

VA6108 (Modern)
E.P.A. 1.55 | Weight: 39 lbs.

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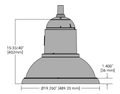
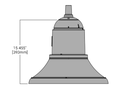
Configurations

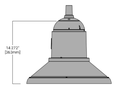
ROUND TRIM



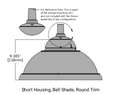
Tall Housing, Bell Shade, Round Trim



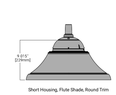
Tall Housing, Flute Shade, Round Trim



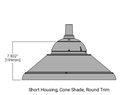
Tall Housing, Cone Shade, Round Trim



Short Housing, Bell Shade, Round Trim

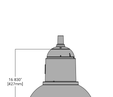


Short Housing, Flute Shade, Round Trim

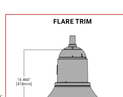


Short Housing, Cone Shade, Round Trim

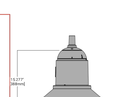
FLARE TRIM



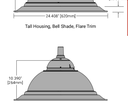
Tall Housing, Bell Shade, Flare Trim



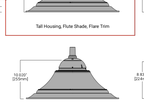
Tall Housing, Flute Shade, Flare Trim



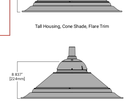
Tall Housing, Cone Shade, Flare Trim



Short Housing, Bell Shade, Flare Trim



Short Housing, Flute Shade, Flare Trim



Short Housing, Cone Shade, Flare Trim

TYPICAL FOR ALL POLES **Outdoor**

Catalog #		Type
Project		
Comments		Date
Prepared by		

DECORATIVE ALUMINUM POLES

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

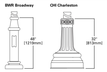
Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

Options to meet Buy American and other domestic preference requirements

BASE HEIGHT DIMENSIONS

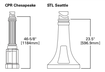
ADP Aspen

BWR Broadway



CHE Charleston

CPR Chesapeake



DTL Seattle

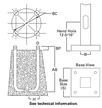
TAM Tampa

UBN Utica

WAS Washington

SIMILAR, EXCEPT CLAM SHELL BASE COVER

ANCHORAGE DATA

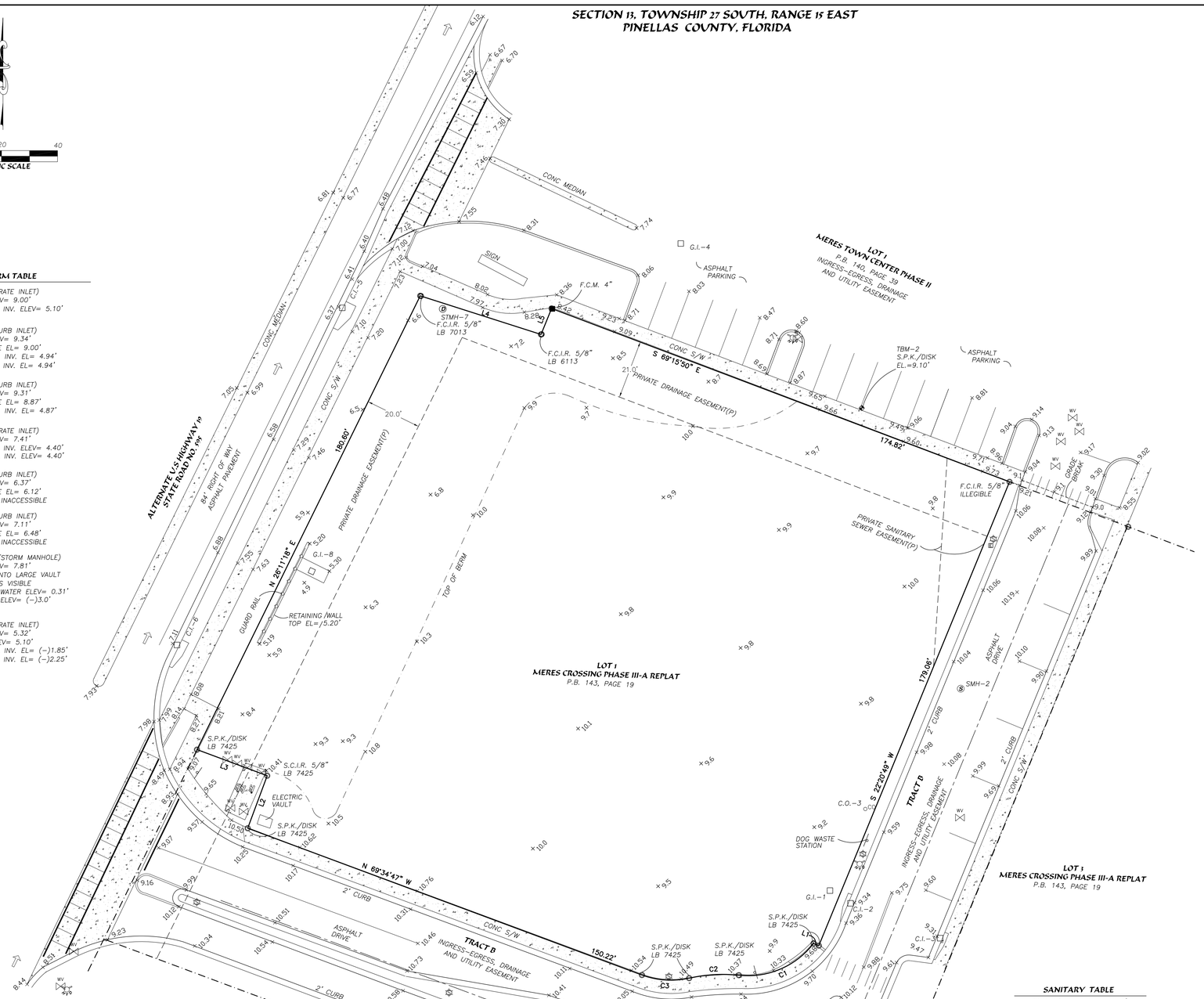

BC
Hand Hole
(3.5x5)
BP
Base Cover
Diameter
Base Cover

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

1" = 20'

0' 20 40

GRAPHIC SCALE



STORM TABLE

G.I.-1(GRATE INLET)
TOP ELEV= 9.00'
24" S.E. INV. ELEV= 5.10'

C.I.-2(CURB INLET)
E.P. ELEV= 9.34'
FLOWLINE EL= 9.00'
24" N.W. INV. EL= 4.94'
18" S.E. INV. EL= 4.94'

C.I.-3(CURB INLET)
E.P. ELEV= 9.31'
FLOWLINE EL= 8.87'
18" N.W. INV. EL= 4.87'

G.I.-4(GRATE INLET)
TOP ELEV= 7.41'
15" N.E. INV. ELEV= 4.40'
15" S.W. INV. ELEV= 4.40'

C.I.-5(CURB INLET)
E.P. ELEV= 6.37'
FLOWLINE EL= 6.12'
INVERTS INACCESSIBLE

C.I.-6(CURB INLET)
E.P. ELEV= 7.11'
FLOWLINE EL= 6.48'
INVERTS INACCESSIBLE

STMH-7(STORM MANHOLE)
TOP ELEV= 7.81'
OPENS INTO LARGE VAULT
NO PIPES VISIBLE
TOP OF WATER ELEV= 0.31'
BOTTOM ELEV= (-)3.0'

G.I.-8(GRATE INLET)
TOP ELEV= 5.32'
WEIR ELEV= 5.10'
48" S.W. INV. EL= (-)1.85'
48" N.E. INV. EL= (-)2.25'

LEGEND & ABBREVIATIONS

(c) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
GAS FILL CAPS
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
CO CLEANOUT
STORM MANHOLE
GAS VALVE
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
STEEL POWER POLE
CONC POWER POLE
UGS UNDERGROUND SANITARY
TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCY PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CROSS WALK SIGNAL
WELL
MONITOR WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX
ELECTRIC MANHOLE
FIRE DEPARTMENT CONNECTION
UC UNDERGROUND CABLE MARKER
SANITARY MANHOLE
WATER METER
WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND OR SET
SEWER VALVE
SIGNAL SUPPORT POLE
IRRIGATION CONTROL VALVE
RECLAIM WATER METER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
UG UNDERGROUND GAS MARKER
ELECTRIC BOX
TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
RECLAIM WATER VALVE

SURVEYOR'S NOTES:

1) THIS IS AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.

2) BEARINGS REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF PLATINUM DRIVE AS BEING S 89°49'49" E, PER GEODETIC BEARINGS, N.A.D. 83, ZONE WEST.

3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24121494BG1 DATED 11-21-2024 AT 8:00 A.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF THE REFERENCED COMMITMENT:

ITEMS 1-6: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.

ITEM 7: RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 1014, PAGE 349. THE RIGHT OF ENTRY FOR MINING AND EXPLORATION IN SAID RESERVATIONS HAS BEEN RELEASED BY SECTION 270.11 F.S. NOTE: NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THIS OUTSTANDING INTEREST OR OF THE HOLDERS OF SUCH INTEREST. (SUBJECT TO, NO PLOTTABLE EASEMENTS)

ITEM 8: EASEMENT AND RIGHTS IN FAVOR OF FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, THEIR SUCCESSORS AND ASSIGNS, RECORDED APRIL 11, 1966 IN OFFICIAL RECORDS BOOK 2365, PAGE 69. (NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 9: TERMS, COVENANTS, CONDITIONS, PROVISIONS AND RESTRICTIONS DISCLOSED BY THAT CITY OF TARPON SPRINGS DECLARATION TO THE PUBLIC REGARDING LANDFILL CLOSURE RECORDED JULY 3, 2002 IN OFFICIAL RECORDS BOOK 12091, PAGE 1272. (NO PLOTTABLE EASMENTS ON THE SUBJECT PARCEL)

ITEM 10: TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS AS SET FORTH IN THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, RECORDED SEPTEMBER 3, 2021 IN OFFICIAL RECORDS BOOK 21703, PAGE 581. (SUBJECT TO, NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 11: RESTRICTIVE COVENANTS ON THE USE OF THE LAND AS SET FORTH IN THAT MEMORANDUM OF LEASE AND NOTICE OF RESTRICTIONS RECORDED DECEMBER 5, 2007 IN OFFICIAL RECORDS BOOK 16074, PAGE 1674; IN THAT MEMORANDUM OF LEASE AND NOTICE OF RESTRICTIONS RECORDED JANUARY 5, 2009 IN OFFICIAL RECORDS BOOK 16796, PAGE 1433; AND IN THAT AMENDMENT TO MEMORANDUM OF LEASE AND NOTICE OF RESTRICTIONS RECORDED OCTOBER 10, 2010 IN OFFICIAL RECORDS BOOK 17049, PAGE 226. (SUBJECT TO, NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 12: INTENTIONALLY DELETED

ITEM 13: DEDICATIONS AND EASEMENTS SET FORTH AND CONTAINED ON THE PLAT OF MERES CROSSING PHASE II, RECORDED JULY 30, 2015 IN PLAT BOOK 140 PAGE 39. (NO PLOTTABLE EASEMENTS, PARCEL WAS REPLATTED PER P.B. 143, PAGE 19)

ITEM 14: DEDICATIONS, EASEMENTS, RESTRICTIONS, AND ALL OTHER MATTERS BEING SET FORTH AND CONTAINED ON THE PLAT OF MERES CROSSING PHASE III – A REPLAT, RECORDED AUGUST 17, 2018 IN PLAT BOOK 143, PAGE 19. (PLOTTABLE EASEMENTS DEPICTED HEREON)

ITEM 15: TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN ARMSTRONG TARPON SPRINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND REGIONS BANK, AN ALABAMA BANKING CORPORATION, AND ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS, RECORDED OCTOBER 25, 2007, IN OFFICIAL RECORDS BOOK 16030, PAGE 1298; AS AMENDED BY THAT FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 13, 2017 IN OFFICIAL RECORDS BOOK 19484, PAGE 1369. (SUBJECT TO, NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 16: TERMS, COVENANTS, CONDITIONS AND PROVISIONS BEING SET-FORTH AND CONTAINED IN THAT STORM WATER DRAINAGE EASEMENT BY AND BETWEEN TARPON SPRINGS RETIREMENT VILLAGE, INC., A FLORIDA CORPORATION, AND CRP II-TARPON SPRINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED OCTOBER 28, 2009 IN OFFICIAL RECORDS BOOK 16737, PAGE 65. (SUBJECT TO, NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 17: TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS OF THAT DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED AUGUST 31, 2015 IN OFFICIAL RECORDS BOOK 18904, PAGE 1580. (SUBJECT TO, NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 18: TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS OF THAT DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED OCTOBER 15, 2018 IN OFFICIAL RECORDS BOOK 20297, PAGE 4. (SUBJECT TO, NO PLOTTABLE EASEMENTS ON THE SUBJECT PARCEL)

ITEM 19: EASEMENT AND RIGHTS IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, RECORDED JANUARY 22, 2019 IN OFFICIAL RECORDS BOOK 20404, PAGE 1330. (BLANKET EASEMENT IN NATURE. 20'x20' EASEMENT FOR SWITCHGEAR AND 10' WIDE EASEMENT LYING 5' ON EACH SIDE OF FACILITIES INSTALLED OR DESIGNED TO BE INSTALLED)

ITEM 20: EASEMENT AND RIGHTS IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, RECORDED JANUARY 23, 2019 IN OFFICIAL RECORDS BOOK 20405, PAGE 718. (BLANKET EASEMENT IN NATURE. 20'X20' EASEMENT FOR SWITCHGEAR AND 10' WIDE EASEMENT LYING 5' ON EACH SIDE OF FACILITIES INSTALLED OR DESIGNED TO BE INSTALLED)

ITEM 21: TERMS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) OR RENTAL AGREEMENT(S), AND ALL RIGHTS THEREUNDER OF THE LESSEE(S), TENANT(S) AND/OR PARTY(IES) IN POSSESSION, AND ANY PARTY(IES) CLAIMING, BY THROUGH OR UNDER SAID LESSEE(S), TENANT(S) AND/OR PARTY(IES) IN POSSESSION. (NO PLOTTABLE EASEMENTS)

5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7) THE PARCEL APPEARS TO FALL WITHIN FLOOD ZONE "AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12103C, COMMUNITY PANEL NUMBER 0019 H, MAP REVISED 08/24/2021. N.A.V.D. 88

8) ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER N.G.S BENCHMARK "PINCO 0", ELEVATION 28.40' (N.A.V.D. 88). SITE BENCHMARKS ARE AS DEPICTED HEREON.

9) TREES, IF DEPICTED HEREON, HAVE NOT BEEN VERIFIED BY A LICENSED ARBORIST. THE TYPES DEPICTED HEREON BASED ON COMMON NAME.

SANITARY TABLE

SMH-1(SANITARY MANHOLE)
TOP ELEV= 10.99'
8" N.E. INV. EL= 4.00'
8" S.W. INV. EL= 4.00'
8" S.E. INV. EL= 4.00'

SMH-2(SANITARY MANHOLE)
TOP ELEV= 10.16'
8" N.E. INV. EL= 3.21'
8" S.W. INV. EL= 3.21'
8" S.E. INV. EL= 3.21'

C.O.-1 (CLEANOUT)
TOP ELEV= 10.61'
INV. ELEV= 3.81'

LINE	BEARING	DISTANCE
L1	N 67°42'23" W	2.03'
L2	N 20°25'05" E	20.00'
L3	N 69°34'12" W	26.80'
L4	S 72°16'02" E	45.29'
L5	N 22°07'08" E	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	29.50'	30.28'	28.97'	S 66°57'48" W	58°48'54"
C2	54.00'	17.87'	17.79'	S 86°38'38" W	18°57'44"
C3	29.50'	17.12'	16.88'	N 86°12'31" W	33°14'58"

LEGAL DESCRIPTION:

PARCEL 1: (FEE ESTATE)

LOT 1, MERES CROSSING PHASE III – A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 19, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OCTOBER 25, 2007, IN OFFICIAL RECORDS BOOK 16030, PAGE 1298; AS AMENDED BY THAT FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 13, 2017 IN OFFICIAL RECORDS BOOK 19484, PAGE 1369, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 3: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN STORM WATER DRAINAGE EASEMENT, RECORDED OCTOBER 28, 2009 IN OFFICIAL RECORDS BOOK 16737, PAGE 65, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 4: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED AUGUST 31, 2015 IN OFFICIAL RECORDS BOOK 18904, PAGE 1580, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 5: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED OCTOBER 15, 2018 IN OFFICIAL RECORDS BOOK 20297, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Alex B. Thompson Jr., P.L.S.
State of Florida No. 5318
Registered Land Surveyor and Mapper

Date Signed: 1-21-25

Last Date of Field Survey: 1-16-25

EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7437
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
EMail: alex@extreme-surveying.com
PROFESSIONAL SURVEYING AND MAPPING SERVICES

No.	DESCRIPTIONS	DATE	BY

REVISIONS

ALTA/BOUNDARY, TOPOGRAPHIC SURVEY

LOT 1
MERES CROSSING PHASE III-A REPLAT

DESIGNED BY:	N/A
DRAWN BY:	RWB
CHECKED BY:	ABT
SCALE:	1"= 20'
DATE:	1-14-25
PARTY CHIEF:	RB
FIELD BOOK:	--
PAGE:	--
CAD FILE:	2501-100-02
JOB NUMBER:	2501-100-02
SHEET	1 of 1

MFM
EST.1884
Macfarlane Ferguson & McMullen

One Tampa City Center, Suite 2000
201 N. Franklin Street
P.O. Box 1531 (33601)
Tampa, FL 33602
813.273.4200

WWW.MFMLEGAL.COM
EMAIL: INFO@MFMLEGAL.COM

625 Court Street, Suite 200
P.O. Box 1669 (33757)
Clearwater, FL 33756
727.441.8966

April 22, 2025

City of Tarpon Springs
Attn: Planning & Zoning Department
324 E. Pine Street
Tarpon Springs, FL 34689
planning@ctsfl.us

Re: Justification Narrative for Conditional Use Application—1175 S Pinellas Avenue, Tarpon Springs, FL 34689

§ 209.01 – Standards for review of conditional uses

No conditional use other than a conditional use granted in connection with a nonconforming lot application as herein provided shall be recommended for approval or receive a final action of approval unless a positive finding, based upon substantial competent evidence presented at a public hearing held by the Board is made on each of the following standards:

(A) Conformance with the requirements of this Code.

RESPONSE: The proposed conditional use conforms with the requirements of the Code.

(B) The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.

RESPONSE: The subject property is located along Pinellas Avenue, commonly known as Alternate-19, which is the primary north-south corridor in western Pinellas County. The Applicant is proposing to use the site as a Chipotle, which is classified as a Formula Based Restaurant use under the Code. Use of the subject parcel as a Formula Based Restaurant is compatible with existing and planned uses in the area as the subject parcel is abutted to the north by a shopping plaza headlined by Winn-Dixie and Dunkin', to the east by a large apartment complex, and to the south by a National Hospital (Advent Health North Pinellas Emergency Room) . This use would fit seamlessly into the area and will be a great dining option for the multitude of uses in the immediate area.

(C) The conditional use is consistent with the goals, objectives, and policies of all Elements of the City Comprehensive Plan.

RESPONSE: The proposed use is in a location that supports safe, pedestrian-friendly community and increases safe access to multi-modal transportation through its' design so that pedestrians can safely access the restaurant (Goal B.3 and Objective B/3/1). The site plan has been designed with the building and primary entrances oriented towards the aforementioned adjacent uses and proposes three (3) direct accessible pedestrian sidewalk paths to the north, east and south that will promote walkup customers from the surrounding community. Furthermore, the proposed use helps the needs

of daily living for residents of the City of Tarpon Springs (Objective D.3.2) and encourages development that promotes sustainable urban development patterns (FLU.1.3). The conditional use is consistent with the goals, objectives, and policies of all Elements of the City Comprehensive Plan.

(D) The conditional use will not result in significant adverse impacts to the environment or historical resources.

RESPONSE: The proposed conditional use will not result in significant adverse impacts to the environment and will allow for improved water runoff and retention through site design. The proposed conditional use will not result in significant adverse impacts on historical resources.

(E) The conditional use will not adversely affect adjoining property values.

RESPONSE: The proposed conditional use will positively impact adjoining property values by improving the development of the area and providing a beneficial use along a busy thoroughfare. The neighboring property owners should encourage this development as it will be an attractive place to eat for both the patrons of the shopping center to the north, the residents of the apartment complex to the east, as well as the national hospital to the south.

(F) The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection and emergency services, police protection, library service, and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.

RESPONSE: Approval of this proposed conditional use will not adversely impact or exceed the capacity or the fiscal ability of the City to provide public facilities, utilities, fire/police protection and emergency services, or otherwise. Please refer to the attached concurrency application for additional information. Furthermore, the new Access Management Analysis conducted by the Traffic Engineer (Lincks & Associates) revealed that all adjacent affected roadway segments and intersections will continue to operate at an acceptable and safe Level of Service when considering the trip generation from the proposed project.

(G) The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

RESPONSE: As shown on the development plans, the proposed conditional use will be constructed in accordance with said plans in an efficient and orderly manner. This is a relatively small site that the Applicant is prepared to develop as efficiently as possible upon approval from the City of this conditional use.

(H) The public health, safety and welfare shall be observed with any reasonable conditions necessary.

RESPONSE: The Applicant has considered the public health, safety and welfare in preparing this proposal for conditional use and has included several pedestrian walkways in order to ensure the safety of patrons of the restaurant.

§ 209.04 – Formula based uses

(D) Review Criteria for Formula Based Uses (meaning Formula Business and Formula Restaurant Uses as defined above).

(1) In determining compatibility with the surrounding neighborhood the following factors will be evaluated:

a. Form and mass of all structures.

RESPONSE: See attached plans, color elevations and perspective renderings.

b. Placement of all structures on the site and integration (or buffering where appropriate) with adjoining neighborhood.

RESPONSE: The Applicant designed the proposed conditional use in coordination with City Staff's feedback to ensure that the site is pedestrian-friendly with the mobile-pickup window. The building and primary entrances are oriented towards the surrounding developments to promote safe pedestrian and vehicular access to the store. As illustrated on the attached Landscape Plan, this project proposes an enhanced continuous row of hedges along the project perimeter to buffer the new parking lot from the surrounding uses along with code compliant perimeter landscape buffers. The new landscaping will integrate the new restaurant with the community and create an attractive environmentally friendly dining experience.

c. Internal circulation and interaction of pedestrians, bicycles, and vehicles.

RESPONSE: As noted in (b) above, this design was reviewed by City staff in order to ensure that the proposed conditional use is providing a safe interaction between pedestrians/bicycles and vehicles. The Applicant spent significant time in designing the site specifically for the proposed conditional use and the increased safe access for multi-modal transportation. In addition to the three (3) accessible pedestrian sidewalk paths provided, the applicant is providing a bicycle rack near the building entrance and a detached sitting area with benches within the green space along the east property boundary.

d. Ability to accommodate mixed uses, either horizontally or vertically, on the site.

RESPONSE: The proposed conditional use does not have the capability to accommodate additional uses based on the size of the site.

e. Architecture and site design shall compliment or improve upon the surrounding area.

RESPONSE: Please refer to the attached plans, color elevations and perspective renderings. The architecture and site design of the proposed conditional use are complimentary to the surrounding uses and beautifies the site with additional landscaping.

f. Storefronts greater than 50' in width shall be detailed to appear as multiple storefronts.

RESPONSE: Not applicable. The proposed conditional use is designed for only one (1) standalone storefront.

g. Buildings shall be oriented to the street with interior/rear parking and streetscapes shall included pedestrian friendly amenities such as wider sidewalks, enhanced landscaping, pedestrian scale lighting, and street furnishings. Where these requirements may conflict with other regulations of this code the requirements herein shall apply.

RESPONSE: Please refer to response in subsection "b" above that details compliance with these requirements.

h. Buildings oriented toward the street with interior parking shall be allowed a wall sign for the road frontage elevation in accordance with sign regulations elsewhere and an equal size or smaller wall sign for the parking frontage elevation. Such building elevations along the street, regardless of store front width, shall provide architectural detail to break up expanses of single-plane blank walls. This detail shall included variation in facade setbacks to create the appearance of multiple buildings elevations.

RESPONSE: refer to the attached plans, color elevations and perspective renderings that illustrate the proposed signage.

i. Parking lots shall be screened from street frontages in accordance with Figure 2 below or similar screening methods as approved during the site plan review process Adjustments to the dimensions of Figure 2 may be altered during the site plan review process to accommodate specific site conditions.

RESPONSE: Please refer to the attached Landscape Plan. This project proposes an enhanced continuous row of hedges along the project perimeter to buffer the new parking lot from the surrounding uses along with code compliant perimeter landscape buffers. The new landscaping will integrate the new restaurant with the community and create an attractive environmentally friendly dining experience.

(2) Formula Based Uses that are part of a unified or planned development that exceeds 40 acres or are located on parcels of land that exceed 40 acres shall also adhere to the requirements of Policy 1.1.11 of the Future Land Use Element of the Comprehensive Plan.

RESPONSE: Not applicable. The proposed formula based restaurant use is not part of a unified or planned development that exceeds 40 acres or is located on a parcel of land that exceeds 40 acres.

PV-LARK TARPON, LLC
140 Carillon Pkwy
Saint Petersburg, FL 33716

June 16th, 2025

City of Tarpon Springs
Planning & Zoning
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5617

Project: Chipotle @ 1175 S Pinellas Ave, Tarpon Springs, FL
Application Numbers: 25.32 (CU) & 25.36 (SP)

Subject: Chipotlane Pickup Window Operations Narrative

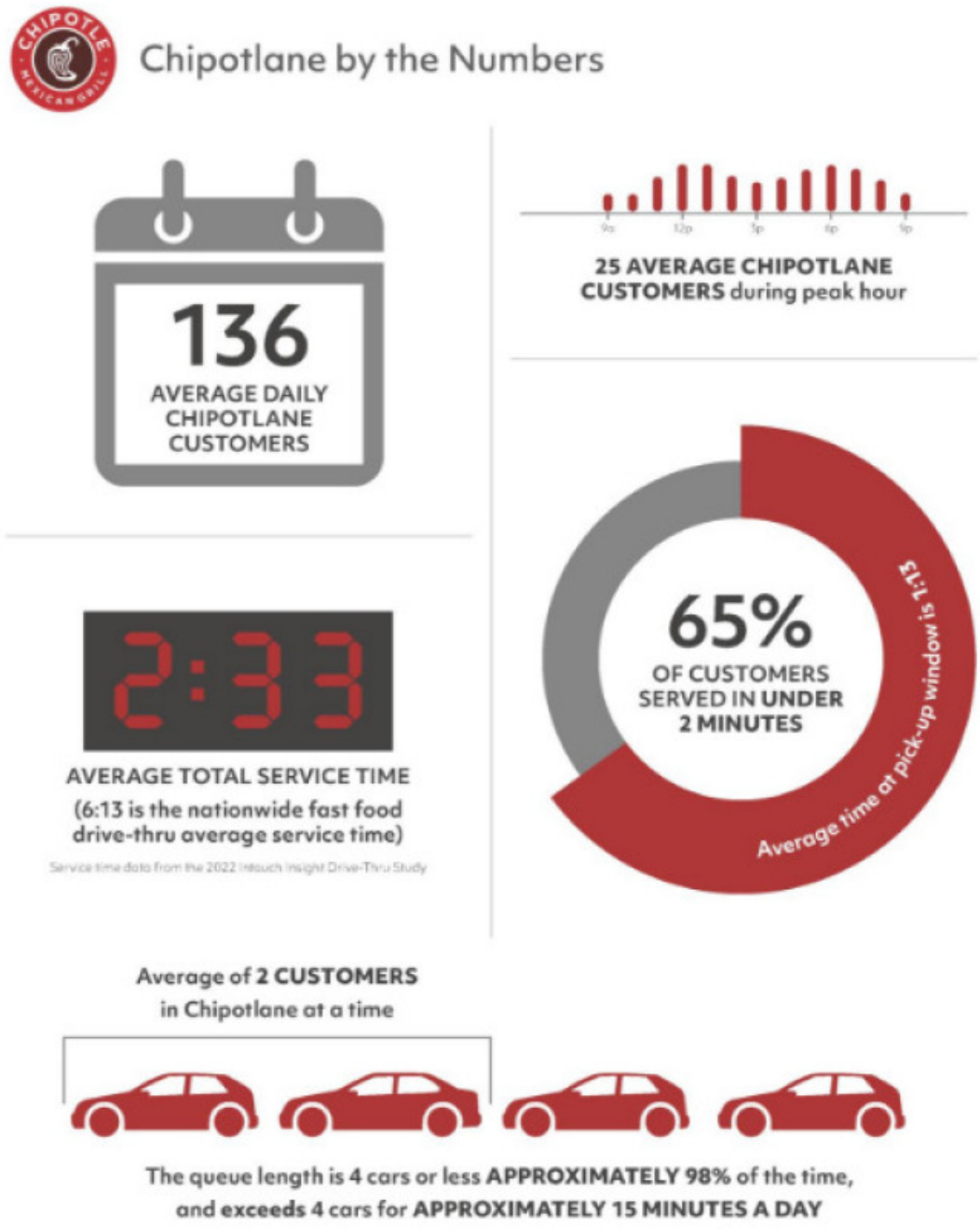
To Whom It May Concern:

The following narrative letter has been prepared for development of a new 2,385 square foot (SF) (+/-) Chipotle Mexican Grill Restaurant on parcel number 13-27-15-57285-000-0010 located at the northeast corner of S Pinellas Ave (US ALT 19) and Tiki Drive *(See attached Exhibit A)*. The new Chipotle Restaurant offers a pickup window at the west side of the building to provide customers with a vehicular access option to pick up orders placed online or via the app. Chipotle refers to their pickup window concept as "Chipotlane". The Site Plan is included as Exhibit B for reference.

Unlike a traditional drive-thru, the Chipotlane does not have an order board or any speakers for customers to place orders outside the store. All orders are placed and paid for via the app or online. Customers are given an estimated time for when their order will be ready to pick up. If they arrive too early, they are asked to pull into a designated parking space until their order is ready. Since all orders are paid for online, the transaction time at the window is limited to the customer providing their name and receiving their order. Door dash, UberEats and other delivery services are required to enter the building to retrieve orders and do not utilize the Chipotlane.

The streamlined operations outlined above significantly reduce the average total service time to approximately 2.5 minutes with 65% of customers served in under 2 minutes. This results in an average of 2 customers queued at the Chipotlane window at a time. An infographic is pasted below with additional data from an operational study Chipotle conducted for reference:

PV-LARK TARPON, LLC
140 Carillon Pkwy
Saint Petersburg, FL 33716



PV-LARK TARPON, LLC
140 Carillon Pkwy
Saint Petersburg, FL 33716

Please contact me at (863) 634-1224 if you have any questions or need additional information.

Sincerely,

PV-LARK TARPON, LLC

Brad Karns
Director of Development
bkarns@paradiseventuresinc.com

PV-LARK TARPON, LLC
140 Carillon Pkwy
Saint Petersburg, FL 33716

EXHIBIT "A"

(Property Appraiser Card)

Pinellas County Property Appraiser - www.pcpao.gov — **Generated on 08/21/2024 14:30 PM**

Parcel Summary (as of 21-Aug-2024)	Parcel Map
Parcel Number **13-27-15-57285-000-0010**	
Owner Name C R P II-TARPON SPRINGS LLC	
Property Use 1000 Vacant Commercial Land	
Site Address 1175 S PINELLAS AVE TARPON SPRINGS, FL 34689	
Mailing Address 2501 S MACDILL AVE TAMPA, FL 33629-7217	
Legal Description MERES CROSSING PHASE III REPLAT LOT 1	
Current Tax District TARPON SPRINGS (TS)	
Year Built	

Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	
2023	No	0%	

Property Exemptions & Classifications
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17509/0033		274.04	A	Current FEMA Maps	Check for EC	Zoning Map	143/19

PV-LARK TARPON, LLC
140 Carillon Pkwy
Saint Petersburg, FL 33716

2024 Preliminary Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$315,350	$212,456	$212,456	$315,350	$212,456

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$315,350	$193,142	$193,142	$315,350	$193,142
2022	N	$292,825	$175,584	$175,584	$292,825	$175,584
2021	N	$270,300	$159,622	$159,622	$270,300	$159,622
2020	N	$247,775	$145,111	$145,111	$247,775	$145,111
2019	N	$225,250	$131,919	$131,919	$225,250	$131,919

2023 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Feb-2012	$570,000	U	V	TARPON SPRINGS	CRP II TARPON SPRINGS LLC	17509/0033
01-Jan-1899	$0					04058/1612

2024 Land Information

Land Area: ≅ 46,252 sf | ≅ 1.06 acres	Frontage and/or View: None	Seawall: No

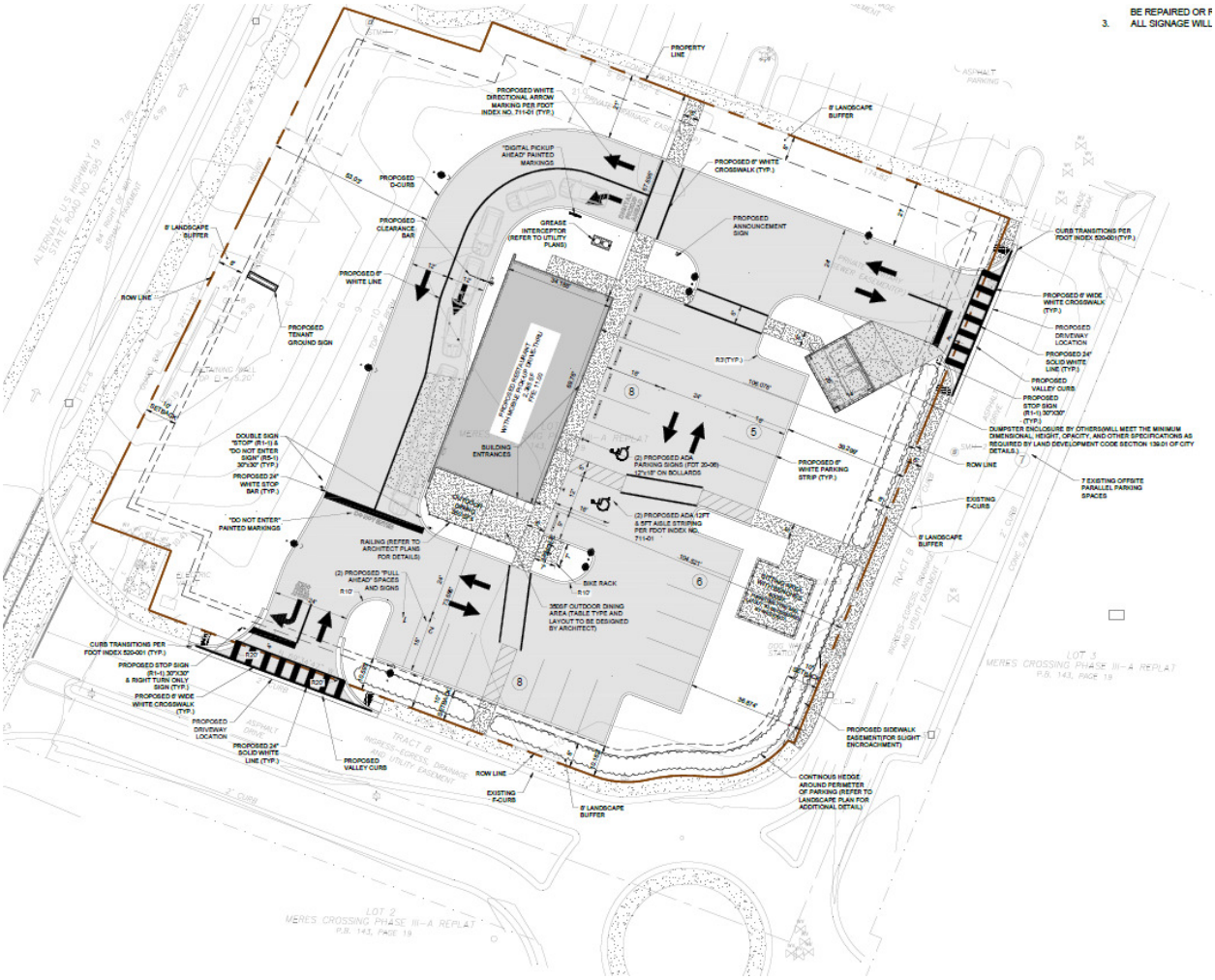
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$350,000	1.0600	AC	1.0000	$371,000

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

PV-LARK TARPON, LLC
140 Carillon Pkwy
Saint Petersburg, FL 33716

EXHIBIT "B"

(Site Plan)



May 13, 2025

City of Tarpon Springs
Planning & Zoning
324 E. Pine Street
Tarpon Springs, FL 34689

Subject: Tarpon Springs Chipotle - Stormwater Narrative
1175 S Pinellas Ave, Tarpon Springs
PID # 13-27-15-57285-000-0010

To Whom It May Concern,

The purpose of this document is to provide a summary of the proposed stormwater design for the Tarpon Springs Chipotle project. The Tarpon Springs Chipotle project is located in the City of Tarpon Springs at 1175 S Pinellas Ave, Tarpon Springs, FL 34689. The parcel is currently vacant and will be developed into a 2,326 SF Restaurant with a mobile pick-up drive-thru and associated parking.

This property is located in the Meres Crossing – Phase III construction plan. The apartment complex and two outparcels are master permitted under SWFWMD permit 31945.7. The site utilizes a dry pond located south of our proposed construction for treatment, which ultimately discharges to "Impaired Water" (Anclote River Bayou Complex – Spring Bayou). The proposed project's outparcel is referenced as Outparcel 1 (Basin Outparcel 1) in permitted plans. The outparcel was designed for a 90.7 CN, our design has an 87.92 CN. The project's stormwater system will connect directly to the existing stormwater system.

- Attachment 1 – Future conditions from drainage permit 31945.7 for Basin Outparcel 1 which shows a 90.7 CN.
- Attachment 2 – Master plan for original permit from 2016. Outparcel location can be seen as Outparcel 3.
- Attachment 3 – CN breakdown for the proposed site.

Please feel free to call with any questions or if any additional information is needed.

Respectfully,

Baysite Engineering, LLC.
Brockton Austin
Brockton Austin, E.I.
Project Manager

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Patrick Payne
Date: 2025.05.14 09:04:49 -04'00'

Attachment 1

Future conditions from drainage permit 31945.7 for Basin Outparcel 1 which shows a 90.7 CN.

SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Ave, Suite 205
Tampa, Florida 33615
(813) 889-0700

COMP. BY:	GL
CHK'D BY:	GL
DATE:	01/05/16
SHT No.	
JOB No.	F0802

PROJECT: **MERES CROSSING APARTMENTS**
POST-DEVELOPED CONDITION
BASIN OUTPARCEL 1

RUNOFF CURVE NUMBER (CN)
POST-DEVELOPMENT

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	PRODUCT
----	POND	100.00	0.00	0.00
A	Outparcel 1 85% Imperivious(*)	98.00	0.90	88.30
A	OPEN SPACE (GOOD CONDITION)	49.00	0.16	7.79
				0.00
				0.00
				0.00
				0.00
		TOTALS	1.06	96.09

CN (WEIGHTED) 90.65 USE CN = 90.7

TIME OF CONCENTRATION (INCLUDES 15 MIN)= 15

LF OF PAVEMENT @ 1.0 FPS 0 LF OF PIPE @ 2.5 FPS

Equivalent Pond length, L, (ft):	335
Equivalent Pond width, W, (ft):	0

STAGE STORAGE FOR POND "A"

DESCRIPTION	ELEVATION	AREA (AC)	STAGE STORAGE (AC/FT)	VOLUME (AC/FT)
SHW				
BOTTOM				0.00
			0.00	
				0.00
			0.00	
TOB				0.00
			0.00	
				0.00
			0.00	
				0.00

NOTES:
(*) 0.57 AC of Outparcel 1 Draining to existing underground Stormwater Vault permitted under ERP# 31945.002

Attachment 2

Master plan for original permit from 2016. Outparcel location can be seen as Outparcel 1.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF SYCAMORE ENGINEERING, INC. IT CAN NOT BE USED OR COPIED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM SYCAMORE ENGINEERING, INC. DIMENSIONS SHOULD NOT BE OBTAINED BY USING SCALING OF THE PLAN. DIMENSIONS CAN BE OBTAINED BY CONTACTING SYCAMORE ENGINEERING, INC. DIRECTLY © 2015

SITE CRITERIA TABLE

PROJECT DATA	
Total Site Area - Phase III	10.90 Acres (474,783 Sf)
Outparcel 1	1.06 Ac (46,195 Sf)
Outparcel 2	0.93 Ac (40,370 Sf)
Pond Tract	1.27 Ac (55, 506 Sf)
Road Tract	1.11 Ac (48,313 Sf)
Apartments Tract	6.53 Ac (284,399 Sf)
Pervious Area	1.23 Ac
Impervious Area	6.56 Ac
Std. Size Of Parking Space	9' X 18' Standard
Building 1	80,844 Sf - 4 Stories (64 Units)
Building 2	36,092 Sf - 3 Stories (30 Units)
Building 3	45,987 Sf - 3 Stories (42 Units)
Building 4	66,768 Sf - 3 Stories (60 Units)
Building 5	48,747 Sf - 3 Stories (40 Units)
Garages	4,410 Sf - 1 Story (3 Buildings)
Total	287,258 Sf (GFA) (236 Units)
Proposed FAR	0.60
LAND INFORMATION	
Existing Land Use	Vacant
Parcel ID	13-27-15-00000-310-0700; 13-27-15-00000-310-0800 13-27-15-00000-340-0110; 13-27-15-57290-000-0040
North Setback	15 Ft
South Setback	90 Ft (Building 3) 4 Ft (Garage)
East Setback	8.1 Ft
West Setback	211 Ft (Building 3 to Property Line) 5.2 Ft
ZONING INFORMATION	
Existing Zoning	PRD-MU, SAP
Adjacent Zoning	R/W and SAP
Proposed Use	Commercial Mixed Use
Building Height Proposed	45.33 Ft (Roof Level)
LANDSCAPE CALCULATIONS	
North Landscape Strip	5 Ft
South Landscape Strip	4.5 Ft
East Landscape Strip	8 Ft (Wetland)
West Landscape Strip	8 Ft (Alt. 19)
BUILDING AREA USE DATA	
TOTAL BUILDINGS AREA	282,848 Sf (Gross Floor Area)
GROSS DENSITY	236 Units / 10.90 Ac = 21.65 Units/Ac

PARKING ANALYSIS	
PARKING REQUIRED	1.75 Spaces/1 Unit = 1.75x237 Units= 415 Spaces 1 Space/250 Sf Clubhouse =1,233/250= 5 Spaces 1 Space/50 Sf Pool =1,200/50= 24 Spaces
TOTAL PARKING REQUIRED	444 SPACES
PARKING OPEN SPACE PROVIDED	379 SPACES
PARKING COVERED SPACE PROVIDED	25 SPACES
TOTAL PARKING PROVIDED (*)	404 SPACES
BIKE RACKS PROVIDED (**)	5 (4 BIKE SPACES)

(*) REQUEST OF WAIVER TO CITY COUNCIL OF REDUCTION OF PARKING SPACES REQUIRED OF APPROXIMATELY 10%

(**) PROPOSED ADDITIONAL 4 BIKE RACKS TO MITIGATE PARKING SPACES REDUCTION

LIST OF REQUIRED PERMITS

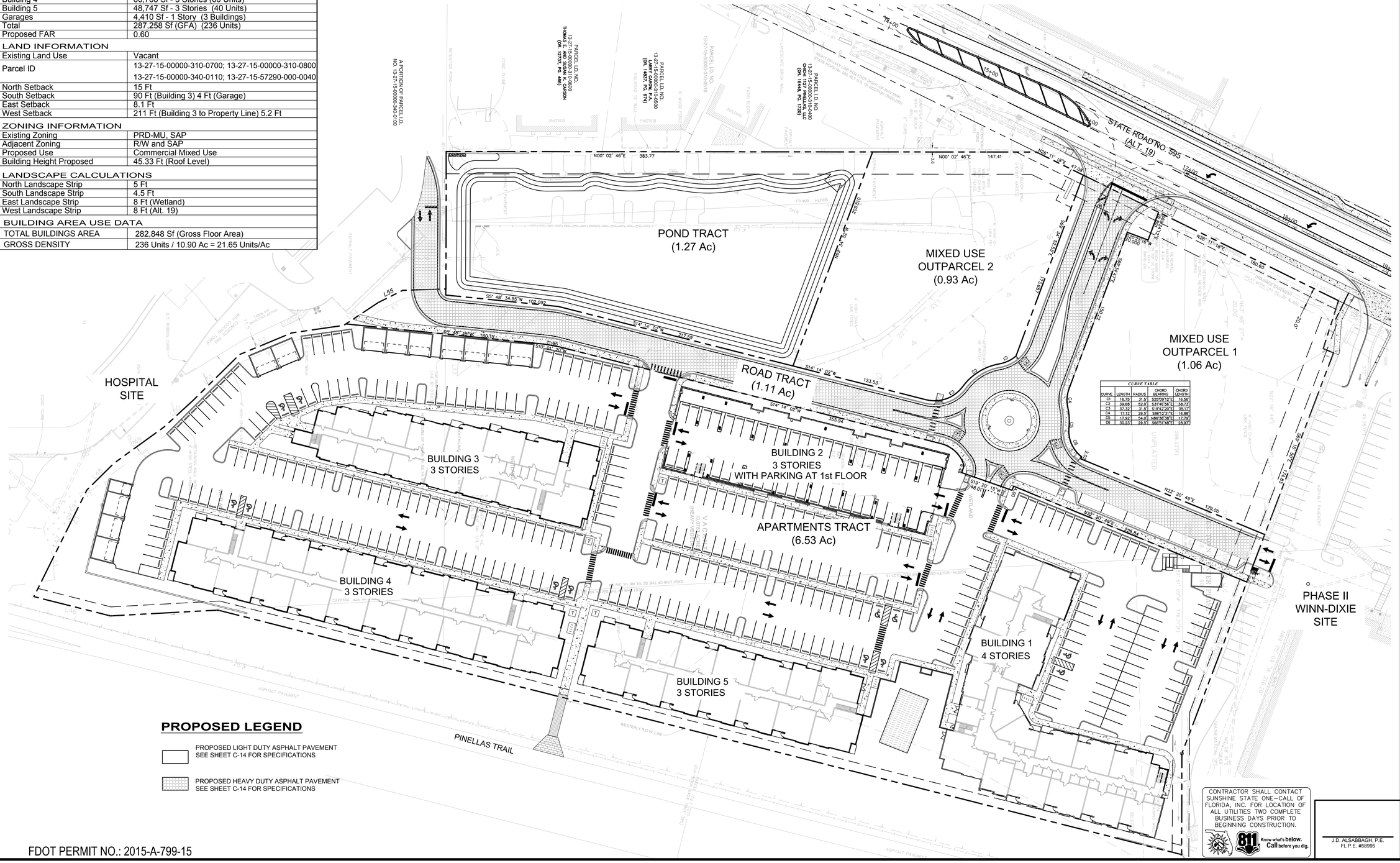
1) CITY OF TARPON SPRINGS SITE PLAN/CONSTRUCTION PLAN APPROVAL
2) SOUTHWEST FLORIDA WATER MANAGEMENT ERP PERMIT MODIFICATION
3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER AND SANITARY SEWER SERVICE PERMIT
4) ARMY CORP OF ENGINEERS APPROVAL (EXISTING PERMIT)
5) FLORIDA DEPARTMENT OF TRANSPORTATION ACCESS PERMIT
6) FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EXEMPTION PERMIT

PROJECT PHASES:

PHASE III – MIXED USE DEVELOPMENT (START APRIL 2016 AND FINISH DECEMBER 2016)

NORTH

GRAPHIC SCALE 0 40 80


STATE ROAD NO. 595 (ALT. 19)
POND TRACT (1.27 Ac)
MIXED USE OUTPARCEL 2 (0.93 Ac)
MIXED USE OUTPARCEL 1 (1.06 Ac)
ROAD TRACT (1.11 Ac)
APARTMENTS TRACT (6.53 Ac)
BUILDING 1 4 STORIES
BUILDING 2 3 STORIES WITH PARKING AT 1st FLOOR
BUILDING 3 3 STORIES
BUILDING 4 3 STORIES
BUILDING 5 3 STORIES
HOSPITAL SITE
PHASE II WINN-DIXIE SITE
PINELLAS TRAIL
PARCEL I.D. NO. 13-27-15-00000-310-0700 THOMAS E. AND SUSAN K. CARSON (OR. 12737, PG. 466)
PARCEL I.D. NO. 13-27-15-00000-340-0110 ARMY CORPS R.A.S.O. (OR. 14837, PG. 874)
PARCEL I.D. NO. 13-27-15-00000-310-0400 CITY OF TARPON SPRINGS (OR. 16446, PG. 1750)
A PORTION OF PARCEL I.D. NO. 13-27-15-00000-340-0100
N00° 02' 46"E 383.77
N00° 02' 46"E 147.41
N89° 57' 14"W 200.00
S14° 14' 02"W 212.59
S14° 14' 02"W 123.53
S14° 14' 02"W 355.94
S19° 20' 15"W 48.01
N26° 11' 18"E 180.80
N22° 20' 49"E 179.08
N22° 20' 49"E 226.84
S55° 48' 34.55"W 102.09
S68° 48' 39"W 180.15
S10° 01' 20"W 11.85
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	16.75'	31.5'	S25°09'13"E	16.56'
C2	39.68'	52.0'	S31°46'36"E	38.73'
C3	37.32'	31.5'	S18°42'20"E	35.13'
C4	17.12'	29.0'	S66°12'31"E	16.88'
C5	17.92'	54.0'	N86°38'38"E	17.79'
C6	30.03'	29.5'	S66°51'48"E	28.97'

PROPOSED LEGEND

PROPOSED LIGHT DUTY ASPHALT PAVEMENT
SEE SHEET C-14 FOR SPECIFICATIONS

PROPOSED HEAVY DUTY ASPHALT PAVEMENT
SEE SHEET C-14 FOR SPECIFICATIONS

FDOT PERMIT NO.: 2015-A-799-15

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE–CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.

811 Know what's below. Call before you dig.

J.D. ALSABBAGH, P.E.
FL P.E. #58995

No.	Revision - Description	Date	Name
1		08/15	GL
2		08/15	GL
3		08/15	JDA
4		08/15	JDA

Activity
Designed by:
Drawn by:
Checked by:
Approved by:
F.L. C.A. # 9483 & L.B. # 7961

Scale: 1" = 40'
Start Date: AUG. 2015
Job No. F0802
File: SDP
SYCAMORE ENGINEERING, INC.
COPYRIGHT © 2015

SYCAMORE ENGINEERING, INC.
• Civil Engineering • Surveying & Mapping • Land Planning • Construction Management • Landscape Architecture
8370 W. Hillsborough Ave., Suite 205
Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.889.0788
email: info@sycamoreengineering.com

MERES CROSSING - PHASE III
ALT. 19 (S.R. 595 / PINELLAS AVE.)
TARPON SPRINGS, FLORIDA

OVERALL SITE DIMENSION PLAN

Sheet No.
C-5

Attachment 3

CN breakdown for the proposed site.

Post - Development Criteria

Project:	Tarpon Springs Chipotle	
Municipality:	Tarpon Springs	
Basin:	Outparcel 1	
Area:	1.06 ac	46054.00 sf

SCS Runoff Curve Number Calculations

Land Use Type	Hydrolic Soil Group	SCS Curve Number Value	Area Covered by Land Use	Weighted CN Value
Commercial and Business	D	95	0.56	53.20
Open Space (Grass cover >75%)	D	80	0.50	40

Time of Concentration = 15 min. (Assumed)

Sum	93.20
Area	1.06
Composite CN Value	87.92

STORM TABS

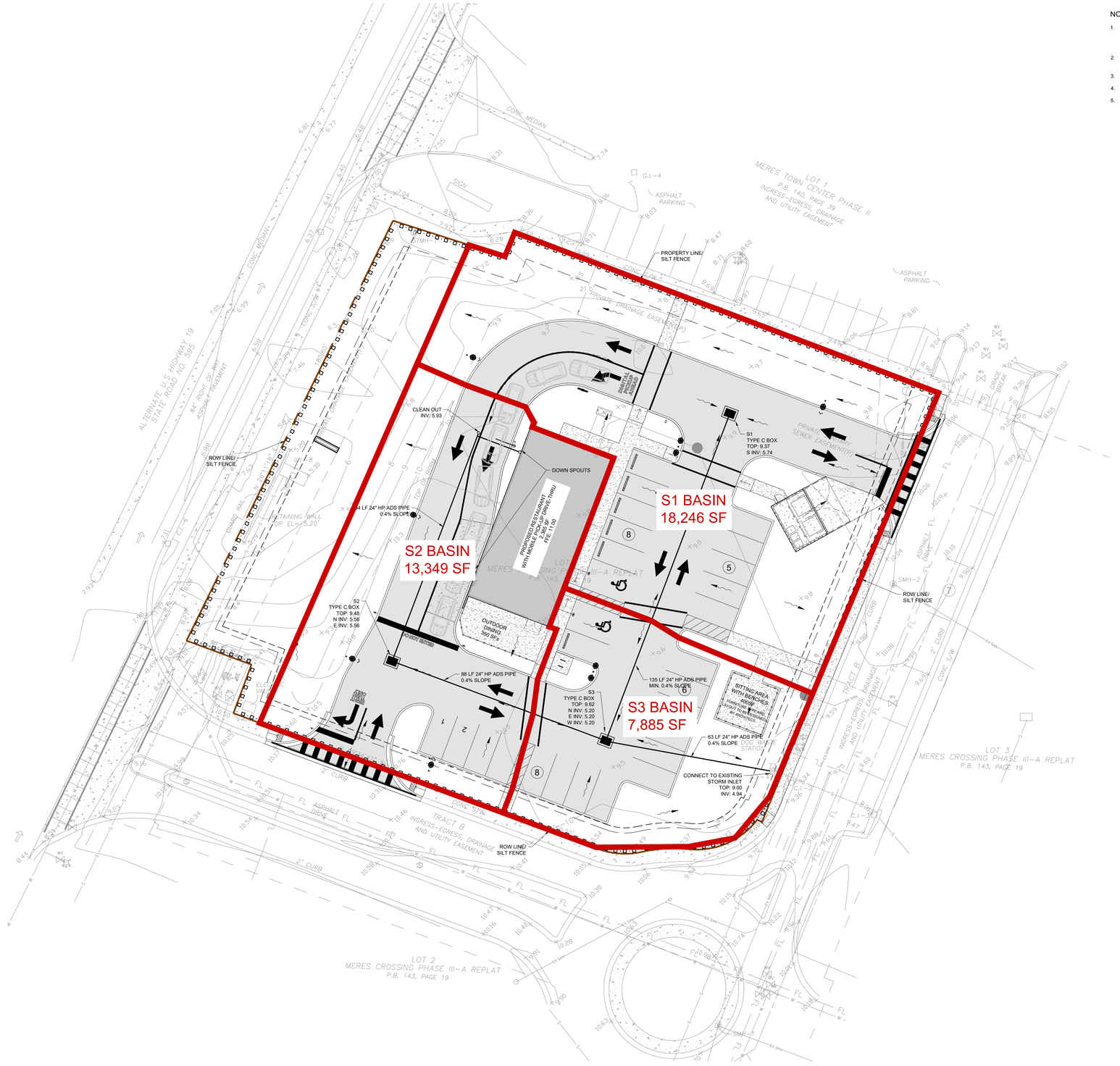
Project Name: Tarpon Springs
Designed By: Ely Payne
Date: 2025-06-18

TAILWATER (EL) = 7.9
STORM FREQUENCY (YEARS) = 10
TIME CONCENTRATION (MIN.) = 15

TYPE OF STR.	STR. NO. LINE TYPE	LENGTH (FT.)	DRAINAGE AREA (ACRES) STR. INC.	INC-1	INC-2	INC-3	SUB-TOTAL	"C" FACTOR	SUB-TOTAL (CA)	TIME OF CONCEN-TRATION (MIN.)	TIME OF FLOW IN SECTION (MIN)	INTEN-SITY	TOTAL (CA)	TOTAL RUNOFF (CFS)	MAX HG TOP EL. (FT.) MAX CR	HG ELEV. CROWN ELEV. FLOW LINE ELEV. UPPER	LOWER	FALL (FEET)	DESIGN PIPE SIZE ACTUAL	SLOPE (%)	VELO-CITY (FPS)	CAPA-CITY (CFS)	REMARKS:	Ke	ML
	S1															8.052	8.004	0.048		0.04	1.21	2.14			
Grate Top Inlet		135	0.419				0.42	0.80	0.34	15.00	1.86	6.38	0.34	2.14	9.48	7.75	7.21		18				S1 Connects to S3		
	RCP															6.25	5.71	0.54		0.40	4.07	7.20			
Structure Type	TRUE															8.004									
	RCP															7.21									
	S2															8.021	8.004	0.017		0.02	0.89	1.57			
Grate Top Inlet		88	0.307				0.31	0.80	0.25	15.00	1.65	6.38	0.25	1.57	9.37	7.06	6.70		18						
	RCP															5.56	5.20	0.36		0.41	4.12	7.29			
	S3															8.004	7.900	0.104		0.17	2.62	4.63			
Grate Top Inlet		63	0.181	0.42			0.91	0.80	0.73	15.00	0.40	6.38	0.73	4.63	9.62	6.70	6.44		18						
	RCP															5.20	4.94	0.26		0.41	4.12	7.29			
	EX-1																								
Curb Inlet Type 1										15.00					9.00				18						
	RCP																			0.15	2.50	4.42			
																13.70									

Digitally signed by Patrick Payne
Date: 2025.06.19 16:25:05 -04'00'

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


S1 BASIN
18,246 SF
S2 BASIN
13,349 SF
S3 BASIN
7,885 SF
PROPERTY LINE/
SILT FENCE
ROW LINE/
SILT FENCE
CLEAN OUT
INV: 5.93
DOWN SPOUTS
PROPOSED RESTAURANT
WITH MOBILE PICK UP
FFE: 11.00
OUTDOOR
DINING
560 SF±
S1
TYPE C BOX
TOP: 9.37
S INV: 5.74
S2
TYPE C BOX
TOP: 9.48
N INV: 5.59
E INV: 5.56
S3
TYPE C BOX
TOP: 9.62
N INV: 5.20
E INV: 5.20
W INV: 5.20
84 LF 24" HP ADS PIPE
0.4% SLOPE
88 LF 24" HP ADS PIPE
0.4% SLOPE
135 LF 24" HP ADS PIPE
MIN. 0.4% SLOPE
63 LF 24" HP ADS PIPE
0.4% SLOPE
CONNECT TO EXISTING
STORM INLET
TOP: 9.00
INV: 4.94
SITTING AREA
WITH BENCHES
±560SF
PRIVATE DRAINAGE EASEMENT
PRIVATE SANITARY
SEWER EASEMENT
INGRESS-EGRESS, DRAINAGE
AND UTILITY EASEMENT
MERES TOWN CENTER PHASE II
P.B. 140, PAGE 39
INGRESS-EGRESS, DRAINAGE
AND UTILITY EASEMENT
LOT 1
MERES CROSSING PHASE III-A REPLAT
P.B. 143, PAGE 19
LOT 2
MERES CROSSING PHASE III-A REPLAT
P.B. 143, PAGE 19
LOT 3
MERES CROSSING PHASE III-A REPLAT
P.B. 143, PAGE 19
TRACT B
ALTERNATE US HIGHWAY 19
STATE ROAD NO. 595
RETAINING WALL
TOP EL=9.20
CONC. MEDIAN
ASPHALT
PARKING
SIGN
G.I.-4
SMH-2
SMH-1
2" CURB
CONC. S/W
ASPHALT DRIVE
ACCESS AISLE
ACCESS AISLE
ACCESS AISL

ACCESS MANAGEMENT ANALYSIS

CHIPOTLE – TARPON SPRINGS

Prepared For

PARADISE VENTURES, INC.

.

Prepared By

LINCKS & ASSOCIATES
A TMC Company

ACCESS MANAGEMENT ANALYSIS

CHIPOTLE – TARPON SPRINGS

Prepared For

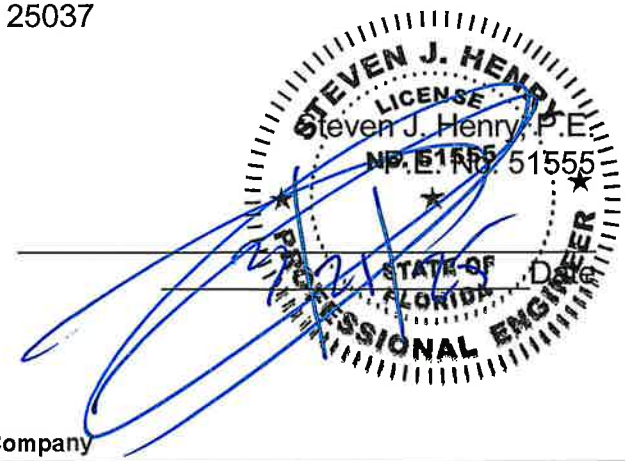
PARADISE VENTURES, INC.

Prepared By

LINCKS & ASSOCIATES, LLC
A TMC Company
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

March, 2025

Project No. 25037



Steven J. Henry, P.E.
Lic. No. 51555

Date

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PM Peak Hour Project Traffic 3
Pedestrian/Bicycle/transit Trip Generation 6
Project Trip Distribution 6
Adjacent Roadways 8
Peak Season Traffic 8
Intersection Analysis 11
Access Recommendations 17
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2 Estimated PM Peak Hour Project Trip Ends 5
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4 Estimated New External Peak Hour Project Traffic Distribution 9
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6 Unsignalized Intersection Analysis PM Peak Hour 15
7 Access Recommendations 18

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INTRODUCTION

The purpose of this report is to provide an Access Management Analysis for the development of the property located south of Meres Boulevard and east of Pinellas Avenue in the City of Tarpon Springs, Florida, as shown in Figure 1. The project is proposed to consist of an approximately 2,500 square foot Chipotle Restaurant with a pick-up window. Unlike a fast food restaurant with a drive through window, the pick-up window is only for the pick-up of pre-orders. The typical hours of a Chipotle Restaurant are as follows:

- Monday – Saturday : 10:45 AM to 9:00 PM
- Sunday : 10:45 AM to 6:00 PM

Since Chipotle is not open during the AM peak hour, this analysis was based on the PM street peak hour only.

The access to serve the project is proposed to be internal to the Meres Development. The access serving the Meres Development is as follows and is not proposed to be modified with the development:

- One (1) full access to Pinellas Avenue – Tiki Drive
- One (1) right-in/right-out access to Pinellas Avenue
- Two (2) full accesses to Meres Boulevard.

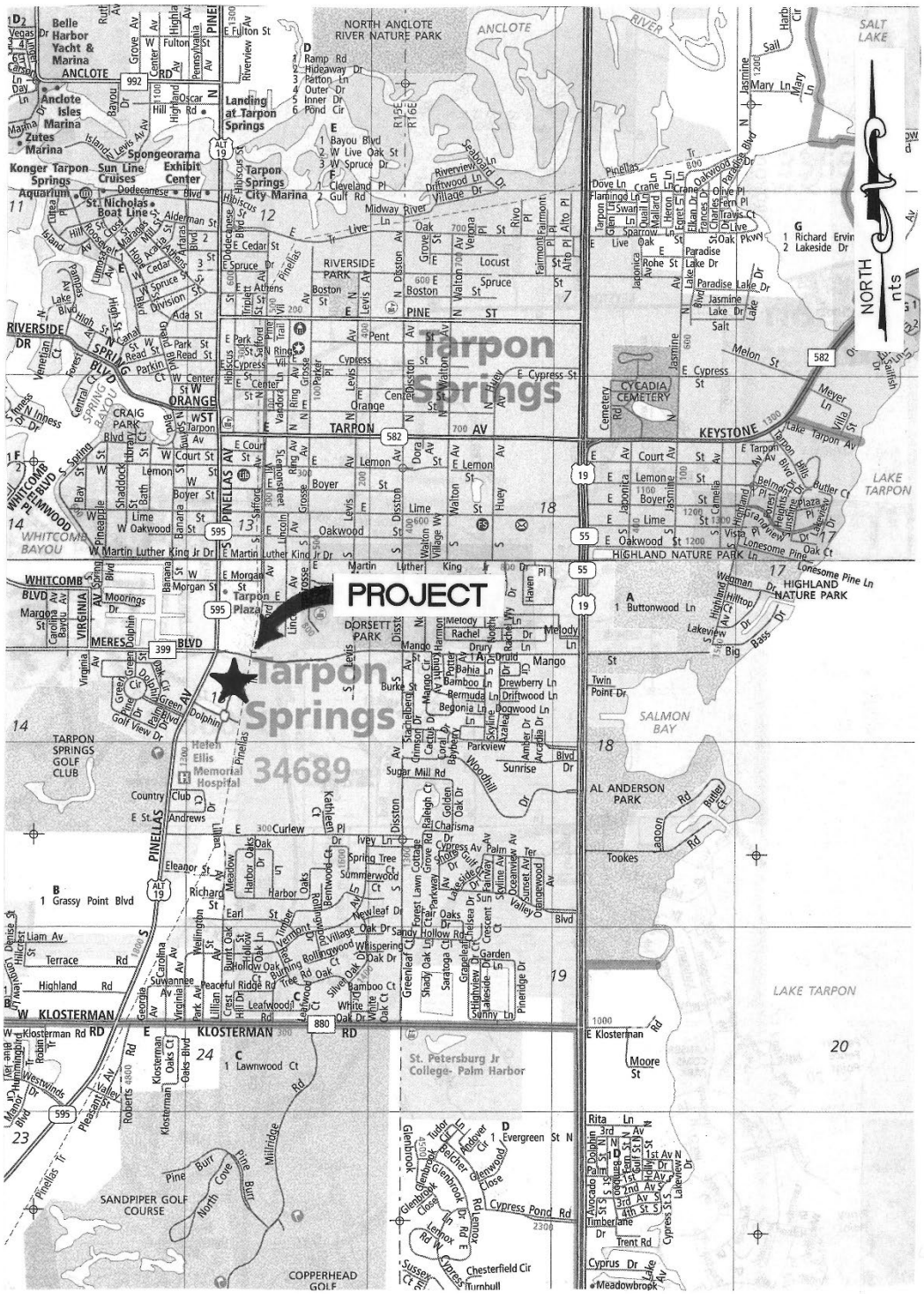


FIGURE 1
PROJECT LOCATION

ESTIMATED PROJECT AVERAGE DAILY TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021 as its data base. Based on these trip rates, it is estimated that the proposed project will attract approximately 1,169 daily trip ends, as shown in Table 1.

As indicated, the project is within the Meres Development that includes Retail and Multi-Family uses. Therefore, there is the potential for internal trips between the proposed restaurant and retail/multi-family uses. To estimate the internal trips, the methodology contained in the NCHRP 684 was utilized. See Appendix for NCHRP 684 spreadsheet.

Studies contained in the ITE Trip Generation Manual, 11th Edition, indicate that a percentage of the project's trip ends already exist on the adjacent roadways – passerby capture. However, the passerby trip ends are not expected to exceed 10 percent of the daily traffic on the adjacent roadways. Therefore, the new external daily trip ends attracted to the proposed project would be 491 trip ends, as shown in Table 1.

PM PEAK HOUR PROJECT TRAFFIC

Again, based on the ITE Trip Generation Manual, 11th Edition data, the proposed project would attract approximately 83 trip ends during the PM peak hour with 43 inbound and 40 outbound, as shown in Table 2.

TABLE 1

ESTIMATED DAILY PROJECT TRIP ENDS

Land Use	ITE LUC	Size	Daily Trip Ends (1)	Internal Trip Ends (2)	Passerby Trip Ends (3)	New External Daily Trip Ends
Chipotle	934	2,500 SF	1,169	187	491	491

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) Source - NCHRP 684.
(3) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Rate - 50%
- Passerby Trips:

(1,169 - 187) x 0.50 = 491

- Passerby traffic should not exceed 10% of the of the adjacent street traffic.

19,667 x 0.10 = 1,967 > 491

(a) Based on PM peak hour peak season traffic at the intersection of Pinellas Ave and Tiki Dr and K = 0.09.

TABLE 2

ESTIMATED PM PEAK HOUR PROJECT TRIP ENDS

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1) In	Out	Total	Internal Trip Ends (2) In	Out	Total	Passerby Trip Ends (2) In	Out	Total	New External PM Peak Hour Trip Ends In	Out	Total
Chipotle	934	2,500 SF	43	40	83	7	9	16	20	17	37	16	14	30

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) Source: NCHRP 684
(3) Source: ITE Trip Generation Manual, 11th Edition, 2021.
- Passerby Rate - 55%
- Passerby Trip Ends:
  In - (43 - 7) x 0.55 = 20
  Out - (40 - 9) x 0.55 = 17
- Passerby traffic should not exceed 10% of the adjacent street traffic.
  1,770 x 0.10 = 177 > 37
  (a) Based on PM peak hour peak season traffic at the intersection of Pinellas Ave and Tiki Dr.

As indicated, the project is within the Meres Development that includes Retail and Multi-Family uses. Therefore, there is the potential for internal trips between the proposed restaurant and retail/multi-family uses. To estimate the internal trips, the methodology contained in the NCHRP 684 was utilized. See Appendix for NCHRP 684 spreadsheet.

As stated previously, studies contained in the ITE Trip Generation Manual, 11th Edition, indicate that a percentage of the project's trips already exist on the adjacent roadways - passerby capture. However, the passerby trips should not exceed 10% of the adjacent street traffic. Therefore, the proposed project would attract 30 new external PM peak hour trip ends with 16 inbound and 14 outbound, as shown in Table 2.

PEDESTRIAN/BICYCLE/ TRANSIT TRIP GENERATION

The purpose of this section is to provide the estimated pedestrian, bicycle, and transit trips for the proposed project.

Based on data contained in the ITE – Trip Generation Manual, 11th Edition, the Chipotle is estimated to have eight (8) pedestrian, bike, and transit trips during the PM peak hour, as shown in Table 3.

PROJECT TRIP DISTRIBUTION

The following distribution for the new external project traffic was estimated based on existing development and travel patterns in the vicinity of the project:

TABLE 3

WALK + BIKE + TRANSIT
TRIP GENERATION (1)

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends In	Out	Total
Chipotle	934	2,500 SF	4	4	8

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- 30% to and from the north (via Pinellas Avenue)
- 30% to and from the south (via Pinellas Avenue)
- 20% to and from the east (via Meres Boulevard)
- 20% to and from the west (via Meres Boulevard)

Table 4 shows the distribution of the new external PM peak hour project trip ends. Figure 2 illustrates the distribution of the PM peak hour project trip ends on the adjacent transportation network.

ADJACENT ROADWAYS

As stated previously, the project is located south of Meres Boulevard and east of Pinellas Avenue in the City of Tarpon Springs, Florida. Both Meres Boulevard and Pinellas Avenue are two (2) lane roadways in the vicinity of the project.

PEAK SEASON TRAFFIC

The peak season traffic utilized in this analysis was calculated as follows:

1) PM (4:00 to 6:00) peak hour turning movement counts were conducted at the following intersections:

    - Pinellas Avenue and Tiki Drive
    - Pinellas Avenue and Existing Access
    - Pinellas Avenue and Meres Boulevard

TABLE 4

ESTIMATED NEW EXTERNAL
PEAK HOUR PROJECT TRAFFIC DISTRIBUTION

Time	North (30%)		South (30%)		East (20%)		West (20%)		Total	
Period	In	Out	In	Out	In	Out	In	Out	In	Out
PM	5	4	5	4	3	3	3	3	16	14

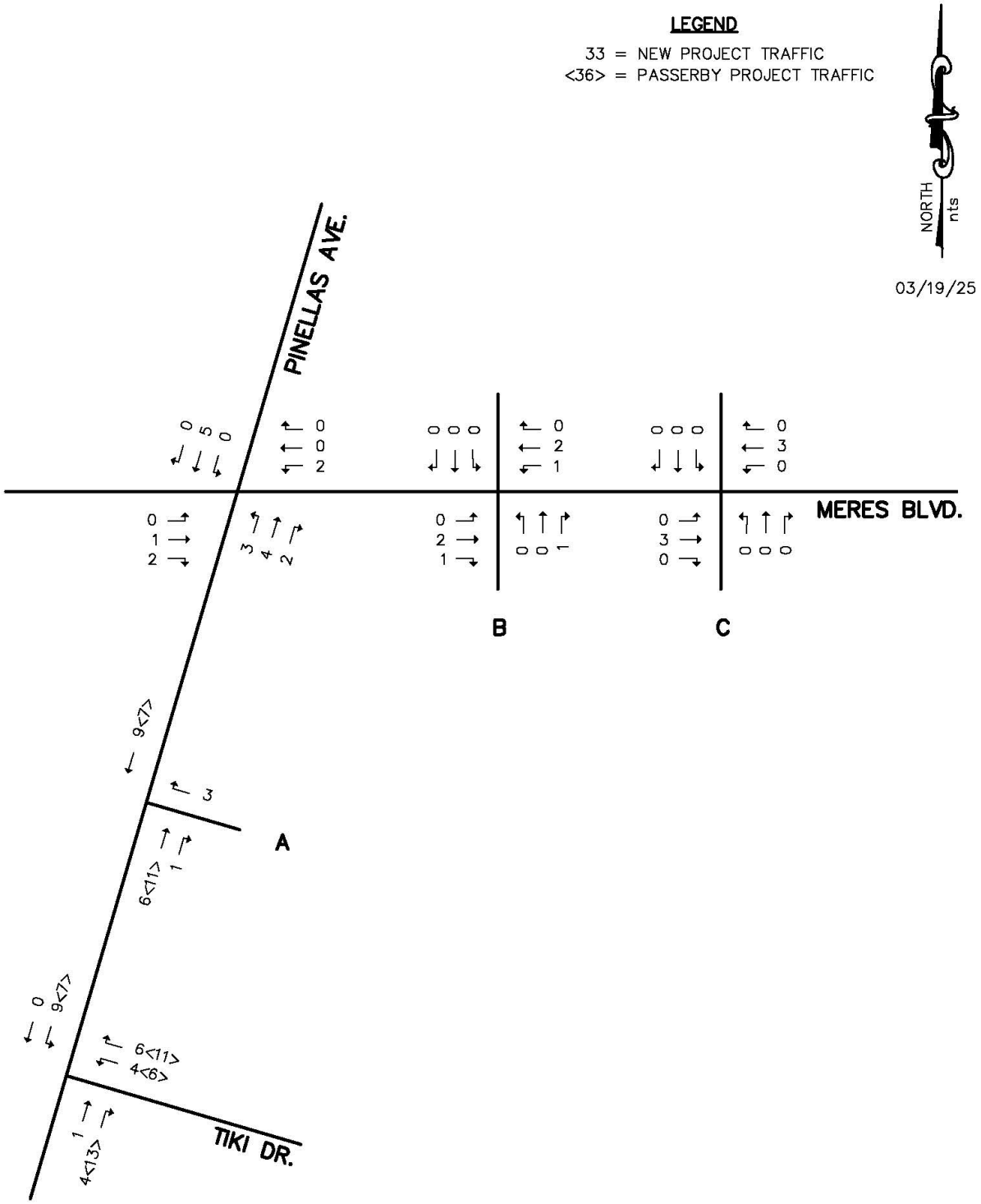


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

- Meres Boulevard and Existing Access

2) The existing turning movement counts were conducted during the peak season based on the 2023 FDOT Peak Season Adjustment Factors for Pinellas County. Therefore, no adjustments were made.

Figure 3 illustrates the peak season traffic. Figure 4 illustrates the PM peak hour peak season plus project traffic.

INTERSECTION ANALYSIS

A capacity analysis was conducted for the AM and PM peak hours for the following intersections:

- Pinellas Avenue and Tiki Drive
- Pinellas Avenue and Project Access A
- Pinellas Avenue and Meres Boulevard
- Meres Boulevard and Project Access B and C

These calculations were performed utilizing the methodology described in Chapters 18 and 19, Signalized and Unsignalized Intersections, of the Transportation Research Board (TRB) Special Report, the Highway Capacity Manual, 6th Edition. Tables 5 and 6 summarizes the results of the analysis and the results are described in the following paragraphs:

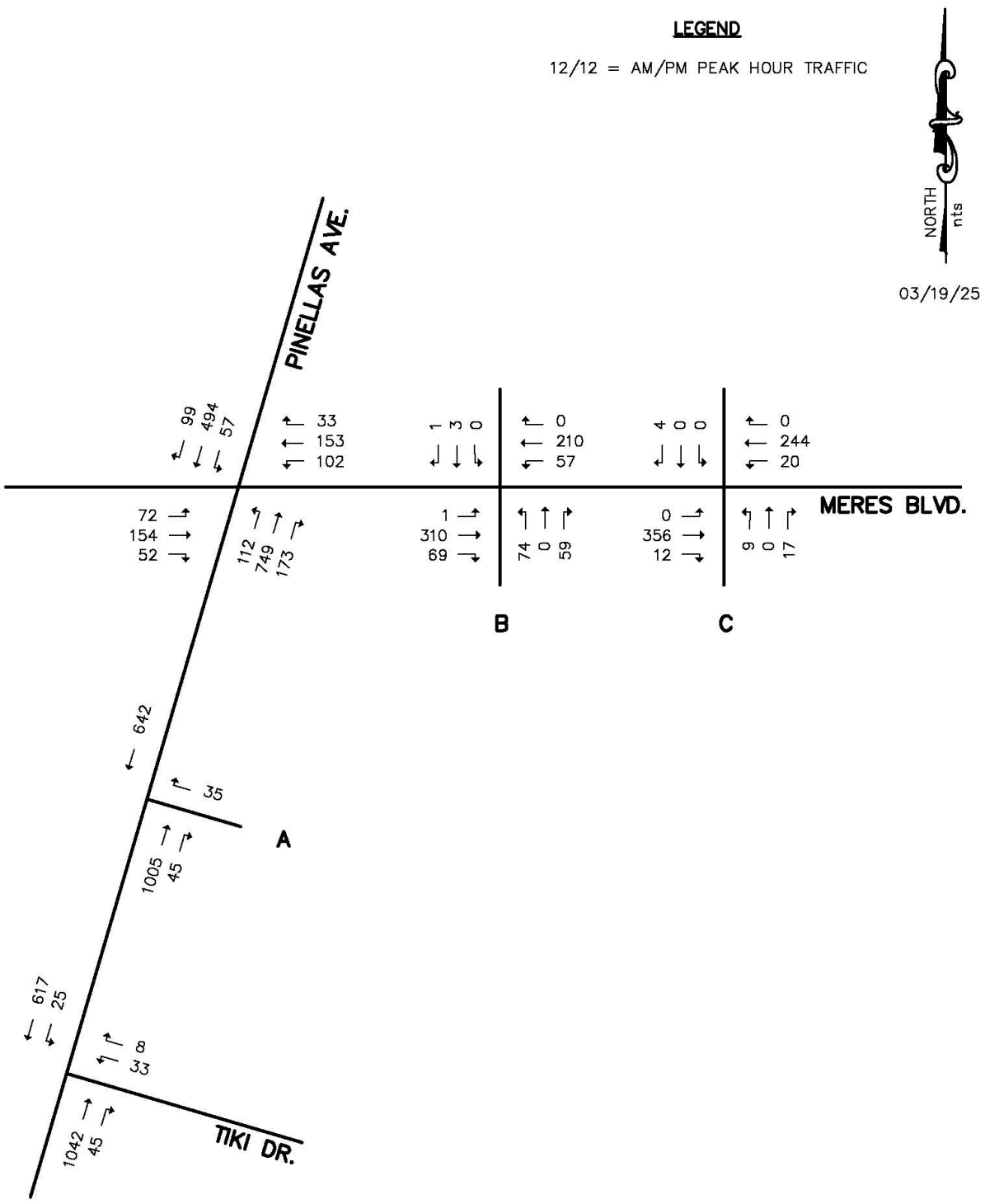


FIGURE 3
PEAK SEASON TRAFFIC

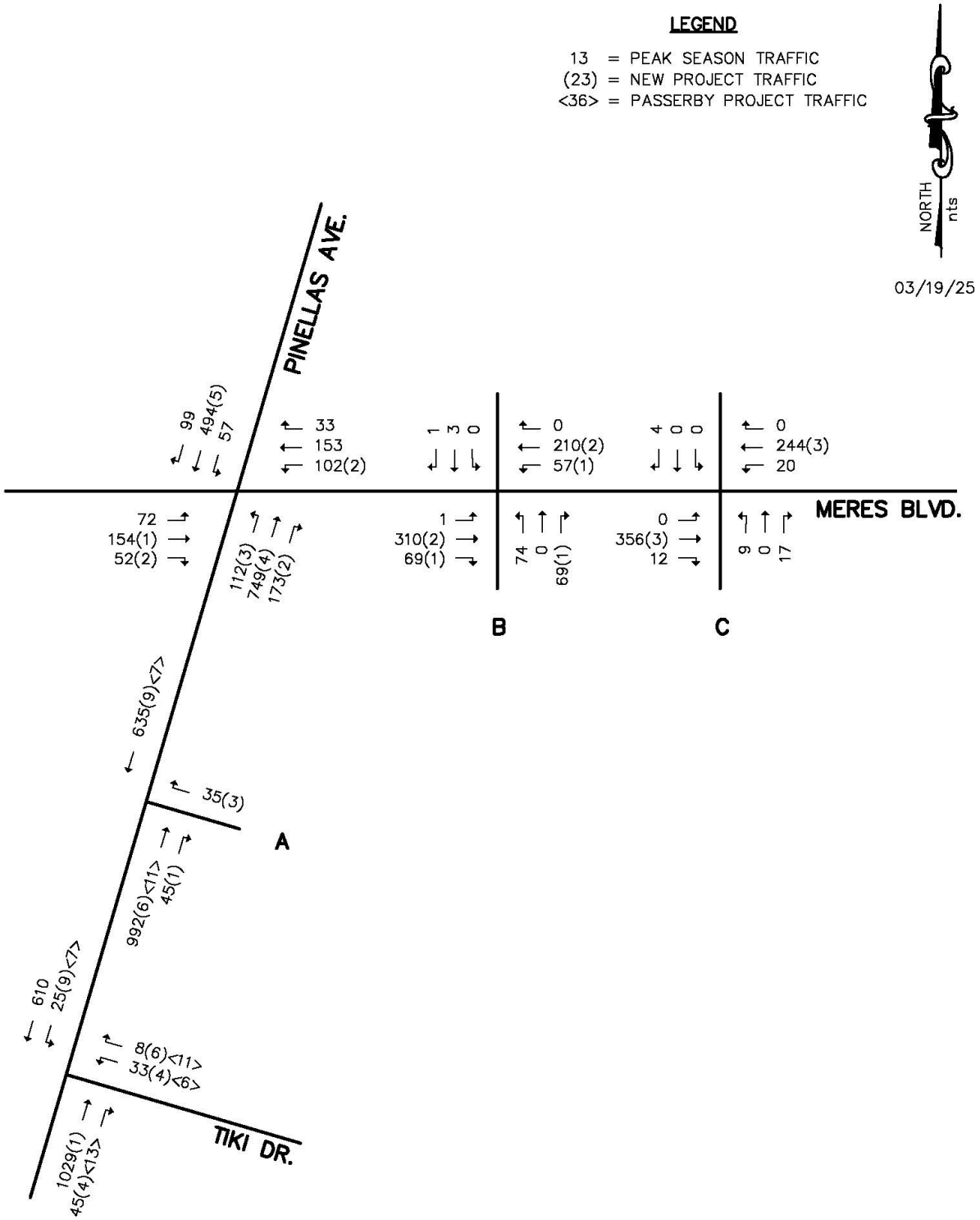


FIGURE 4
PM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC

TABLE 5

ESTIMATED INTERSECTION LEVEL OF SERVICE (SIGNALZIED)

		Peak Season Traffic		Peak Season Plus Project Traffic	
Intersection	Period	Delay	LOS	Delay	LOS
Pinellas Ave and Tiki Dr	PM	26.5	C	26.6	C

TABLE 6

UNSIGNALIZED INTERSECTION ANALYSIS
PM PEAK HOUR

Intersection	Movement	Peak SeasonTraffic			Peak Season Plus Project Traffic		
		Left	Through	Right	Left	Through	Right
Pinellas Ave and Tiki Dr	WB	D	-	C	D	-	C
	SB	B	*	-	B	*	-
Pinellas Ave and Access A	WB	-	-	C	-	-	C
Meres Blvd and Project Access B	EB	A	A	A	A	A	A
	WB	A	*	*	A	*	*
	NB	C	C	C	C	C	C
	SB	B	B	B	B	B	B
Meres Blvd and Project Access C	EB	A	*	*	A	*	*
	WB	A	A	*	A	A	*
	NB	B	B	B	B	B	B
	SB	A	A	A	A	A	A

* Free flow movement, therefore the level of service was not calculated.

Pinellas Avenue and Meres Boulevard

This intersection is currently signalized. Table 5 provides the intersection analysis with the peak season traffic and the addition of the project traffic. Based on signalized intersection analysis, the intersection should operate at a Level of Service C with the peak season traffic. With the additional project traffic, the intersection should continue to operate at a Level of Service C.

Pinellas Avenue and Tiki Drive

Tiki Drive currently has full access to Pinellas Avenue and is unsignalized. Based on unsignalized intersection analysis, all movements within the intersection should operate at an acceptable Level of Service during the PM peak hour with the peak season traffic and the addition of the project traffic, as shown in Table 6.

Pinellas Avenue and Project Access A

This driveway has right-in/right-out access to Pinellas Avenue. Based on unsignalized intersection analysis, all movements within the intersection should operate at an acceptable level of service. during the PM peak hour with the peak season traffic and the addition of the project traffic, as shown in Table 6.

Meres Boulevard and Project Access B

This driveway has full access to Meres Boulevard. Based on unsignalized intersection analysis all movements within the intersection should operate at an acceptable Level of Service during the PM peak hour with the peak season traffic and the addition of the project traffic, as shown in Table 6.

Meres Boulevard and Project Access C

This driveway has full access to Meres Boulevard. Based on unsignalized intersection analysis all movements within the intersection should operate at an acceptable Level of Service during the PM peak hour with the peak season traffic and the addition of the project traffic, as shown in Table 6.

ACCESS RECOMMENDATIONS

The recommendations included in this report are based on a field review of the site, the proposed site plan and the Access Management Analysis. The access recommendations are summarized in Table 7 and described in the following paragraphs:

Pinellas Avenue and Tiki Drive

This project driveway has full access to Pinellas Avenue. There is an existing 320 feet southbound left turn lane and a 195 foot northbound right turn lane at this intersection. Based on projected volumes, the existing length should be sufficient to accommodate additional project traffic.

TABLE 7

ACCESS RECOMMENDATIONS

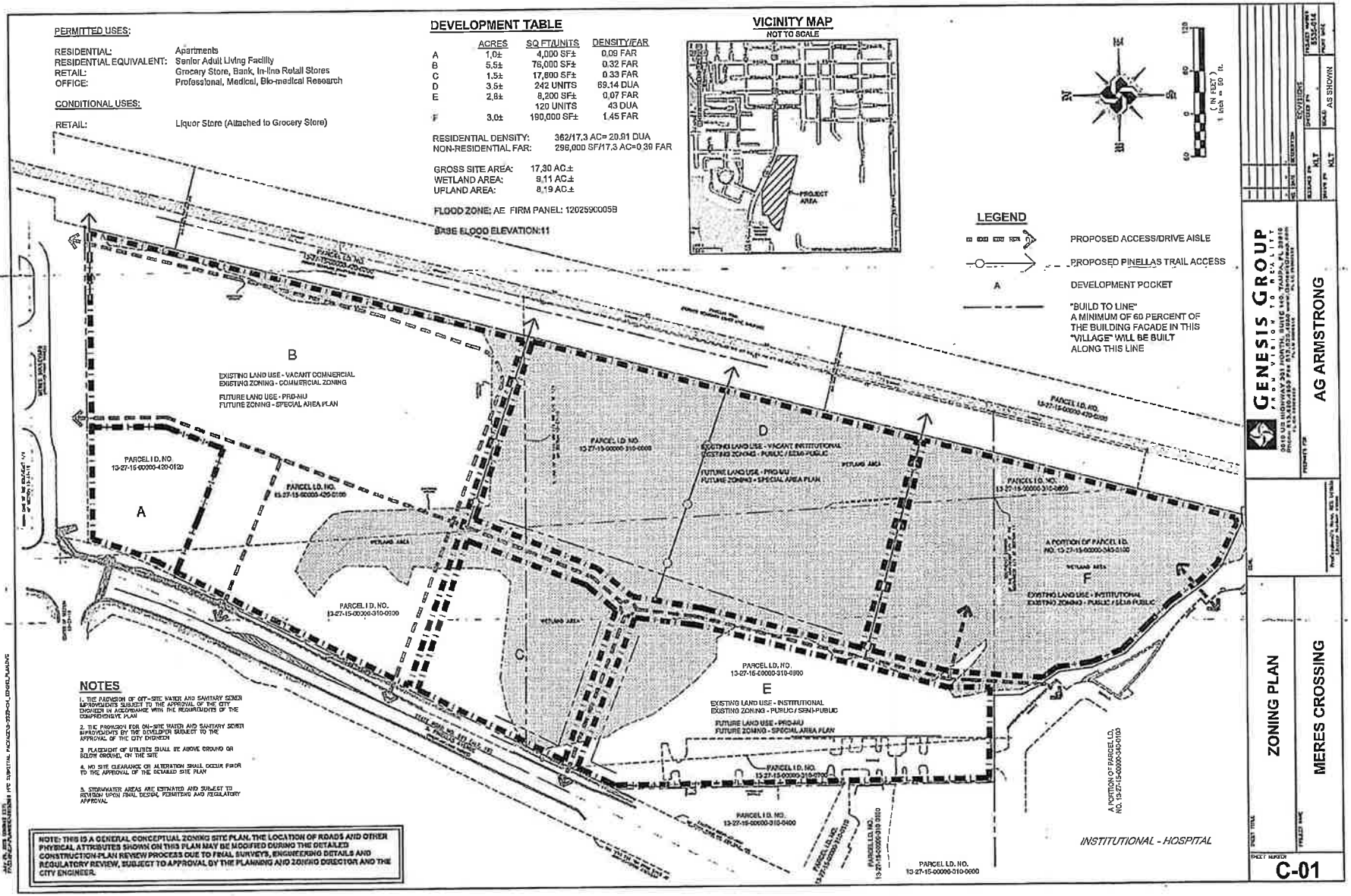
Intersection	Movement	Volume (1)	Turn Lane Recommended	Queue Length	Deceleration Length	Total Length	Existing Length
Pinellas Ave and Tiki Dr	SBL	41	Existing	50'	155'	205'	320'
	NBR	45	Existing	0'	155'	155'	195'

(1) See Figure 5, Peak Season plus Project Traffic, of this report.
(2) Estimated Queue Length:
SBL: 41/30 x 25 = 34 Use 50'
(3) Based on FDOT Exhibit 212-1 and a design speed of 40 MPH (posted +5 MPH)

APPENDIX

SITE PLAN

CHIPOTLE - TARPON SPRINGS
1175 PINELLAS AVE
TARPON SPRINGS, PINELLAS COUNTY, FL 34689
CONCEPT SITE PLAN
PARADISE VENTURES, INC
140 Carillon Parkway, St. Petersburg, FL 33716
Phone - (727) 726-1115
www.paradiseventuresinc.com
PARADISE VENTURES
SHEET NO.
1 OF 1
SITE DATA
PROPERTY INFO:
PARCEL #: 13-27-15-57285-000-0010
ADDRESS: 1175 Pinellas S. Ave
JURISDICTION: CITY OF TARPON SPRINGS, FL
ZONING: SAP - Special Area Plan
DEVELOPMENT INFO:
TOTAL PROPERTY AREA: +/- 1.06 ACRES
CHIPOTLE BUILDING AREA: 2,493 SF
PR. ON-SITE PARKING SPACES: 28 SPACES
EX. OFF-SITE PARKING SPACES: 6 SPACES
TOTAL PARKING PROVIDED: 34 SPACES
PINELLAS AVE
(US HWY 19 ALT)
AADT = 15,600
WINN DIXIE
ICARA APARTMENTS
PROPOSED FULL ACCESS
PROPOSED RIGHT-IN/OUT ACCESS
CHIPOTLE
2,493 SF
NORTH
SCALE IN FEET
0
20
40
179.06'
174.82'
150.22'
180.60'


PERMITTED USES:
RESIDENTIAL: Apartments
RESIDENTIAL EQUIVALENT: Senior Adult Living Facility
RETAIL: Grocery Store, Bank, In-line Retail Stores
OFFICE: Professional, Medical, Bio-medical Research
CONDITIONAL USES:
RETAIL: Liquor Store (Attached to Grocery Store)
DEVELOPMENT TABLE
ACRES SQ FT/UNITS DENSITY/FAR
A 1.0± 4,000 SF± 0.09 FAR
B 5.5± 76,000 SF± 0.32 FAR
C 1.5± 17,600 SF± 0.33 FAR
D 3.5± 242 UNITS 69.14 DUA
E 2.8± 8,200 SF± 0.07 FAR
120 UNITS 43 DUA
F 3.0± 190,000 SF± 1.45 FAR
RESIDENTIAL DENSITY: 362/17.3 AC= 20.91 DUA
NON-RESIDENTIAL FAR: 298,000 SF/17.3 AC=0.39 FAR
GROSS SITE AREA: 17.30 AC.±
WETLAND AREA: 9.11 AC.±
UPLAND AREA: 8.19 AC.±
FLOOD ZONE: AE FIRM PANEL: 12025900059
BASE ELOOD ELEVATION:11
VICINITY MAP
NOT TO SCALE
PROJECT AREA
LEGEND
PROPOSED ACCESS/DRIVE AISLE
PROPOSED PINELLAS TRAIL ACCESS
A DEVELOPMENT POCKET
"BUILD TO LINE"
A MINIMUM OF 60 PERCENT OF THE BUILDING FACADE IN THIS "VILLAGE" WILL BE BUILT ALONG THIS LINE
(IN FEET)
1 inch = 60 ft.
A
B
C
D
E
F
EXISTING LAND USE - VACANT COMMERCIAL
EXISTING ZONING - COMMERCIAL ZONING
FUTURE LAND USE - PRD-MU
FUTURE ZONING - SPECIAL AREA PLAN
PARCEL I.D. NO. 13-27-15-00000-420-0120
PARCEL I.D. NO. 13-27-15-00000-420-0100
PARCEL I.D. NO. 13-27-15-00000-310-0300
PARCEL I.D. NO. 13-27-15-00000-310-0600
EXISTING LAND USE - VACANT INSTITUTIONAL
EXISTING ZONING - PUBLIC / SEMI-PUBLIC
PARCEL I.D. NO. 13-27-15-00000-310-0800
A PORTION OF PARCEL I.D. NO. 13-27-15-00000-340-0100
EXISTING LAND USE - INSTITUTIONAL
EXISTING ZONING - PUBLIC / SEMI-PUBLIC
PARCEL I.D. NO. 13-27-15-00000-310-0900
PARCEL I.D. NO. 13-27-15-00000-310-0400
PARCEL I.D. NO. 13-27-15-00000-310-0000
INSTITUTIONAL - HOSPITAL
NOTES
1. THE PROVISION OF OFF-SITE WATER AND SANITARY SEWER IMPROVEMENTS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE PLAN
2. THE PROVISION FOR ON-SITE WATER AND SANITARY SEWER IMPROVEMENTS BY THE DEVELOPER SUBJECT TO THE APPROVAL OF THE CITY ENGINEER
3. PLACEMENT OF UTILITIES SHALL BE ABOVE GROUND OR BELOW GROUND, ON THE SITE
4. NO SITE CLEARANCE OR ALTERATION SHALL OCCUR PRIOR TO THE APPROVAL OF THE DETAILED SITE PLAN
5. STORMWATER AREAS ARE ESTIMATED AND SUBJECT TO REVISION UPON FINAL DESIGN, PERMITTING AND REGULATORY APPROVAL
NOTE: THIS IS A GENERAL CONCEPTUAL ZONING SITE PLAN. THE LOCATION OF ROADS AND OTHER PHYSICAL ATTRIBUTES SHOWN ON THIS PLAN MAY BE MODIFIED DURING THE DETAILED CONSTRUCTION-PLAN REVIEW PROCESS DUE TO FINAL SURVEYS, ENGINEERING DETAILS AND REGULATORY REVIEW, SUBJECT TO APPROVAL BY THE PLANNING AND ZONING DIRECTOR AND THE CITY ENGINEER.
GENESIS GROUP
AG ARMSTRONG
ZONING PLAN
MERES CROSSING
C-01

ITE TRIP GENERATION MANUAL, 11TH EDITION

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Chipolte - Meres	**No :**	
Date:	3/12/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	2.5	Weekday	Average 467.48	585 50%	584 50%	1169

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
934 - Fast-Food Restaurant with Drive-Through Window	0 %	585	0 %	584

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
934 - Fast-Food Restaurant with Drive-Through Window	1169	0	0	1169

ITE DEVIATION DETAILS

Weekday

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	585
Total Exiting	584
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	585
Total Exiting Non-Pass-by Trips	584

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Chipolte - Meres	**No :**	
Date:	3/12/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	2.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 33.03	43 52%	40 48%	83

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
934 - Fast-Food Restaurant with Drive-Through Window	0 %	43	0 %	40

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
934 - Fast-Food Restaurant with Drive-Through Window	83	0	0	83

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

External Trips 934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	43
Total Exiting	40
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	43
Total Exiting Non-Pass-by Trips	40

PASSERBY CAPTURE

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

ITE-TRIP + BIKE + TRANSIT
TRIP GENERATION

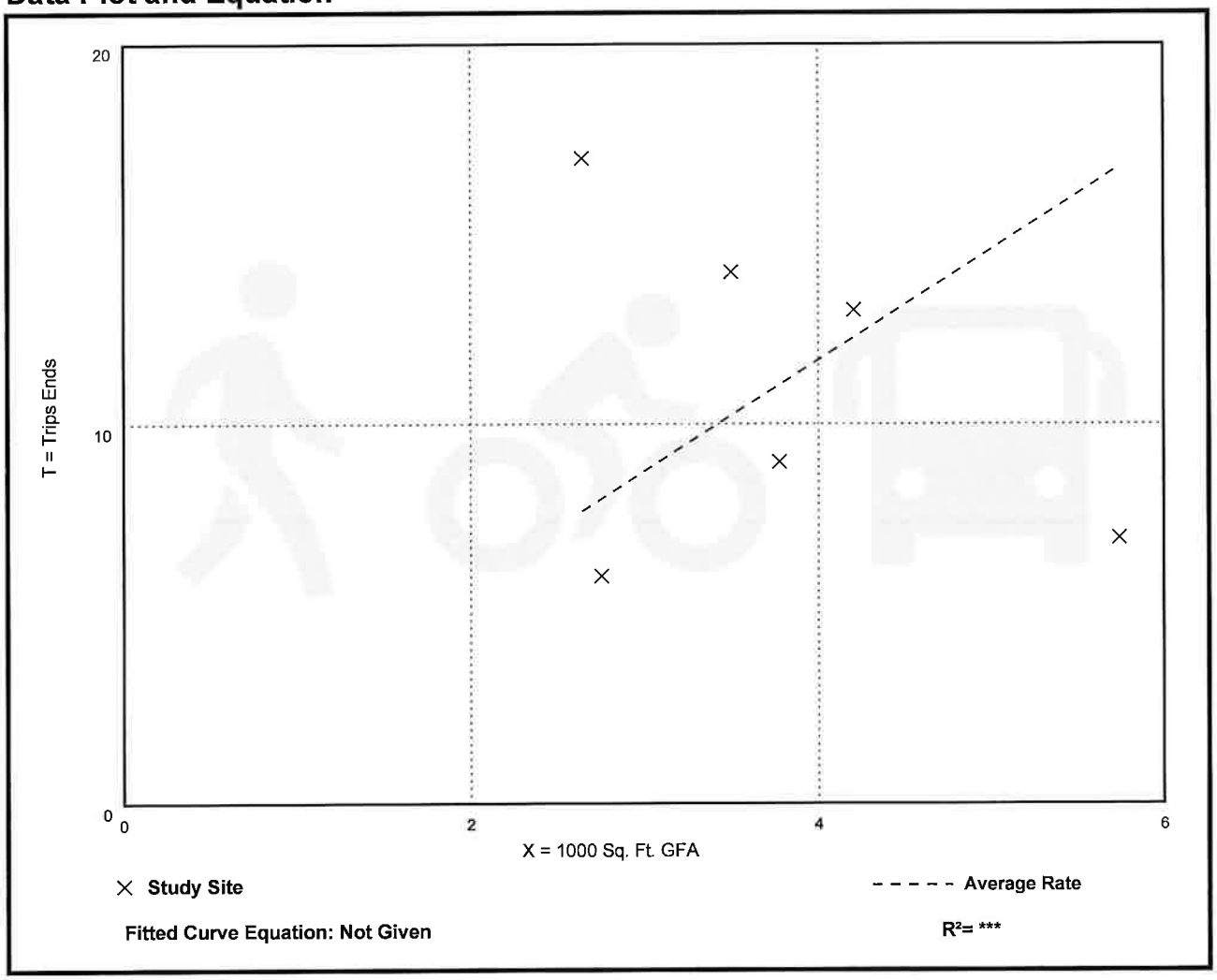
Fast-Food Restaurant with Drive-Through Window (934)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.92	1.22 - 6.44	1.72

Data Plot and Equation

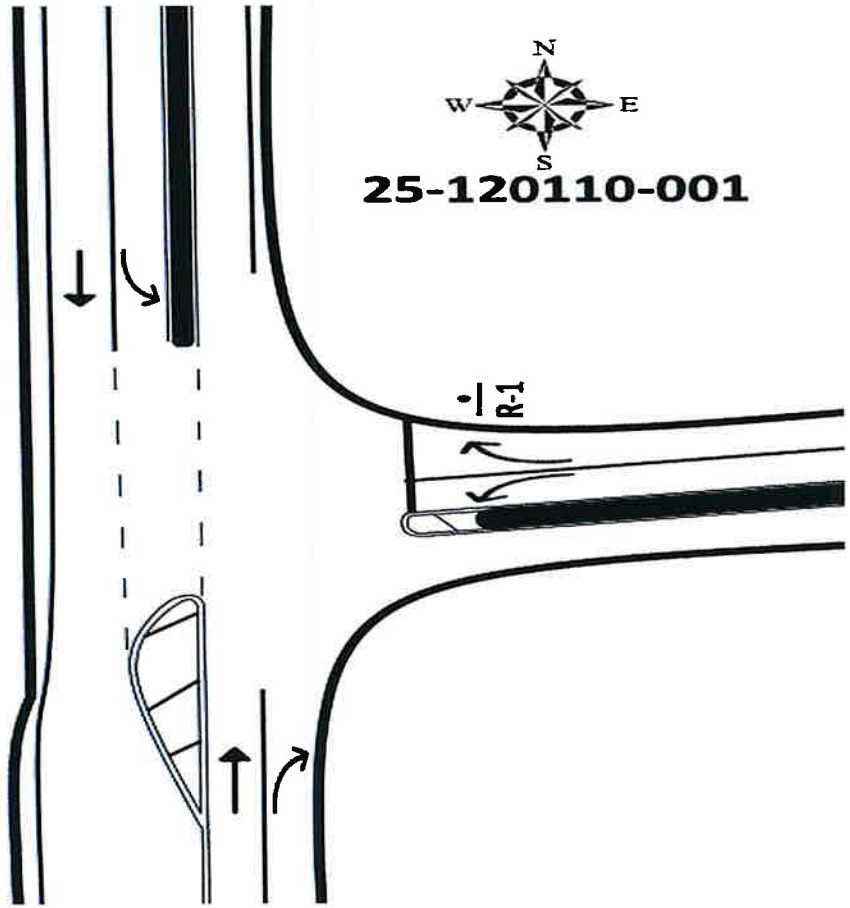


TURNING MOVEMENT COUNTS

National Data & Surveying Services

N↑ | N/S Street: **Pinellas Ave/SR 595/US Alt 19** | Speed: **35/40 MPH**

E/W Street: **Tiki Dr** | Speed: **N/A**



Site Code:	**25-120110-001**
Date:	**03/05/2025**
Weather:	**Sunny**
City:	**Tarpon Springs**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(WB)**

Prepared by National Data & Surveying Services

Pinellas Ave/SR 595/US Alt 19 & Tiki Dr

Peak Hour Turning Movement Count

ID: 25-120110-001
City: Tarpon Springs

Day: Wednesday
Date: 3/5/2025

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
04:45 PM - 05:45 PM	4:00 PM - 06:00 PM

SOUTHBOUND — Pinellas Ave/SR 595/US Alt 19

AM	0	972	14	1	582	AM
NOON	0	0	0	0	0	NOON
PM	0	615	25	0	1048	PM

EASTBOUND — Tiki Dr

AM	NOON	PM	
0	0	0	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
AM	NOON	PM	

WESTBOUND — Tiki Dr

PM	NOON	AM	
8	0	27	0
0	0	0	0
33	0	42	0
0	0	0	0
70	0	22	
PM	NOON	AM	

NORTHBOUND — Pinellas Ave/SR 595/US Alt 19

PM	648	0	0	1040	45	PM
NOON	0	0	0	0	0	NOON
AM	1014	0	0	554	8	AM

CONTROL

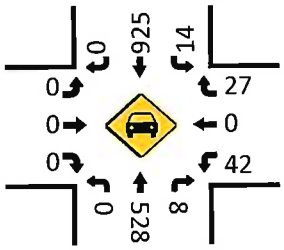
1-Way Stop(WB)

TEV	1618 AM	0 NOON	1766 PM
PHF	0.96		0.94

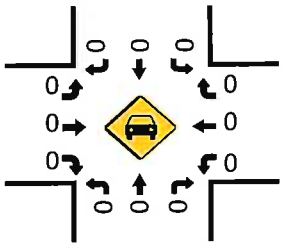
0 0 0 0

0 0 0 0

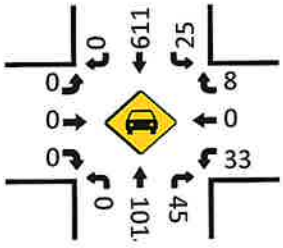
Cars (AM)



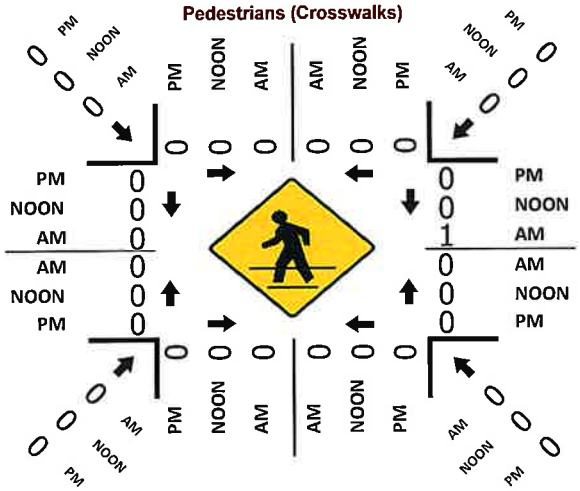
Cars (NOON)



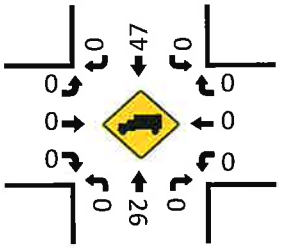
Cars (PM)



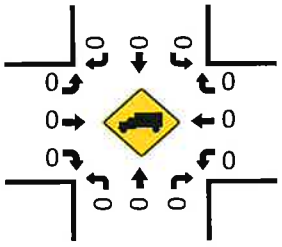
Pedestrians (Crosswalks)



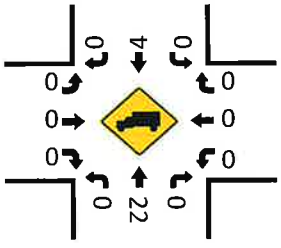
HT (AM)



HT (NOON)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-001
Date: 3/5/2025

Data - Total

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Tiki Dr				Tiki Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	121	0	0	0	236	0	0	0	0	0	0	13	0	5	0	375
7:15 AM	0	110	0	0	5	265	0	0	0	0	0	0	5	0	7	0	392
7:30 AM	0	149	1	0	3	229	0	0	0	0	0	0	10	0	5	0	397
7:45 AM	0	149	1	0	2	248	0	1	0	0	0	0	15	0	7	0	423
8:00 AM	0	120	3	0	1	251	0	0	0	0	0	0	6	0	7	0	388
8:15 AM	0	136	3	0	8	244	0	0	0	0	0	0	11	0	8	0	410
8:30 AM	0	121	3	0	2	192	0	0	0	0	0	0	4	0	6	1	329
8:45 AM	0	172	5	0	1	226	0	0	0	0	0	0	2	0	5	0	411
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1078	16	0	22	1891	0	1	0	0	0	0	66	0	50	1	3125
APPROACH %'s :	0.00%	98.54%	1.46%	0.00%	1.15%	98.80%	0.00%	0.05%					56.41%	0.00%	42.74%	0.85%	
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	554	8	0	14	972	0	1	0	0	0	0	42	0	27	0	1618
PEAK HR FACTOR :	0.000	0.930	0.667	0.000	0.438	0.968	0.000	0.250	0.000	0.000	0.000	0.000	0.700	0.000	0.844	0.000	0.956
		0.937				0.979								0.784			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	242	7	0	4	175	0	0	0	0	0	0	5	0	4	0	437
4:15 PM	0	248	6	0	6	149	0	0	0	0	0	0	3	0	3	0	415
4:30 PM	0	246	5	0	3	147	0	0	0	0	0	0	7	0	4	0	412
4:45 PM	0	249	9	0	7	159	0	0	0	0	0	0	9	0	1	0	434
5:00 PM	0	269	8	0	6	154	0	0	0	0	0	0	7	0	4	0	448
5:15 PM	0	270	17	0	6	167	0	0	0	0	0	0	8	0	1	0	469
5:30 PM	0	252	11	0	6	135	0	0	0	0	0	0	9	0	2	0	415
5:45 PM	0	262	15	0	6	140	0	0	0	0	0	0	2	0	5	0	430
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	2038	78	0	44	1226	0	0	0	0	0	0	50	0	24	0	3460
APPROACH %'s :	0.00%	96.31%	3.69%	0.00%	3.46%	96.54%	0.00%	0.00%					67.57%	0.00%	32.43%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	1040	45	0	25	615	0	0	0	0	0	0	33	0	8	0	1766
PEAK HR FACTOR :	0.000	0.963	0.662	0.000	0.893	0.921	0.000	0.000	0.000	0.000	0.000	0.000	0.917	0.000	0.500	0.000	0.941
		0.945				0.925								0.932			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-001
Date: 3/5/2025

Data - Cars

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Tiki Dr				Tiki Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	115	0	0	0	232	0	0	0	0	0	0	13	0	5	0	365
7:15 AM	0	105	0	0	5	253	0	0	0	0	0	0	5	0	7	0	375
7:30 AM	0	139	1	0	3	221	0	0	0	0	0	0	10	0	5	0	379
7:45 AM	0	144	1	0	2	236	0	1	0	0	0	0	15	0	7	0	406
8:00 AM	0	115	3	0	1	234	0	0	0	0	0	0	6	0	7	0	366
8:15 AM	0	130	3	0	8	234	0	0	0	0	0	0	11	0	8	0	394
8:30 AM	0	111	3	0	2	183	0	0	0	0	0	0	4	0	6	1	310
8:45 AM	0	166	4	0	1	213	0	0	0	0	0	0	2	0	5	0	391
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1025	15	0	22	1806	0	1	0	0	0	0	66	0	50	1	2986
APPROACH %'s :	0.00%	98.56%	1.44%	0.00%	1.20%	98.74%	0.00%	0.05%					56.41%	0.00%	42.74%	0.85%	
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	528	8	0	14	925	0	1	0	0	0	0	42	0	27	0	1545
PEAK HR FACTOR :	0.000	0.917	0.667	0.000	0.438	0.980	0.000	0.250	0.000	0.000	0.000	0.000	0.700	0.000	0.844	0.000	0.951
		0.924				0.971								0.784			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	238	7	0	4	170	0	0	0	0	0	0	5	0	4	0	428
4:15 PM	0	245	6	0	6	146	0	0	0	0	0	0	3	0	3	0	409
4:30 PM	0	243	5	0	3	146	0	0	0	0	0	0	7	0	4	0	408
4:45 PM	0	242	9	0	7	159	0	0	0	0	0	0	9	0	1	0	427
5:00 PM	0	262	8	0	6	152	0	0	0	0	0	0	7	0	4	0	439
5:15 PM	0	265	17	0	6	167	0	0	0	0	0	0	8	0	1	0	464
5:30 PM	0	249	11	0	6	133	0	0	0	0	0	0	9	0	2	0	410
5:45 PM	0	258	15	0	6	139	0	0	0	0	0	0	2	0	5	0	425
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	2002	78	0	44	1212	0	0	0	0	0	0	50	0	24	0	3410
APPROACH %'s :	0.00%	96.25%	3.75%	0.00%	3.50%	96.50%	0.00%	0.00%					67.57%	0.00%	32.43%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	1018	45	0	25	611	0	0	0	0	0	0	33	0	8	0	1740
PEAK HR FACTOR :	0.000	0.960	0.662	0.000	0.893	0.915	0.000	0.000	0.000	0.000	0.000	0.000	0.917	0.000	0.500	0.000	0.938
		0.942				0.919								0.932			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-001
Date: 3/5/2025

Data - HT

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Tiki Dr				Tiki Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
7:15 AM	0	5	0	0	0	12	0	0	0	0	0	0	0	0	0	0	17
7:30 AM	0	10	0	0	0	8	0	0	0	0	0	0	0	0	0	0	18
7:45 AM	0	5	0	0	0	12	0	0	0	0	0	0	0	0	0	0	17
8:00 AM	0	5	0	0	0	17	0	0	0	0	0	0	0	0	0	0	22
8:15 AM	0	6	0	0	0	10	0	0	0	0	0	0	0	0	0	0	16
8:30 AM	0	10	0	0	0	9	0	0	0	0	0	0	0	0	0	0	19
8:45 AM	0	6	1	0	0	13	0	0	0	0	0	0	0	0	0	0	20
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	53	1	0	0	85	0	0	0	0	0	0	0	0	0	0	139
APPROACH %'s :	0.00%	98.15%	1.85%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	26	0	0	0	47	0	0	0	0	0	0	0	0	0	0	73
PEAK HR FACTOR :	0.000	0.650	0.000	0.000	0.000	0.691	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.830
		0.650				0.691											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
4:15 PM	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
4:45 PM	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
5:00 PM	0	7	0	0	0	2	0	0	0	0	0	0	0	0	0	0	9
5:15 PM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5:30 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	5
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	36	0	0	0	14	0	0	0	0	0	0	0	0	0	0	50
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	22	0	0	0	4	0	0	0	0	0	0	0	0	0	0	26
PEAK HR FACTOR :	0.000	0.786	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.722
		0.786				0.500											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-001
Date: 3/5/2025

Data - Bikes

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Tiki Dr				Tiki Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	0	3
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
City: Tarpon Springs

Project ID: 25-120110-001
Date: 3/5/2025

Data - Pedestrians (Crosswalks)

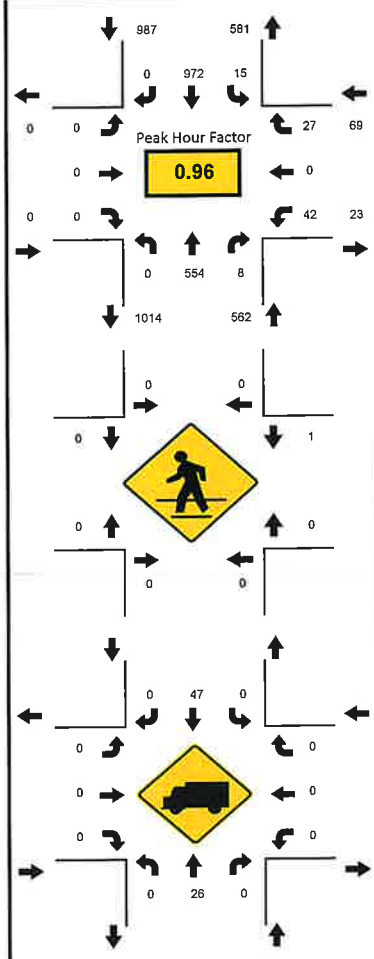
NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19		Pinellas Ave/SR 595/US Alt 19		Tiki Dr		Tiki Dr		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	1
7:30 AM	0	0	0	0	0	1	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	2	0	0	2
APPROACH %'s :					0.00%	100.00%			
PEAK HR :	**07:30 AM - 08:30 AM**								TOTAL
PEAK HR VOL :	0	0	0	0	0	1	0	0	1
PEAK HR FACTOR :						0.250			0.250
						0.250			

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

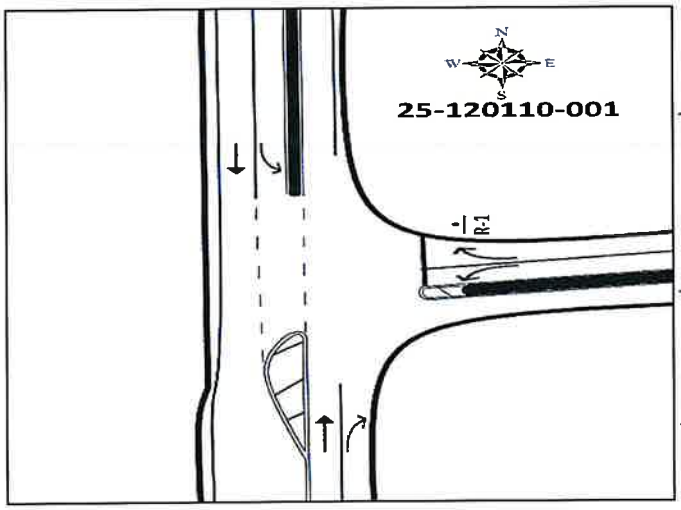
LOCATION: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
CITY/STATE: Tarpon Springs, FL

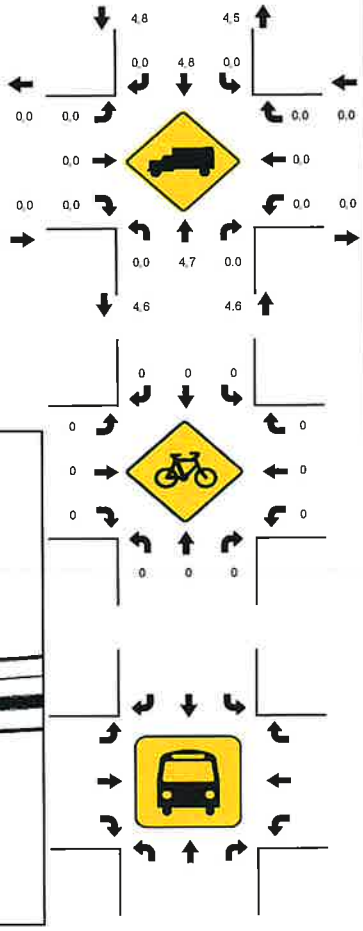
PROJECT ID: 25-120110-001
DATE: Wed, Mar 05, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services



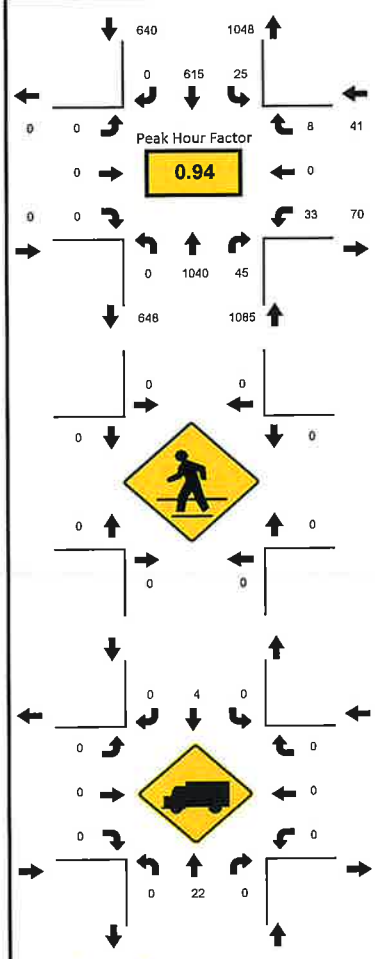


15-Min Count Period Beginning At	Pinellas Ave/SR 595/US Alt 19 Northbound					Pinellas Ave/SR 595/US Alt 19 Southbound					Tiki Dr Eastbound					Tiki Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	121	0	0		0	236	0	0		0	0	0	0		13	0	5	0		375	1587
7:15 AM	0	110	0	0		5	265	0	0		0	0	0	0		5	0	7	0		392	1600
7:30 AM	0	149	1	0		3	229	0	0		0	0	0	0		10	0	5	0		397	1618
7:45 AM	0	149	1	0		2	248	0	1		0	0	0	0		15	0	7	0		423	1550
8:00 AM	0	120	3	0		1	251	0	0		0	0	0	0		6	0	7	0		388	1538
8:15 AM	0	136	3	0		8	244	0	0		0	0	0	0		11	0	8	0		410	1150
8:30 AM	0	121	3	0		2	192	0	0		0	0	0	0		4	0	6	1		329	740
8:45 AM	0	172	5	0		1	226	0	0		0	0	0	0		2	0	5	0		411	411
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	596	12	0		32	1004	0	4		0	0	0	0		60	0	32	0		1740	
Heavy Trucks	0	40	0	0		0	68	0	0		0	0	0	0		0	0	0	0		108	
Pedestrians		0					0					0					4				4	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

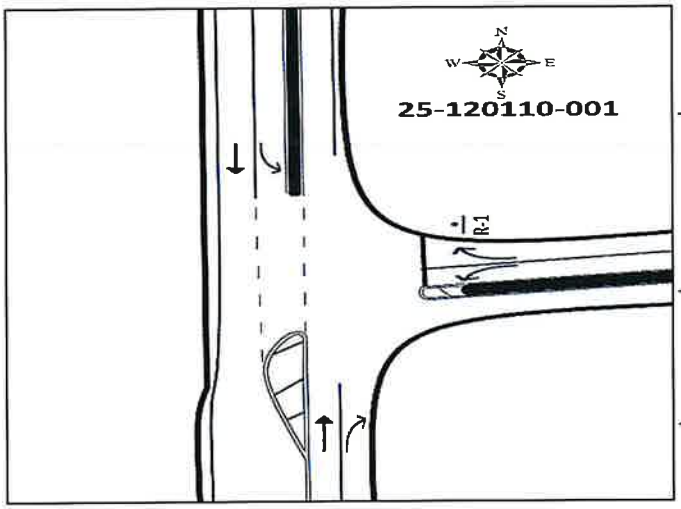
LOCATION: Pinellas Ave/SR 595/US Alt 19 & Tiki Dr
CITY/STATE: Tarpon Springs, FL

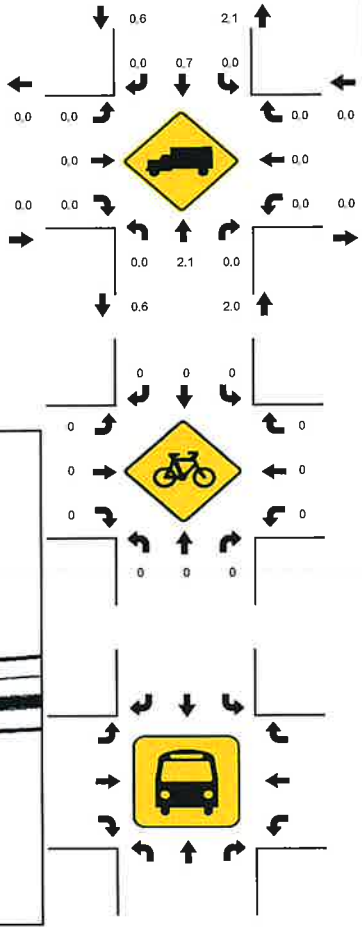
PROJECT ID: 25-120110-001
DATE: Wed, Mar 05, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Pinellas Ave/SR 595/US Alt 19 Northbound					Pinellas Ave/SR 595/US Alt 19 Southbound					Tiki Dr Eastbound					Tiki Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	242	7	0		4	175	0	0		0	0	0	0		5	0	4	0		437	1698
4:15 PM	0	248	6	0		6	149	0	0		0	0	0	0		3	0	3	0		415	1709
4:30 PM	0	246	5	0		3	147	0	0		0	0	0	0		7	0	4	0		412	1763
4:45 PM	0	249	9	0		7	159	0	0		0	0	0	0		9	0	1	0		434	1766
5:00 PM	0	269	8	0		6	154	0	0		0	0	0	0		7	0	4	0		448	1762
5:15 PM	0	270	17	0		6	167	0	0		0	0	0	0		8	0	1	0		469	1314
5:30 PM	0	252	11	0		6	135	0	0		0	0	0	0		9	0	2	0		415	845
5:45 PM	0	262	15	0		6	140	0	0		0	0	0	0		2	0	5	0		430	430
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	1080	68	0		28	668	0	0		0	0	0	0		36	0	16	0		1896	
Heavy Trucks	0	28	0	0		0	8	0	0		0	0	0	0		0	0	0	0		36	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

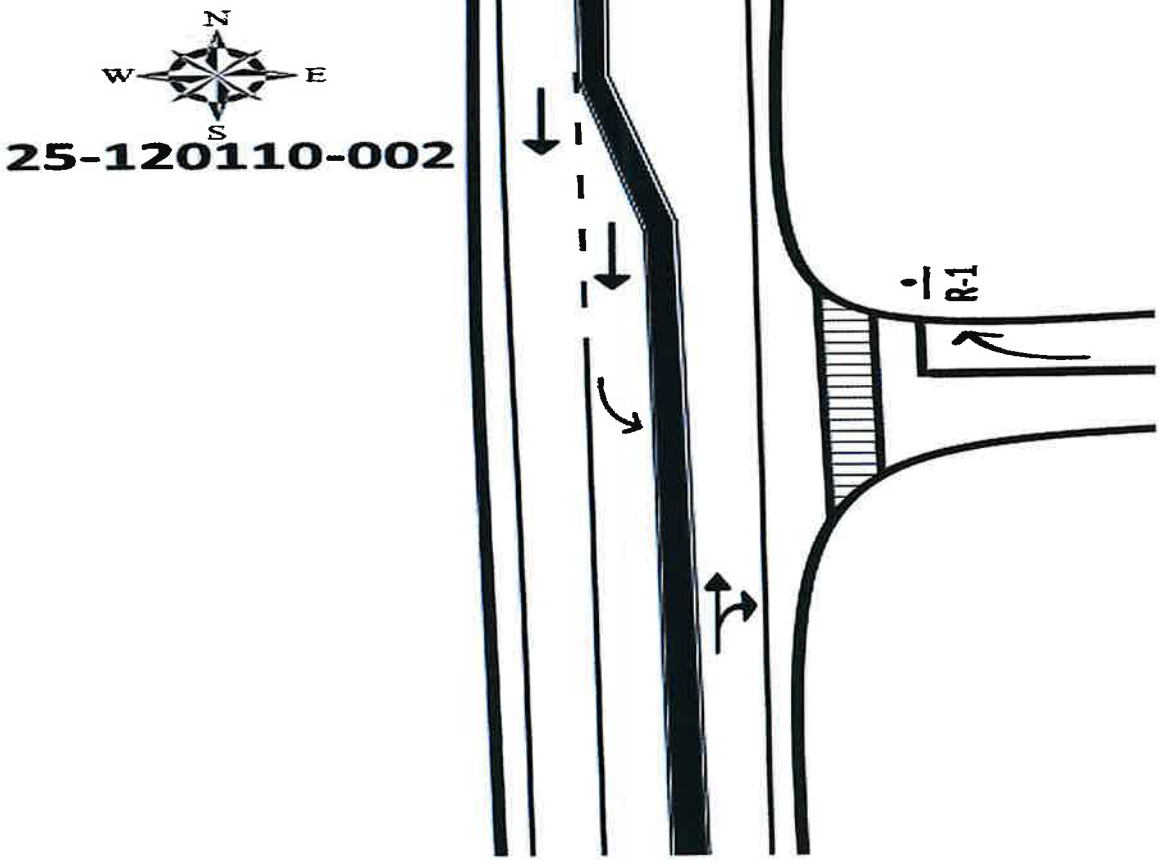
National Data & Surveying Services

Site Code:	**25-120110-002**
Date:	**03/05/2025**
Weather:	**Sunny**
City:	**Tarpon Springs**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(WB)**

N↑

N/S Street: **Pinellas Ave/SR 595/US Alt 19**

Speed: **35/40 MPH**



E/W Street: **Winn-Dixie Dwy**

Speed: **N/A**

Prepared by National Data & Surveying Services

Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy

Peak Hour Turning Movement Count

ID: 25-120110-002
City: Tarpon Springs

Day: Wednesday
Date: 3/5/2025

PEAK HOURS

AM	07:30 AM - 08:30 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

CONTROL: 1-Way Stop(WB)

	AM	NOON	PM
TEV	1581	0	1727
PHF	0.97		0.95

SOUTHBOUND — Pinellas Ave/SR 595/US Alt 19

	L	T	R	U	Total	
AM	0	989	0	0	572	AM
NOON	0	0	0	0	0	NOON
PM	0	642	0	0	1040	PM

EASTBOUND — Winn-Dixie Dwy

	L	T	R	U	Total	
AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

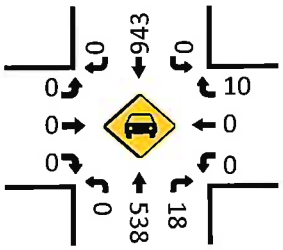
WESTBOUND — Winn-Dixie Dwy

	L	T	R	U	Total	
PM	35	0	10	0	45	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

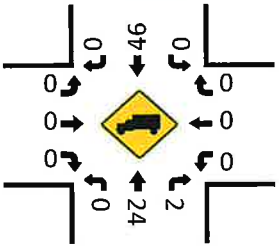
NORTHBOUND — Pinellas Ave/SR 595/US Alt 19

	L	T	R	U	Total	
PM	642	0	0	1005	45	PM
NOON	0	0	0	0	0	NOON
AM	989	0	0	562	20	AM

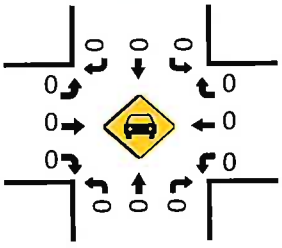
Cars (AM)



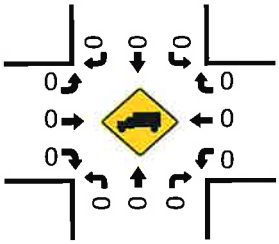
HT (AM)



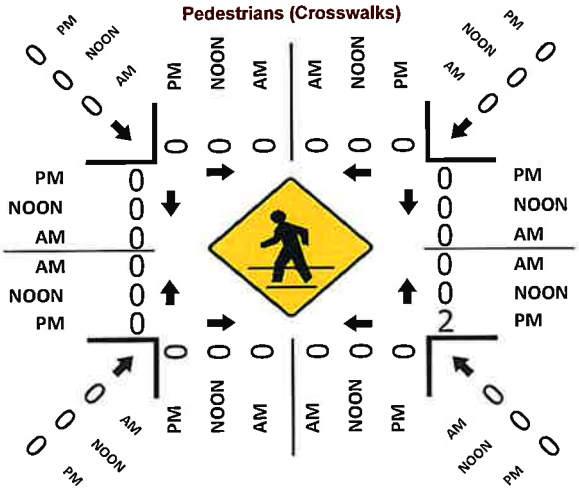
Cars (NOON)



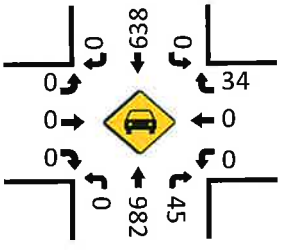
HT (NOON)



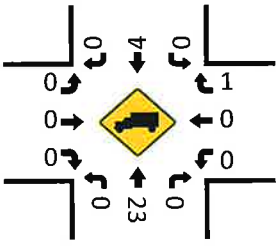
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-002
Date: 3/5/2025

Data - Total

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Winn-Dixie Dwy				Winn-Dixie Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	117	6	0	0	234	0	0	0	0	0	0	0	0	2	0	359
7:15 AM	0	119	1	0	0	271	0	0	0	0	0	0	0	0	1	0	392
7:30 AM	0	145	7	0	0	239	0	0	0	0	0	0	0	0	1	0	392
7:45 AM	0	155	3	0	0	244	0	0	0	0	0	0	0	0	3	0	405
8:00 AM	0	120	2	0	0	251	0	0	0	0	0	0	0	0	4	0	377
8:15 AM	0	142	8	0	0	255	0	0	0	0	0	0	0	0	2	0	407
8:30 AM	0	117	7	0	0	192	0	0	0	0	0	0	0	0	6	0	322
8:45 AM	0	174	6	0	0	226	0	0	0	0	0	0	0	0	4	0	410
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1089	40	0	0	1912	0	0	0	0	0	0	0	0	23	0	3064
APPROACH %'s :	0.00%	96.46%	3.54%	0.00%	0.00%	100.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	562	20	0	0	989	0	0	0	0	0	0	0	0	10	0	1581
PEAK HR FACTOR :	0.000	0.906	0.625	0.000	0.000	0.970	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.625	0.000	0.971
		0.921				0.970									0.625		

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	232	13	0	0	180	0	0	0	0	0	0	0	0	7	0	432
4:15 PM	0	241	11	0	0	154	0	0	0	0	0	0	0	0	9	0	415
4:30 PM	0	235	10	0	0	150	0	0	0	0	0	0	0	0	6	0	401
4:45 PM	0	246	9	0	0	166	0	0	0	0	0	0	0	0	10	0	431
5:00 PM	0	256	13	0	0	161	0	0	0	0	0	0	0	0	7	0	437
5:15 PM	0	263	12	0	0	172	0	0	0	0	0	0	0	0	6	0	453
5:30 PM	0	240	11	0	0	143	0	0	0	0	0	0	0	0	12	0	406
5:45 PM	0	265	5	0	0	144	0	0	0	0	0	0	0	0	7	0	421
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1978	84	0	0	1270	0	0	0	0	0	0	0	0	64	0	3396
APPROACH %'s :	0.00%	95.93%	4.07%	0.00%	0.00%	100.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	1005	45	0	0	642	0	0	0	0	0	0	0	0	35	0	1727
PEAK HR FACTOR :	0.000	0.955	0.865	0.000	0.000	0.933	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.729	0.000	0.953
		0.955				0.933									0.729		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-002
Date: 3/5/2025

Data - Cars

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Winn-Dixie Dwy				Winn-Dixie Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	111	6	0	0	230	0	0	0	0	0	0	0	0	2	0	349
7:15 AM	0	114	1	0	0	258	0	0	0	0	0	0	0	0	1	0	374
7:30 AM	0	137	5	0	0	232	0	0	0	0	0	0	0	0	1	0	375
7:45 AM	0	151	3	0	0	232	0	0	0	0	0	0	0	0	3	0	389
8:00 AM	0	115	2	0	0	234	0	0	0	0	0	0	0	0	4	0	355
8:15 AM	0	135	8	0	0	245	0	0	0	0	0	0	0	0	2	0	390
8:30 AM	0	108	6	0	0	182	0	0	0	0	0	0	0	0	6	0	302
8:45 AM	0	168	6	0	0	214	0	0	0	0	0	0	0	0	4	0	392
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1039	37	0	0	1827	0	0	0	0	0	0	0	0	23	0	2926
APPROACH %'s :	0.00%	96.56%	3.44%	0.00%	0.00%	100.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	538	18	0	0	943	0	0	0	0	0	0	0	0	10	0	1509
PEAK HR FACTOR :	0.000	0.891	0.563	0.000	0.000	0.962	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.625	0.000	0.967
		0.903				0.962								0.625			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	228	13	0	0	175	0	0	0	0	0	0	0	0	7	0	423
4:15 PM	0	238	11	0	0	151	0	0	0	0	0	0	0	0	9	0	409
4:30 PM	0	233	10	0	0	149	0	0	0	0	0	0	0	0	6	0	398
4:45 PM	0	238	9	0	0	166	0	0	0	0	0	0	0	0	9	0	422
5:00 PM	0	249	13	0	0	159	0	0	0	0	0	0	0	0	7	0	428
5:15 PM	0	258	12	0	0	172	0	0	0	0	0	0	0	0	6	0	448
5:30 PM	0	237	11	0	0	141	0	0	0	0	0	0	0	0	12	0	401
5:45 PM	0	261	5	0	0	143	0	0	0	0	0	0	0	0	7	0	416
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1942	84	0	0	1256	0	0	0	0	0	0	0	0	63	0	3345
APPROACH %'s :	0.00%	95.85%	4.15%	0.00%	0.00%	100.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	982	45	0	0	638	0	0	0	0	0	0	0	0	34	0	1699
PEAK HR FACTOR :	0.000	0.952	0.865	0.000	0.000	0.927	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.708	0.000	0.948
		0.951				0.927								0.708			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-002
Date: 3/5/2025

Data - HT

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Winn-Dixie Dwy				Winn-Dixie Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
7:15 AM	0	5	0	0	0	13	0	0	0	0	0	0	0	0	0	0	18
7:30 AM	0	8	2	0	0	7	0	0	0	0	0	0	0	0	0	0	17
7:45 AM	0	4	0	0	0	12	0	0	0	0	0	0	0	0	0	0	16
8:00 AM	0	5	0	0	0	17	0	0	0	0	0	0	0	0	0	0	22
8:15 AM	0	7	0	0	0	10	0	0	0	0	0	0	0	0	0	0	17
8:30 AM	0	9	1	0	0	10	0	0	0	0	0	0	0	0	0	0	20
8:45 AM	0	6	0	0	0	12	0	0	0	0	0	0	0	0	0	0	18
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	50	3	0	0	85	0	0	0	0	0	0	0	0	0	0	138
APPROACH %'s :	0.00%	94.34%	5.66%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	24	2	0	0	46	0	0	0	0	0	0	0	0	0	0	72
PEAK HR FACTOR :	0.000	0.750	0.250	0.000	0.000	0.676	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.818
		0.650				0.676											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
4:15 PM	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
4:45 PM	0	8	0	0	0	0	0	0	0	0	0	0	0	0	1	0	9
5:00 PM	0	7	0	0	0	2	0	0	0	0	0	0	0	0	0	0	9
5:15 PM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5:30 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	5
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	36	0	0	0	14	0	0	0	0	0	0	0	0	1	0	51
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	23	0	0	0	4	0	0	0	0	0	0	0	0	1	0	28
PEAK HR FACTOR :	0.000	0.719	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.778
		0.719				0.500									0.250		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
City: Tarpon Springs
Control: 1-Way Stop(WB)

Project ID: 25-120110-002
Date: 3/5/2025

Data - Bikes

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Winn-Dixie Dwy				Winn-Dixie Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :					0.00%	100.00%	0.00%	0.00%									
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
City: Tarpon Springs

Project ID: 25-120110-002
Date: 3/5/2025

Data - Pedestrians (Crosswalks)

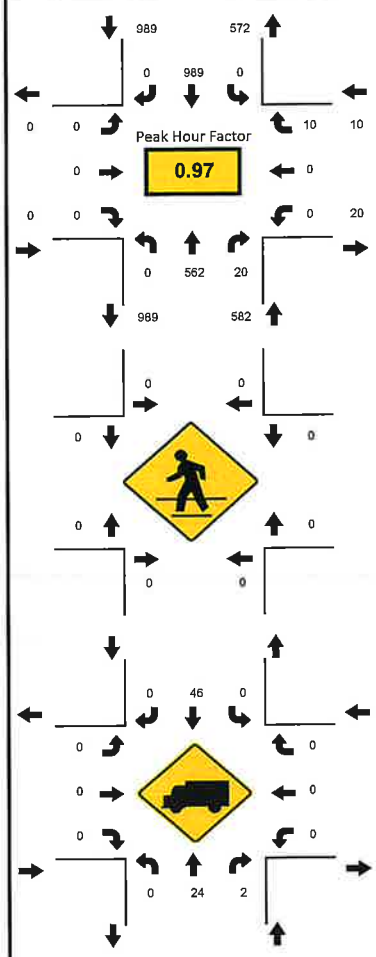
NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19		Pinellas Ave/SR 595/US Alt 19		Winn-Dixie Dwy		Winn-Dixie Dwy		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	1	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	1	0	0	0	1
APPROACH %'s :					100.00%	0.00%			
PEAK HR :	**07:30 AM - 08:30 AM**								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

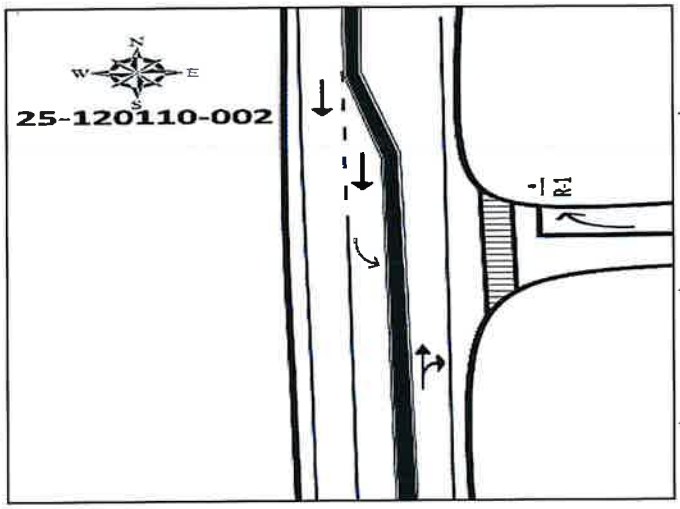
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	2	0	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	2	0	0	0	2
APPROACH %'s :					100.00%	0.00%			
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	0	0	0	0	2	0	0	0	2
PEAK HR FACTOR :					0.250				0.250
					0.250				

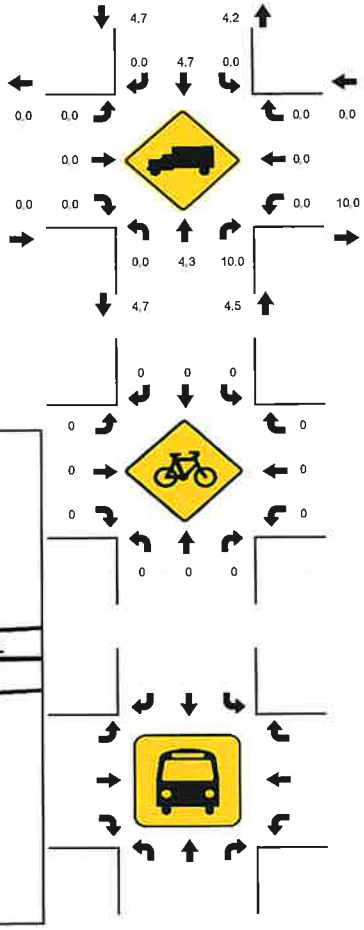
LOCATION: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
CITY/STATE: Tarpon Springs, FL

PROJECT ID: 25-120110-002
DATE: Wed, Mar 05, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:15 AM - 08:30 AM







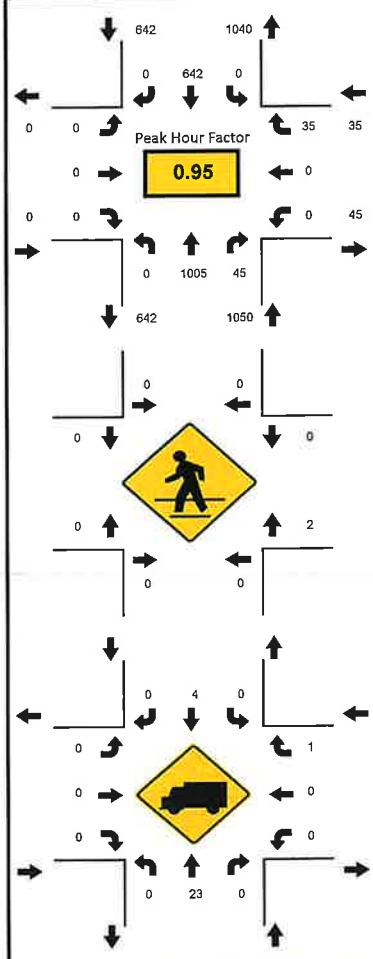
National Data & Surveying Services

15-Min Count Period Beginning At	Pinellas Ave/SR 595/US Alt 19 Northbound					Pinellas Ave/SR 595/US Alt 19 Southbound					Winn-Dixie Dwy Eastbound					Winn-Dixie Dwy Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	117	6	0		0	234	0	0		0	0	0	0		0	0	2	0		359	1548
7:15 AM	0	119	1	0		0	271	0	0		0	0	0	0		0	0	1	0		392	1566
7:30 AM	0	145	7	0		0	239	0	0		0	0	0	0		0	0	1	0		392	1581
7:45 AM	0	155	3	0		0	244	0	0		0	0	0	0		0	0	3	0		405	1511
8:00 AM	0	120	2	0		0	251	0	0		0	0	0	0		0	0	4	0		377	1516
8:15 AM	0	142	8	0		0	255	0	0		0	0	0	0		0	0	2	0		407	1139
8:30 AM	0	117	7	0		0	192	0	0		0	0	0	0		0	0	6	0		322	732
8:45 AM	0	174	6	0		0	226	0	0		0	0	0	0		0	0	4	0		410	410
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	620	32	0		0	1020	0	0		0	0	0	0		0	0	16	0		1688	
Heavy Trucks	0	32	8	0		0	68	0	0		0	0	0	0		0	0	0	0		108	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

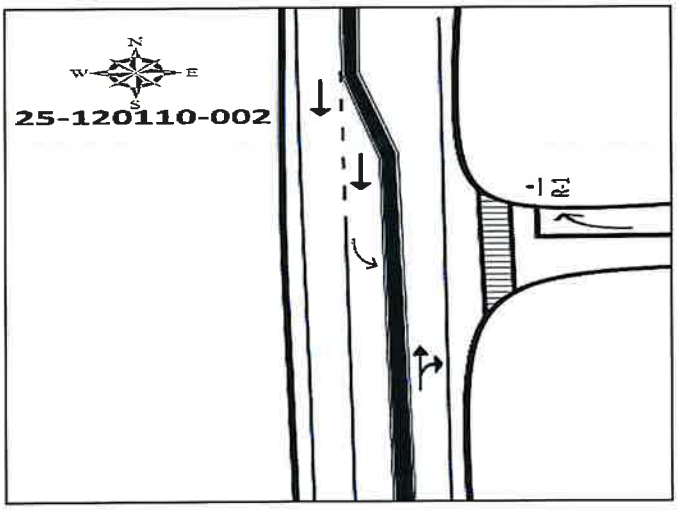
LOCATION: Pinellas Ave/SR 595/US Alt 19 & Winn-Dixie Dwy
CITY/STATE: Tarpon Springs, FL

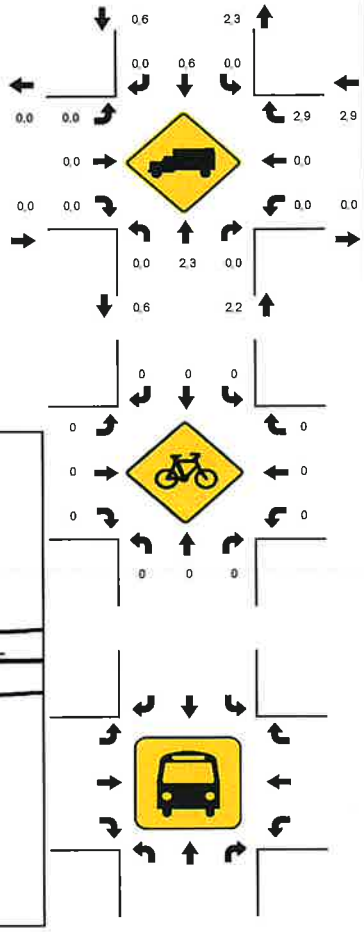
PROJECT ID: 25-120110-002
DATE: Wed, Mar 05, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Pinellas Ave/SR 595/US Alt 19 Northbound					Pinellas Ave/SR 595/US Alt 19 Southbound					Winn-Dixie Dwy Eastbound					Winn-Dixie Dwy Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	232	13	0		0	180	0	0		0	0	0	0		0	0	7	0		432	1679
4:15 PM	0	241	11	0		0	154	0	0		0	0	0	0		0	0	9	0		415	1684
4:30 PM	0	235	10	0		0	150	0	0		0	0	0	0		0	0	6	0		401	1722
4:45 PM	0	246	9	0		0	166	0	0		0	0	0	0		0	0	10	0		431	1727
5:00 PM	0	256	13	0		0	161	0	0		0	0	0	0		0	0	7	0		437	1717
5:15 PM	0	263	12	0		0	172	0	0		0	0	0	0		0	0	6	0		453	1280
5:30 PM	0	240	11	0		0	143	0	0		0	0	0	0		0	0	12	0		406	827
5:45 PM	0	265	5	0		0	144	0	0		0	0	0	0		0	0	7	0		421	421
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	1052	52	0		0	688	0	0		0	0	0	0		0	0	48	0		1840	
Heavy Trucks	0	32	0	0		0	8	0	0		0	0	0	0		0	0	4	0		44	
Pedestrians		0					0					0					8				8	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N↑

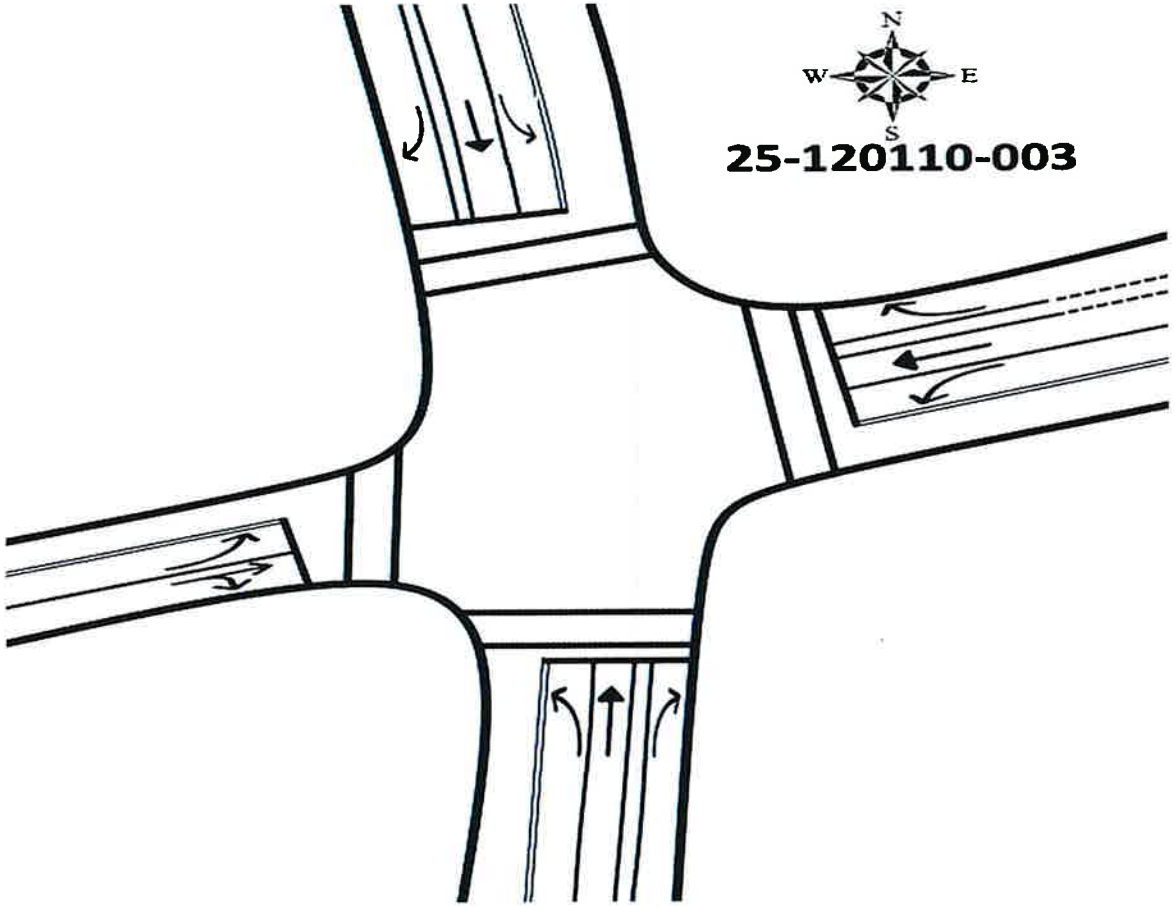
N/S Street: **Pinellas Ave/SR 595/US Alt 19**

Speed: **35 MPH**

E/W Street: **Meres Blvd E/Meres Blvd**

Speed: **30/35 MPH**

Site Code:	**25-120110-003**
Date:	**03/05/2025**
Weather:	**Sunny**
City:	**Tarpon Springs**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**Signalized**



Prepared by National Data & Surveying Services

Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd

Peak Hour Turning Movement Count

ID: 25-120110-003
City: Tarpon Springs

Day: Wednesday
Date: 3/5/2025

PEAK HOURS
07:30 AM - 08:30 AM
NONE
04:30 PM - 05:30 PM

COUNT PERIODS
7:00 AM - 09:00 AM
NONE
4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	1954	0	2250
PHF	0.94		0.94

SOUTHBOUND — Pinellas Ave/SR 595/US Alt 19

AM	35	787	40	0	484	AM
NOON	0	0	0	0	0	NOON
PM	99	494	57	0	854	PM

EASTBOUND — Meres Blvd E/Meres Blvd

AM	NOON	PM	
152	0	364	
0	0	0	0
64	0	72	0
163	0	154	0
101	0	52	0
AM	NOON	PM	

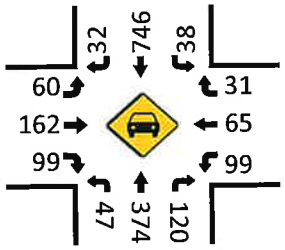
WESTBOUND — Meres Blvd E/Meres Blvd

PM	NOON	AM	
33	0	31	0
153	0	68	0
102	0	102	0
0	0	0	0
384	0	328	
PM	NOON	AM	

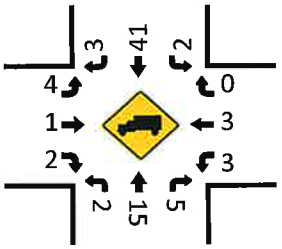
NORTHBOUND — Pinellas Ave/SR 595/US Alt 19

PM	648	0	112	749	173	PM
NOON	0	0	0	0	0	NOON
AM	990	0	49	389	125	AM

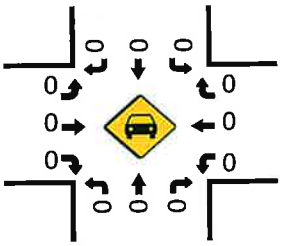
Cars (AM)



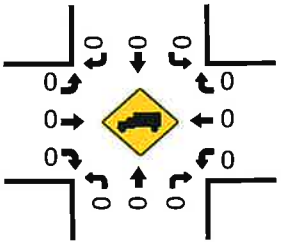
HT (AM)



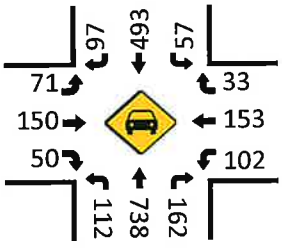
Cars (NOON)



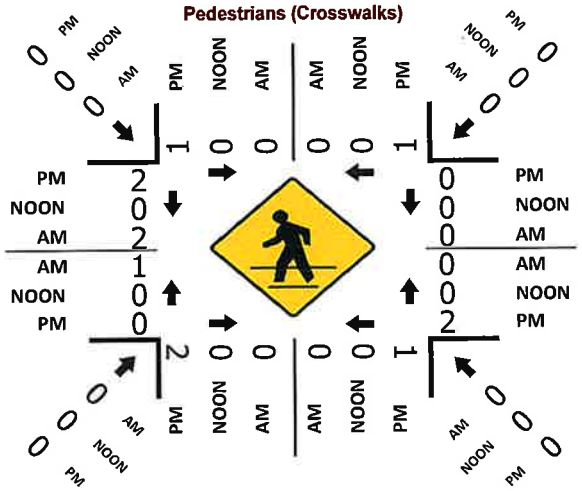
HT (NOON)



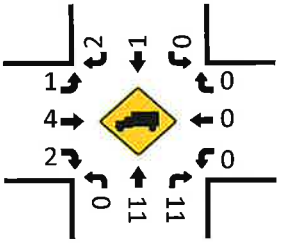
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)



SIGNAL TIMING

	Cycle	Phase	BOG	EOY	Signal Timing
AM	1	NT/ST	8:16:09	8:17:55	0:01:46
		EL/ET	8:17:55	8:18:14	0:00:19
		ET/WT	8:18:14	8:18:53	0:00:39
	2	NT/ST	8:18:53	8:20:20	0:01:27
		ET/WT	8:20:20	8:20:59	0:00:39
PM	1	NT/ST	16:31:52	16:33:34	0:01:42
		EL/ET	16:33:34	16:33:58	0:00:24
		ET/WT	16:33:58	16:34:23	0:00:25
	2	NT/ST	16:34:23	16:36:04	0:01:41
		ET/WT	16:36:04	16:36:38	0:00:34

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
City: Tarpon Springs
Control: Signalized

Project ID: 25-120110-003
Date: 3/5/2025

Data - Total

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Meres Blvd E/Meres Blvd				Meres Blvd E/Meres Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	28	67	18	0	7	183	13	0	18	31	32	0	18	16	9	0	440
7:15 AM	15	79	25	0	8	205	9	0	21	31	52	0	15	12	9	0	481
7:30 AM	4	100	35	0	13	200	1	0	8	35	21	0	17	10	4	0	448
7:45 AM	14	95	54	0	7	195	8	0	20	44	19	0	34	19	12	0	521
8:00 AM	14	91	18	0	11	195	14	0	15	33	26	0	26	22	6	0	471
8:15 AM	17	103	18	0	9	197	12	0	21	51	35	0	25	17	9	0	514
8:30 AM	14	78	25	0	5	143	16	0	30	43	28	0	19	22	11	0	434
8:45 AM	16	121	29	0	13	169	16	0	24	47	38	0	22	16	12	0	523
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	122	734	222	0	73	1487	89	0	157	315	251	0	176	134	72	0	3832
APPROACH %'s :	11.32%	68.09%	20.59%	0.00%	4.43%	90.18%	5.40%	0.00%	21.72%	43.57%	34.72%	0.00%	46.07%	35.08%	18.85%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	49	389	125	0	40	787	35	0	64	163	101	0	102	68	31	0	1954
PEAK HR FACTOR :	0.721	0.944	0.579	0.000	0.769	0.984	0.625	0.000	0.762	0.799	0.721	0.000	0.750	0.773	0.646	0.000	0.938
	0.863				0.980				0.766				0.773				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	17	186	42	0	14	128	21	0	8	36	33	0	19	33	12	0	549
4:15 PM	26	191	41	0	8	114	24	0	18	29	18	0	24	34	7	0	534
4:30 PM	22	181	38	0	13	108	22	0	14	39	12	0	29	40	9	0	527
4:45 PM	32	175	47	0	14	133	26	0	24	41	8	0	24	28	9	0	561
5:00 PM	28	194	47	0	10	132	23	0	14	33	14	0	19	45	6	0	565
5:15 PM	30	199	41	0	20	121	28	0	20	41	18	0	30	40	9	0	597
5:30 PM	34	186	37	0	8	109	23	0	22	29	19	0	14	35	10	0	526
5:45 PM	32	205	38	0	10	110	19	0	19	22	21	0	13	41	11	0	541
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	221	1517	331	0	97	955	186	0	139	270	143	0	172	296	73	0	4400
APPROACH %'s :	10.68%	73.32%	16.00%	0.00%	7.84%	77.14%	15.02%	0.00%	25.18%	48.91%	25.91%	0.00%	31.79%	54.71%	13.49%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	112	749	173	0	57	494	99	0	72	154	52	0	102	153	33	0	2250
PEAK HR FACTOR :	0.875	0.941	0.920	0.000	0.713	0.929	0.884	0.000	0.750	0.939	0.722	0.000	0.850	0.850	0.917	0.000	0.942
	0.957				0.939				0.880				0.911				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
City: Tarpon Springs
Control: Signalized

Project ID: 25-120110-003
Date: 3/5/2025

Data - Cars

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Meres Blvd E/Meres Blvd				Meres Blvd E/Meres Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	27	62	18	0	7	180	11	0	17	30	32	0	18	14	9	0	425
7:15 AM	15	75	24	0	8	193	8	0	20	27	52	0	14	12	9	0	457
7:30 AM	4	95	32	0	11	196	1	0	8	35	19	0	16	10	4	0	431
7:45 AM	13	92	54	0	7	184	7	0	18	44	19	0	33	16	12	0	499
8:00 AM	14	89	16	0	11	179	13	0	14	33	26	0	25	22	6	0	448
8:15 AM	16	98	18	0	9	187	11	0	20	50	35	0	25	17	9	0	495
8:30 AM	13	72	24	0	5	135	15	0	30	43	27	0	18	18	11	0	411
8:45 AM	16	117	26	0	13	156	14	0	24	47	38	0	21	15	12	0	499
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	118	700	212	0	71	1410	80	0	151	309	248	0	170	124	72	0	3665
APPROACH %'s :	11.46%	67.96%	20.58%	0.00%	4.55%	90.33%	5.12%	0.00%	21.33%	43.64%	35.03%	0.00%	46.45%	33.88%	19.67%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	47	374	120	0	38	746	32	0	60	162	99	0	99	65	31	0	1873
PEAK HR FACTOR :	0.734	0.954	0.556	0.000	0.864	0.952	0.615	0.000	0.750	0.810	0.707	0.000	0.750	0.739	0.646	0.000	0.938
	0.851				0.981				0.764				0.799				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	17	183	40	0	14	124	20	0	8	34	32	0	19	33	11	0	535
4:15 PM	25	190	41	0	8	111	23	0	18	29	18	0	24	34	7	0	528
4:30 PM	22	180	37	0	13	108	22	0	14	38	11	0	29	40	9	0	523
4:45 PM	32	171	43	0	14	133	24	0	24	41	8	0	24	28	9	0	551
5:00 PM	28	191	43	0	10	131	23	0	13	32	13	0	19	45	6	0	554
5:15 PM	30	196	39	0	20	121	28	0	20	39	18	0	30	40	9	0	590
5:30 PM	34	184	37	0	8	108	23	0	22	29	18	0	14	35	10	0	522
5:45 PM	31	204	36	0	10	109	19	0	19	22	21	0	13	40	11	0	535
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	219	1499	316	0	97	945	182	0	138	264	139	0	172	295	72	0	4338
APPROACH %'s :	10.77%	73.70%	15.54%	0.00%	7.92%	77.21%	14.87%	0.00%	25.51%	48.80%	25.69%	0.00%	31.91%	54.73%	13.36%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	112	738	162	0	57	493	97	0	71	150	50	0	102	153	33	0	2218
PEAK HR FACTOR :	0.875	0.941	0.942	0.000	0.713	0.927	0.866	0.000	0.740	0.915	0.694	0.000	0.850	0.850	0.917	0.000	0.940
	0.955				0.946				0.880				0.911				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
City: Tarpon Springs
Control: Signalized

Project ID: 25-120110-003
Date: 3/5/2025

Data - HT

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Meres Blvd E/Meres Blvd				Meres Blvd E/Meres Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	5	0	0	0	3	2	0	1	1	0	0	0	2	0	0	15
7:15 AM	0	4	1	0	0	12	1	0	1	4	0	0	1	0	0	0	24
7:30 AM	0	5	3	0	2	4	0	0	0	0	2	0	1	0	0	0	17
7:45 AM	1	3	0	0	0	11	1	0	2	0	0	0	1	3	0	0	22
8:00 AM	0	2	2	0	0	16	1	0	1	0	0	0	1	0	0	0	23
8:15 AM	1	5	0	0	0	10	1	0	1	1	0	0	0	0	0	0	19
8:30 AM	1	6	1	0	0	8	1	0	0	0	1	0	1	4	0	0	23
8:45 AM	0	4	3	0	0	13	2	0	0	0	0	0	1	1	0	0	24
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	4	34	10	0	2	77	9	0	6	6	3	0	6	10	0	0	167
APPROACH %'s :	8.33%	70.83%	20.83%	0.00%	2.27%	87.50%	10.23%	0.00%	40.00%	40.00%	20.00%	0.00%	37.50%	62.50%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	2	15	5	0	2	41	3	0	4	1	2	0	3	3	0	0	81
PEAK HR FACTOR :	0.500	0.750	0.417	0.000	0.250	0.641	0.750	0.000	0.500	0.250	0.250	0.000	0.750	0.250	0.000	0.000	0.880
	0.688				0.676				0.875				0.375				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	3	2	0	0	4	1	0	0	2	1	0	0	0	1	0	14
4:15 PM	1	1	0	0	0	3	1	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	4
4:45 PM	0	4	4	0	0	0	2	0	0	0	0	0	0	0	0	0	10
5:00 PM	0	3	4	0	0	1	0	0	1	1	1	0	0	0	0	0	11
5:15 PM	0	3	2	0	0	0	0	0	0	2	0	0	0	0	0	0	7
5:30 PM	0	2	0	0	0	1	0	0	0	0	1	0	0	0	0	0	4
5:45 PM	1	1	2	0	0	1	0	0	0	0	0	0	0	1	0	0	6
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	18	15	0	0	10	4	0	1	6	4	0	0	1	1	0	62
APPROACH %'s :	5.71%	51.43%	42.86%	0.00%	0.00%	71.43%	28.57%	0.00%	9.09%	54.55%	36.36%	0.00%	0.00%	50.00%	50.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	11	11	0	0	1	2	0	1	4	2	0	0	0	0	0	32
PEAK HR FACTOR :	0.000	0.688	0.688	0.000	0.000	0.250	0.250	0.000	0.250	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.727
	0.688				0.375				0.583								

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
City: Tarpon Springs
Control: Signalized

Project ID: 25-120110-003
Date: 3/5/2025

Data - Bikes

NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19				Pinellas Ave/SR 595/US Alt 19				Meres Blvd E/Meres Blvd				Meres Blvd E/Meres Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%					
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250
									0.250								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	1	0	0	0	0	1	0	0	0	1	1	0	0	0	0	0	4
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	3
5:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
5:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	3
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	0	0	0	1	1	2	0	1	5	1	0	0	3	0	0	15
APPROACH %'s :	100.00%	0.00%	0.00%	0.00%	25.00%	25.00%	50.00%	0.00%	14.29%	71.43%	14.29%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	2	0	1	1	0	0	0	1	0	0	5
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.250	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.417
							0.500				0.500				0.250		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
City: Tarpon Springs

Project ID: 25-120110-003
Date: 3/5/2025

Data - Pedestrians (Crosswalks)

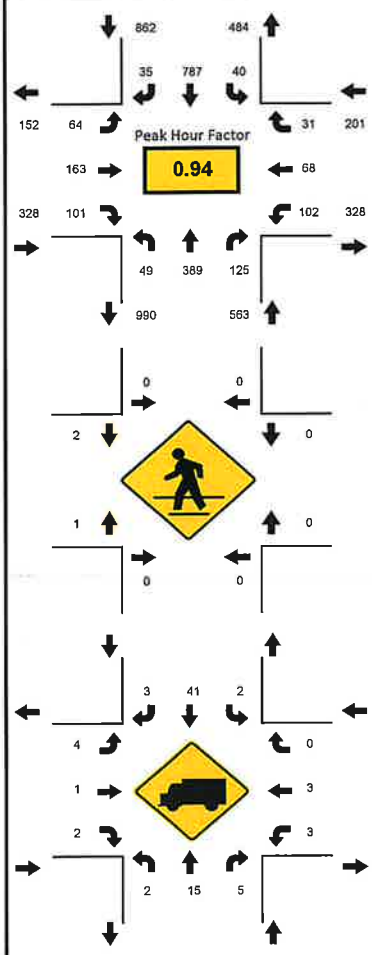
NS/EW Streets:	Pinellas Ave/SR 595/US Alt 19		Pinellas Ave/SR 595/US Alt 19		Meres Blvd E/Meres Blvd		Meres Blvd E/Meres Blvd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	1	0	0	1
7:15 AM	0	0	0	1	0	0	1	0	2
7:30 AM	0	0	0	0	0	0	0	1	1
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	1	1	2
8:30 AM	0	0	1	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	1	1
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	1	1	0	1	2	3	8
APPROACH %'s :			50.00%	50.00%	0.00%	100.00%	40.00%	60.00%	
PEAK HR :	**07:30 AM - 08:30 AM**								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	1	2	3
PEAK HR FACTOR :							0.250	0.500	0.375
							0.375		

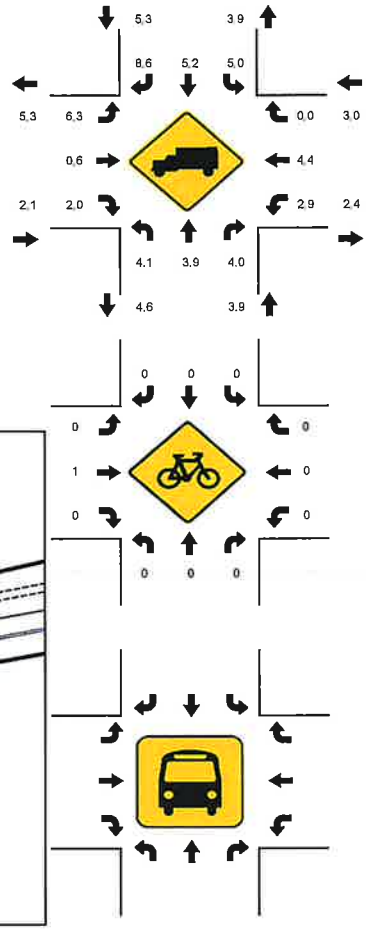
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	1	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	1	2	0	0	2	5
5:00 PM	0	1	2	0	0	0	0	0	3
5:15 PM	1	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	2	0	0	0	0	0	2
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	1	1	5	1	2	0	0	2	12
APPROACH %'s :	50.00%	50.00%	83.33%	16.67%	100.00%	0.00%	0.00%	100.00%	
PEAK HR :	**04:30 PM - 05:30 PM**								TOTAL
PEAK HR VOL :	1	1	2	1	2	0	0	2	9
PEAK HR FACTOR :	0.250	0.250	0.250	0.250	0.250			0.250	0.450
	0.500		0.375		0.250		0.250		

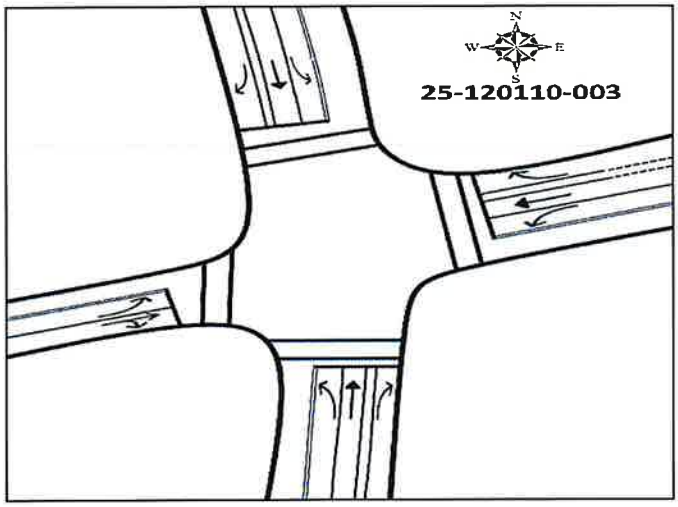
LOCATION: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
CITY/STATE: Tarpon Springs, FL

PROJECT ID: 25-120110-003
DATE: Wed, Mar 05, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM





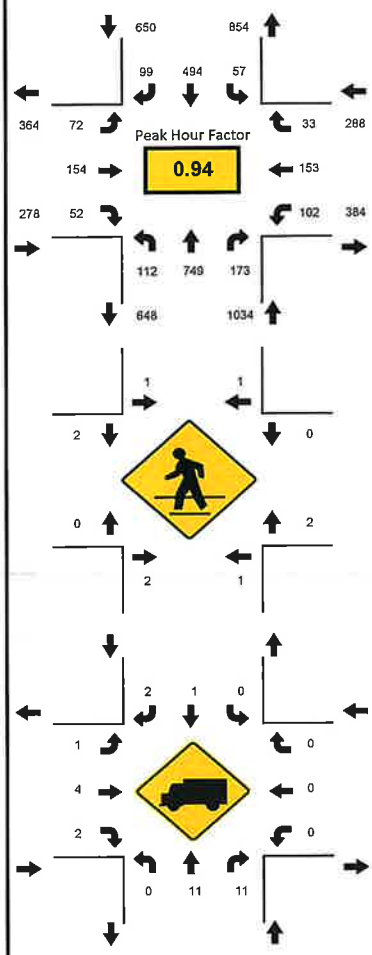


15-Min Count Period Beginning At	Pinellas Ave/SR 595/US Alt 19 Northbound					Pinellas Ave/SR 595/US Alt 19 Southbound					Meres Blvd E/Meres Blvd Eastbound					Meres Blvd E/Meres Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	28	67	18	0		7	183	13	0		18	31	32	0		18	16	9	0		440	1890
7:15 AM	15	79	25	0		8	205	9	0		21	31	52	0		15	12	9	0		481	1921
7:30 AM	4	100	35	0		13	200	1	0		8	35	21	0		17	10	4	0		448	1954
7:45 AM	14	95	54	0		7	195	8	0		20	44	19	0		34	19	12	0		521	1940
8:00 AM	14	91	18	0		11	195	14	0		15	33	26	0		26	22	6	0		471	1942
8:15 AM	17	103	18	0		9	197	12	0		21	51	35	0		25	17	9	0		514	1471
8:30 AM	14	78	25	0		5	143	16	0		30	43	28	0		19	22	11	0		434	957
8:45 AM	16	121	29	0		13	169	16	0		24	47	38	0		22	16	12	0		523	523
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	68	412	216	0		52	800	56	0		84	204	140	0		136	88	48	0		2304	
Heavy Trucks	4	20	12	0		8	64	4	0		8	4	8	0		4	12	0	0		148	
Pedestrians		0					0					8					0				8	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						

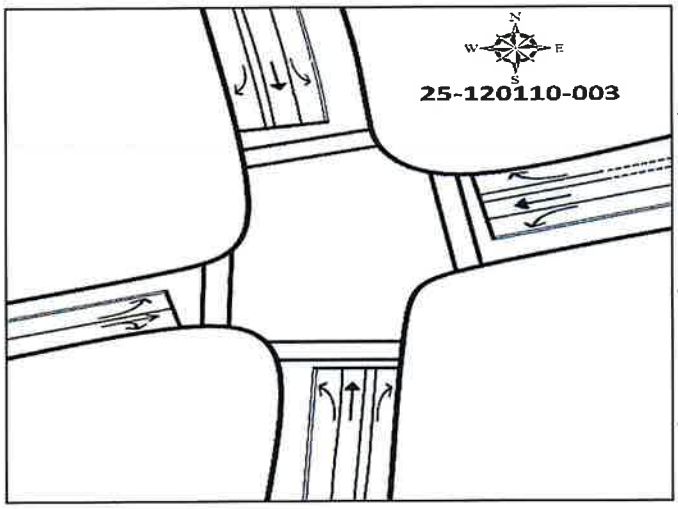
LOCATION: Pinellas Ave/SR 595/US Alt 19 & Meres Blvd E/Meres Blvd
CITY/STATE: Tarpon Springs, FL

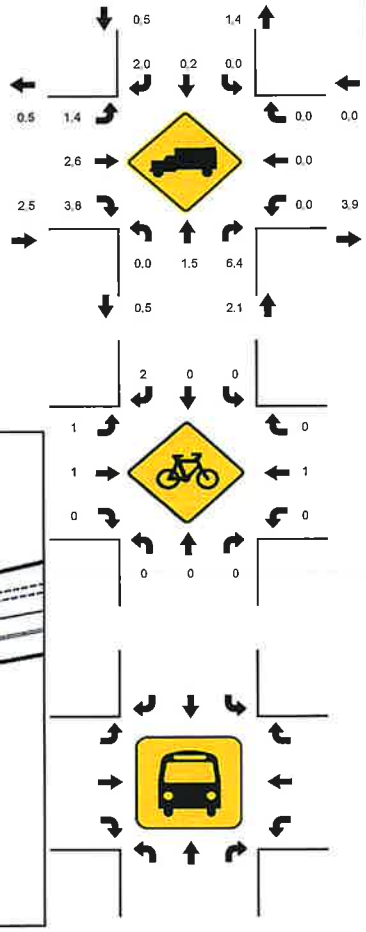
PROJECT ID: 25-120110-003
DATE: Wed, Mar 05, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Pinellas Ave/SR 595/US Alt 19 Northbound					Pinellas Ave/SR 595/US Alt 19 Southbound					Meres Blvd E/Meres Blvd Eastbound					Meres Blvd E/Meres Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	17	186	42	0		14	128	21	0		8	36	33	0		19	33	12	0		549	2171
4:15 PM	26	191	41	0		8	114	24	0		18	29	18	0		24	34	7	0		534	2187
4:30 PM	22	181	38	0		13	108	22	0		14	39	12	0		29	40	9	0		527	2250
4:45 PM	32	175	47	0		14	133	26	0		24	41	8	0		24	28	9	0		561	2249
5:00 PM	28	194	47	0		10	132	23	0		14	33	14	0		19	45	6	0		565	2229
5:15 PM	30	199	41	0		20	121	28	0		20	41	18	0		30	40	9	0		597	1664
5:30 PM	34	186	37	0		8	109	23	0		22	29	19	0		14	35	10	0		526	1067
5:45 PM	32	205	38	0		10	110	19	0		19	22	21	0		13	41	11	0		541	541
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	128	796	188	0		80	532	112	0		96	164	72	0		120	180	36	0		2504	
Heavy Trucks	0	16	16	0		0	4	8	0		4	8	4	0		0	0	0	0		60	
Pedestrians		8					4					8					8				28	
Bicycles	0	0	0	0		0	0	4	0		4	4	0	0		0	4	0	0		16	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N↑

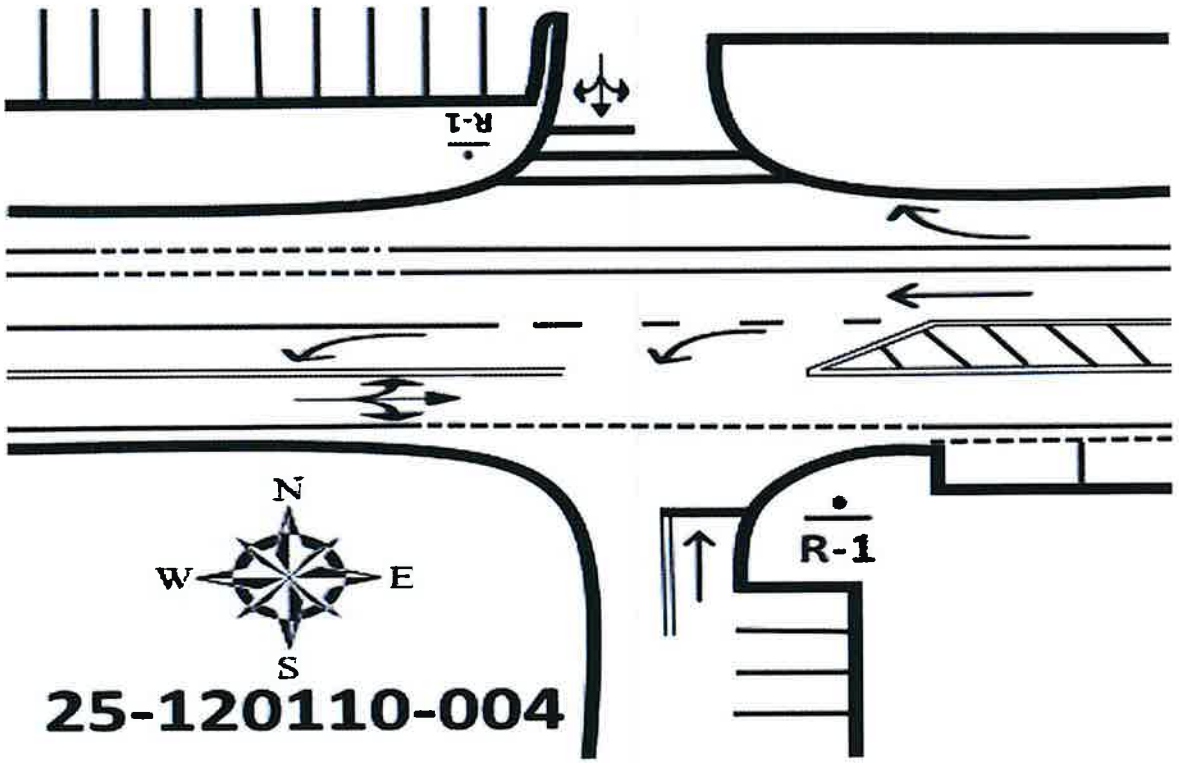
N/S Street: **Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy**

Speed: **N/A**

E/W Street: **Meres Blvd E**

Speed: **30/35 MPH**

Site Code:	**25-120110-004**
Date:	**03/05/2025**
Weather:	**Sunny**
City:	**Tarpon Springs**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**2-Way Stop(NB/SB)**



Prepared by National Data & Surveying Services

Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E

Peak Hour Turning Movement Count

ID: 25-120110-004
City: Tarpon Springs

Day: Wednesday
Date: 3/5/2025

PEAK HOURS

AM	07:30 AM - 08:30 AM
NOON	NONE
PM	04:30 PM - 05:30 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND — Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy

AM	3	0	0	2	AM
NOON	0	0	0	0	NOON
PM	1	3	0	1	PM

EASTBOUND — Meres Blvd E

AM	NOON	PM	
205	0	285	
0	0	0	0
2	0	1	0
299	0	310	0
29	0	69	0
AM	NOON	PM	

WESTBOUND — Meres Blvd E

PM	NOON	AM	
0	0	0	0
210	0	138	0
57	0	36	0
0	0	0	0
369	0	350	
PM	NOON	AM	

NORTHBOUND — Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy

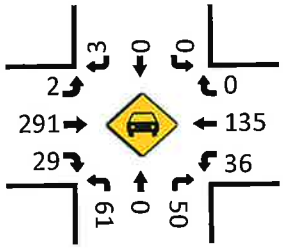
PM	129	0	74	0	59	PM
NOON	0	0	0	0	0	NOON
AM	65	0	64	0	51	AM

CONTROL

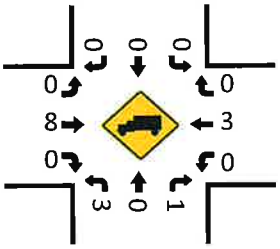
2-Way Stop(NB/SB)

TEV	622	0	784
	AM	NOON	PM
PHF	0.80		0.93

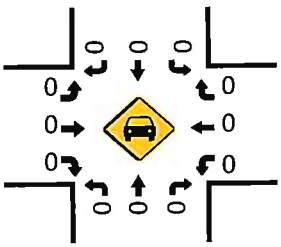
Cars (AM)



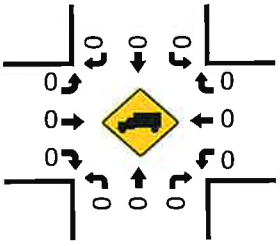
HT (AM)



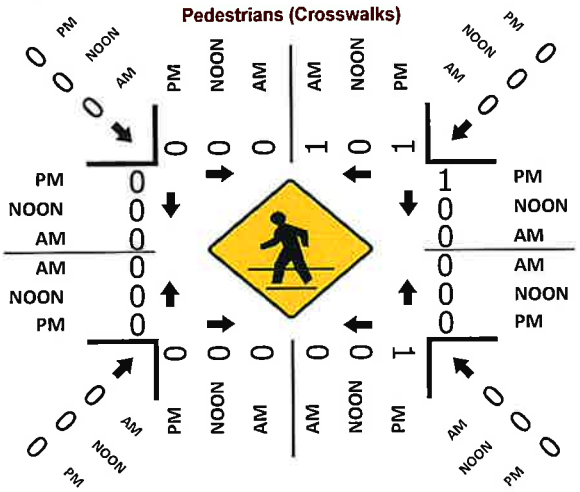
Cars (NOON)



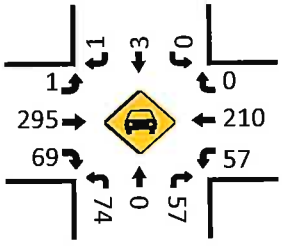
HT (NOON)



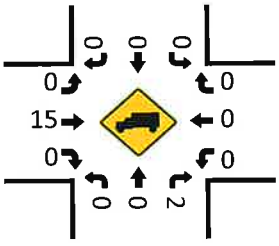
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-004
Date: 3/5/2025

Data - Total

NS/EW Streets:	Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	25	0	5	0	0	0	0	0	3	47	6	0	7	18	0	0	111
7:15 AM	16	0	8	0	0	0	1	0	2	53	7	0	5	19	1	0	112
7:30 AM	10	0	14	0	0	0	0	0	1	78	6	0	2	27	0	0	138
7:45 AM	16	0	17	0	0	0	1	0	0	99	5	0	14	42	0	0	194
8:00 AM	14	0	12	0	0	0	2	0	0	55	5	0	11	38	0	0	137
8:15 AM	24	0	8	0	0	0	0	0	1	67	13	0	9	31	0	0	153
8:30 AM	14	0	9	0	0	0	0	0	5	58	8	0	5	34	0	0	133
8:45 AM	16	0	15	0	0	0	1	0	0	84	7	0	8	33	0	0	164
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	135	0	88	0	0	0	5	0	12	541	57	0	61	242	1	0	1142
APPROACH %'s :	60.54%	0.00%	39.46%	0.00%	0.00%	0.00%	100.00%	0.00%	1.97%	88.69%	9.34%	0.00%	20.07%	79.61%	0.33%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	64	0	51	0	0	0	3	0	2	299	29	0	36	138	0	0	622
PEAK HR FACTOR :	0.667	0.000	0.750	0.000	0.000	0.000	0.375	0.000	0.500	0.755	0.558	0.000	0.643	0.821	0.000	0.000	0.802
	0.871				0.375				0.793				0.777				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	16	0	12	0	0	0	0	0	0	76	16	0	8	53	0	0	181
4:15 PM	22	0	15	0	1	0	0	0	0	69	8	0	11	41	0	0	167
4:30 PM	17	0	15	0	0	0	0	0	1	69	21	0	8	58	0	0	189
4:45 PM	16	0	14	0	0	3	1	0	0	85	17	0	8	44	0	0	188
5:00 PM	22	0	15	0	0	0	0	0	0	73	17	0	22	48	0	0	197
5:15 PM	19	0	15	0	0	0	0	0	0	83	14	0	19	60	0	0	210
5:30 PM	19	0	14	0	0	0	0	0	0	70	8	0	6	40	0	0	157
5:45 PM	20	0	13	0	0	0	0	0	1	62	7	0	7	45	0	0	155
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	151	0	113	0	1	3	1	0	2	587	108	0	89	389	0	0	1444
APPROACH %'s :	57.20%	0.00%	42.80%	0.00%	20.00%	60.00%	20.00%	0.00%	0.29%	84.22%	15.49%	0.00%	18.62%	81.38%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	74	0	59	0	0	3	1	0	1	310	69	0	57	210	0	0	784
PEAK HR FACTOR :	0.841	0.000	0.983	0.000	0.000	0.250	0.250	0.000	0.250	0.912	0.821	0.000	0.648	0.875	0.000	0.000	0.933
	0.899				0.250				0.931				0.845				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-004
Date: 3/5/2025

Data - Cars

NS/EW Streets:	Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	25	0	5	0	0	0	0	0	3	46	6	0	7	16	0	0	108
7:15 AM	16	0	8	0	0	0	1	0	2	48	7	0	5	18	1	0	106
7:30 AM	9	0	14	0	0	0	0	0	1	73	6	0	2	26	0	0	131
7:45 AM	14	0	16	0	0	0	1	0	0	99	5	0	14	41	0	0	190
8:00 AM	14	0	12	0	0	0	2	0	0	53	5	0	11	37	0	0	134
8:15 AM	24	0	8	0	0	0	0	0	1	66	13	0	9	31	0	0	152
8:30 AM	14	0	9	0	0	0	0	0	5	57	8	0	5	29	0	0	127
8:45 AM	16	0	15	0	0	0	1	0	0	81	7	0	8	31	0	0	159
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	132	0	87	0	0	0	5	0	12	523	57	0	61	229	1	0	1107
APPROACH %'s :	60.27%	0.00%	39.73%	0.00%	0.00%	0.00%	100.00%	0.00%	2.03%	88.34%	9.63%	0.00%	20.96%	78.69%	0.34%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	61	0	50	0	0	0	3	0	2	291	29	0	36	135	0	0	607
PEAK HR FACTOR :	0.635	0.000	0.781	0.000	0.000	0.000	0.375	0.000	0.500	0.735	0.558	0.000	0.643	0.823	0.000	0.000	0.799
	0.867				0.375				0.774				0.777				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	16	0	12	0	0	0	0	0	0	72	16	0	8	52	0	0	176
4:15 PM	22	0	15	0	1	0	0	0	0	69	8	0	11	41	0	0	167
4:30 PM	17	0	14	0	0	0	0	0	1	67	21	0	8	58	0	0	186
4:45 PM	16	0	13	0	0	3	1	0	0	81	17	0	8	44	0	0	183
5:00 PM	22	0	15	0	0	0	0	0	0	68	17	0	22	48	0	0	192
5:15 PM	19	0	15	0	0	0	0	0	0	79	14	0	19	60	0	0	206
5:30 PM	19	0	14	0	0	0	0	0	0	70	8	0	6	40	0	0	157
5:45 PM	20	0	13	0	0	0	0	0	1	61	7	0	7	44	0	0	153
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	151	0	111	0	1	3	1	0	2	567	108	0	89	387	0	0	1420
APPROACH %'s :	57.63%	0.00%	42.37%	0.00%	20.00%	60.00%	20.00%	0.00%	0.30%	83.75%	15.95%	0.00%	18.70%	81.30%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	74	0	57	0	0	3	1	0	1	295	69	0	57	210	0	0	767
PEAK HR FACTOR :	0.841	0.000	0.950	0.000	0.000	0.250	0.250	0.000	0.250	0.910	0.821	0.000	0.648	0.875	0.000	0.000	0.931
	0.885				0.250				0.931				0.845				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-004
Date: 3/5/2025

Data - HT

NS/EW Streets:	Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3
7:15 AM	0	0	0	0	0	0	0	0	0	5	0	0	0	1	0	0	6
7:30 AM	1	0	0	0	0	0	0	0	0	5	0	0	0	1	0	0	7
7:45 AM	2	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	4
8:00 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	0	6
8:45 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	2	0	0	5
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	0	1	0	0	0	0	0	0	18	0	0	0	13	0	0	35
APPROACH %'s :	75.00%	0.00%	25.00%	0.00%					0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	3	0	1	0	0	0	0	0	0	8	0	0	0	3	0	0	15
PEAK HR FACTOR :	0.375	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.400	0.000	0.000	0.000	0.750	0.000	0.000	0.536
		0.333								0.400				0.750			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0	0	5
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	3
4:45 PM	0	0	1	0	0	0	0	0	0	4	0	0	0	0	0	0	5
5:00 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
5:15 PM	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	2	0	0	0	0	0	0	20	0	0	0	2	0	0	24
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%					0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	2	0	0	0	0	0	0	15	0	0	0	0	0	0	17
PEAK HR FACTOR :	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.850
		0.500								0.750							

National Data & Surveying Services

Intersection Turning Movement Count

Location: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-004
Date: 3/5/2025

Data - Bikes

NS/EW Streets:	Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	3
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%					0.00%	100.00%	0.00%	0.00%					
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250
									0.250								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	2	0	0	4
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	4	2	0	3	3	0	0	12
APPROACH %'s :									0.00%	66.67%	33.33%	0.00%	50.00%	50.00%	0.00%	0.00%	
PEAK HR :	**04:30 PM - 05:30 PM**																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	3
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.250	0.000	0.000	0.375
									0.250				0.250				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres B **Project ID:** 25-120110-004
City: Tarpon Springs **Date:** 3/5/2025

Data - Pedestrians (Crosswalks)

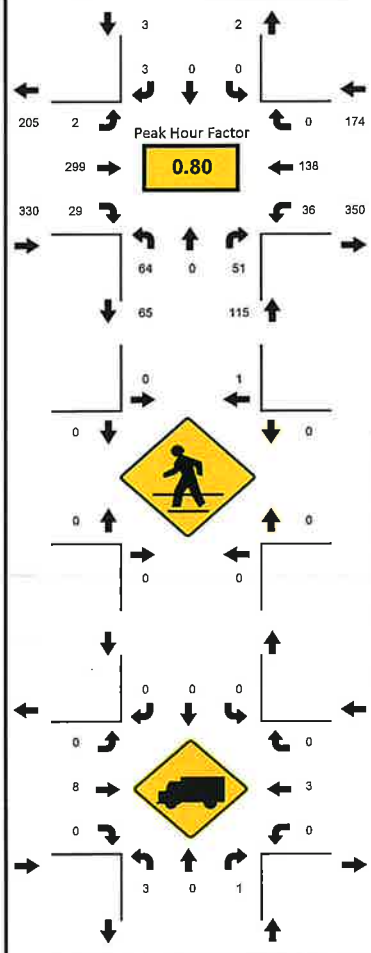
NS/EW Streets:	Rodie's Restaurant & Pancake House Dwy/Winn-		Rodie's Restaurant & Pancake House Dwy/Winn-		Meres Blvd E		Meres Blvd E		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	1	0	1
7:15 AM	0	0	0	1	1	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	1	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	1	1	0	1	0	0	0	3
8:45 AM	0	1	0	0	0	0	0	1	2
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	3	1	1	2	0	1	1	9
APPROACH %'s :	0.00%	100.00%	50.00%	50.00%	100.00%	0.00%	50.00%	50.00%	
PEAK HR :	**07:30 AM - 08:30 AM**								TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.250								0.250

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	1	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	1	0	1	0	0	2
5:00 PM	0	1	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	1	0	0	0	0	0	0	1
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	2	1	1	0	1	0	0	5
APPROACH %'s :	0.00%	100.00%	50.00%	50.00%	0.00%	100.00%			
PEAK HR :	**04:30 PM - 05:30 PM**								TOTAL
PEAK HR VOL :	0	1	0	1	0	1	0	0	3
PEAK HR FACTOR :	0.250		0.250		0.250				0.375

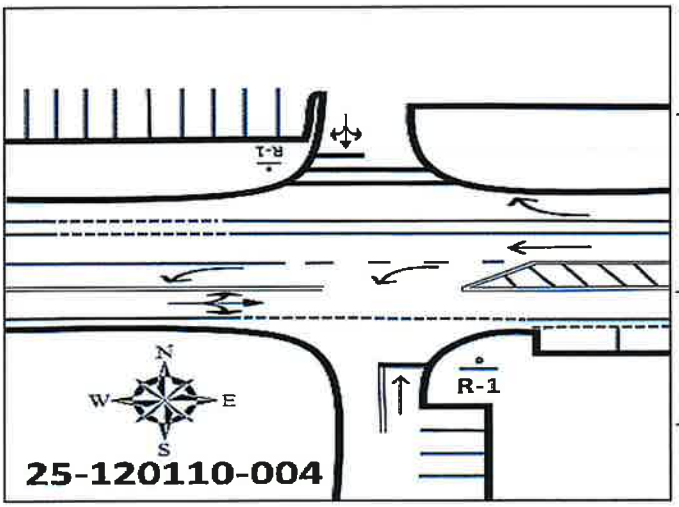
LOCATION: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E
CITY/STATE: Tarpon Springs, FL

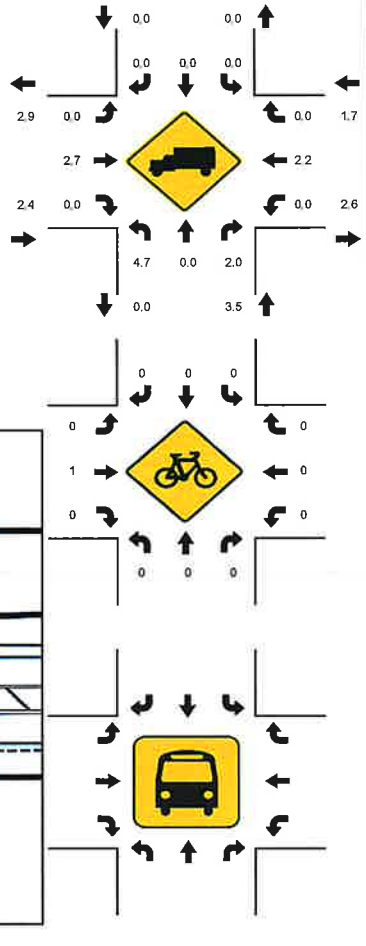
PROJECT ID: 25-120110-004
DATE: Wed, Mar 05, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services



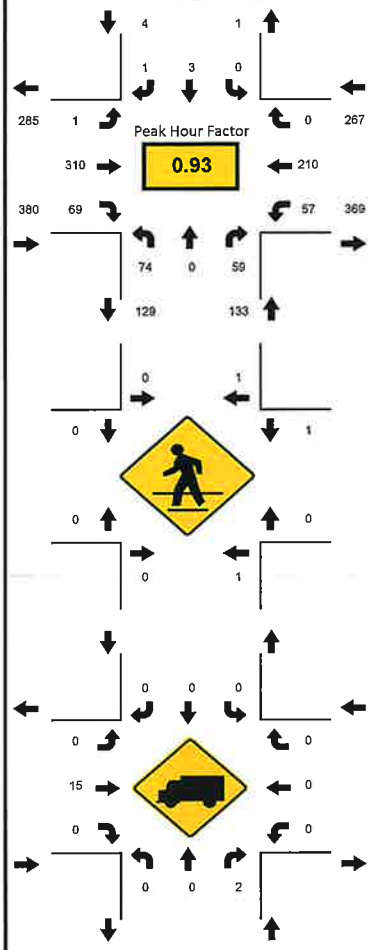


15-Min Count Period Beginning At	aurant & Pancake House Dwy/Wi Northbound					aurant & Pancake House Dwy/Wi Southbound					Meres Blvd E Eastbound					Meres Blvd E Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	25	0	5	0		0	0	0	0		3	47	6	0		7	18	0	0		111	555
7:15 AM	16	0	8	0		0	0	1	0		2	53	7	0		5	19	1	0		112	581
7:30 AM	10	0	14	0		0	0	0	0		1	78	6	0		2	27	0	0		138	622
7:45 AM	16	0	17	0		0	0	1	0		0	99	5	0		14	42	0	0		194	617
8:00 AM	14	0	12	0		0	0	2	0		0	55	5	0		11	38	0	0		137	587
8:15 AM	24	0	8	0		0	0	0	0		1	67	13	0		9	31	0	0		153	450
8:30 AM	14	0	9	0		0	0	0	0		5	58	8	0		5	34	0	0		133	297
8:45 AM	16	0	15	0		0	0	1	0		0	84	7	0		8	33	0	0		164	164
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	96	0	68	0		0	0	8	0		4	396	52	0		56	168	0	0		848	
Heavy Trucks	8	0	4	0		0	0	0	0		0	20	0	0		0	4	0	0		36	
Pedestrians		0					4					0					0				4	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						

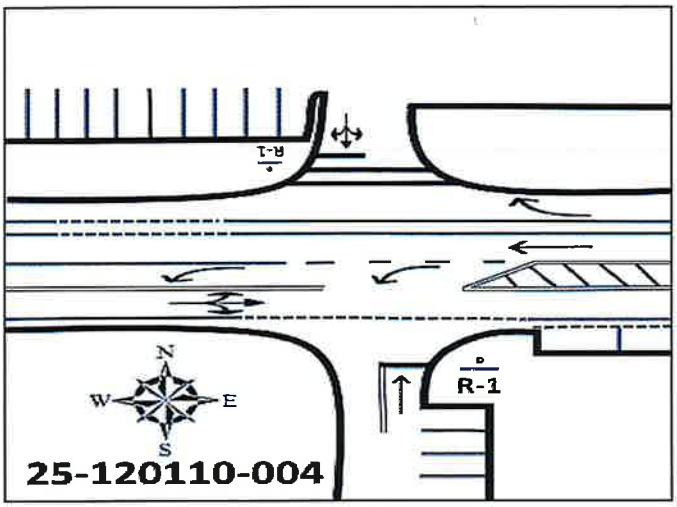
LOCATION: Rodie's Restaurant & Pancake House Dwy/Winn-Dixie Dwy & Meres Blvd E
CITY/STATE: Tarpon Springs, FL

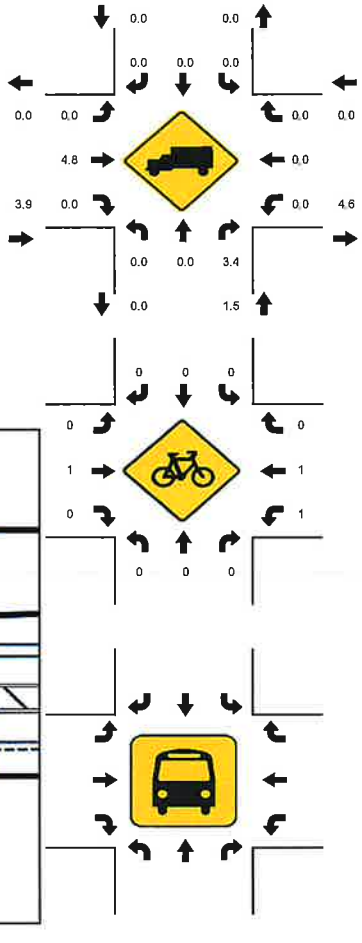
PROJECT ID: 25-120110-004
DATE: Wed, Mar 05, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	aurant & Pancake House Dwy/Wi Northbound					aurant & Pancake House Dwy/Wi Southbound					Meres Blvd E Eastbound					Meres Blvd E Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	16	0	12	0		0	0	0	0		0	76	16	0		8	53	0	0		181	725
4:15 PM	22	0	15	0		1	0	0	0		0	69	8	0		11	41	0	0		167	741
4:30 PM	17	0	15	0		0	0	0	0		1	69	21	0		8	58	0	0		189	784
4:45 PM	16	0	14	0		0	3	1	0		0	85	17	0		8	44	0	0		188	752
5:00 PM	22	0	15	0		0	0	0	0		0	73	17	0		22	48	0	0		197	719
5:15 PM	19	0	15	0		0	0	0	0		0	83	14	0		19	60	0	0		210	522
5:30 PM	19	0	14	0		0	0	0	0		0	70	8	0		6	40	0	0		157	312
5:45 PM	20	0	13	0		0	0	0	0		1	62	7	0		7	45	0	0		155	155
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	88	0	60	0		0	12	4	0		4	340	84	0		88	240	0	0		920	
Heavy Trucks	0	0	4	0		0	0	0	0		0	20	0	0		0	0	0	0		24	
Pedestrians		4					4					0					4				12	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		4	4	0	0		12	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N↑

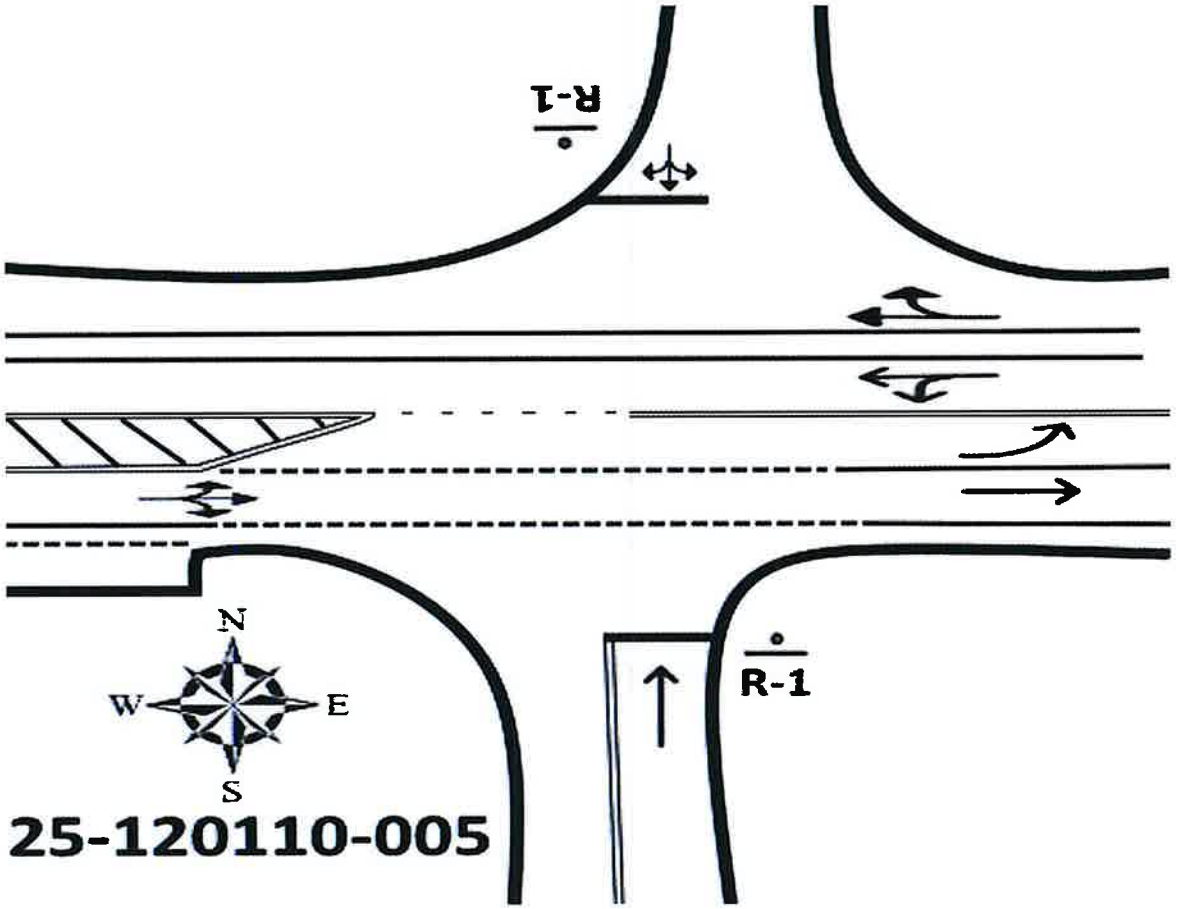
N/S Street: **T-Nails Access Dwy/Dunkin' Access Dwy**

Speed: **N/A**

E/W Street: **Meres Blvd E**

Speed: **30/35 MPH**

Site Code:	**25-120110-005**
Date:	**03/05/2025**
Weather:	**Sunny**
City:	**Tarpon Springs**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**2-Way Stop(NB/SB)**



Prepared by National Data & Surveying Services

T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E

Peak Hour Turning Movement Count

ID: 25-120110-005
City: Tarpon Springs

Day: Wednesday
Date: 3/5/2025

PEAK HOURS
07:30 AM - 08:30 AM
NONE
04:30 PM - 05:30 PM

COUNT PERIODS
7:00 AM - 09:00 AM
NONE
4:00 PM - 06:00 PM

CONTROL
2-Way Stop(NB/SB)

	AM	NOON	PM
TEV	559	0	####
PHF	0.79		

SOUTHBOUND — T-Nails Access Dwy/Dunkin' Access Dwy

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	4	0	0	0	0	PM

EASTBOUND — Meres Blvd E

AM	NOON	PM	
175	0	257	⇦
0	0	0	0 ↱
0	0	0	0 ↑
291	0	356	0 →
59	0	####	0 ↴

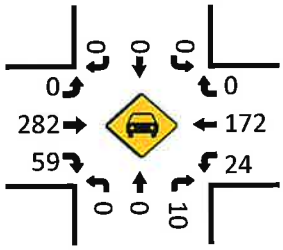
WESTBOUND — Meres Blvd E

PM	NOON	AM	
0	0	0	0 ↰
244	0	175	0 ←
20	0	24	0 ↰
0	0	0	0 ↰
373	0	301	⇨

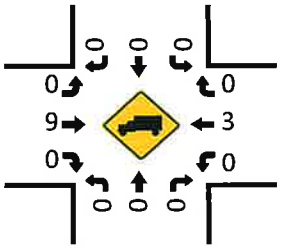
NORTHBOUND — T-Nails Access Dwy/Dunkin' Access Dwy

PM	#VALUE!	0	9	0	17	PM
NOON	0	0	0	0	0	NOON
AM	83	0	0	0	10	AM

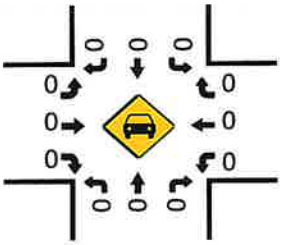
Cars (AM)



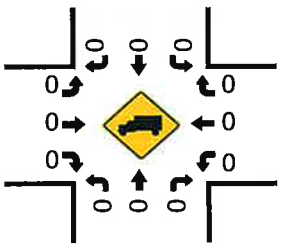
HT (AM)



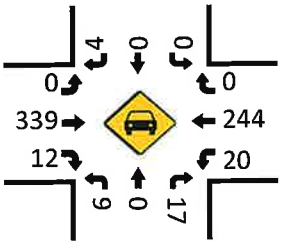
Cars (NOON)



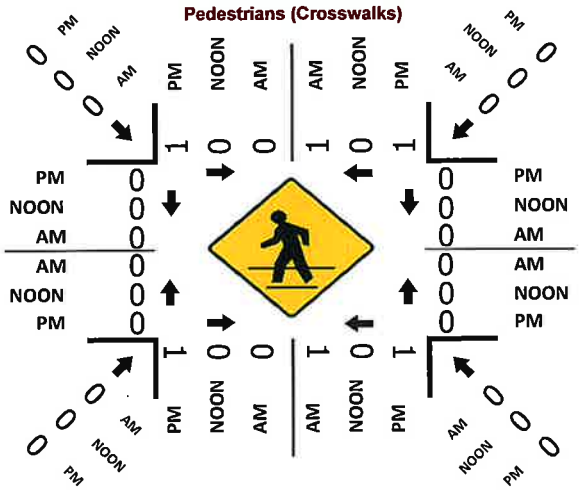
HT (NOON)



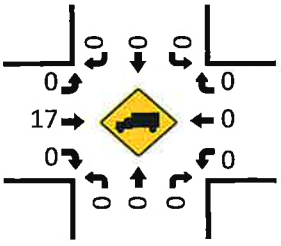
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-005
Date: 3/5/2025

Data - Total

NS/EW Streets:	T-Nails Access Dwy/Dunkin' Access Dwy				T-Nails Access Dwy/Dunkin' Access Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	0	0	0	0	0	0	0	0	41	12	0	6	24	0	0	84
7:15 AM	0	0	1	0	0	0	0	0	0	49	10	0	6	21	0	0	87
7:30 AM	0	0	0	0	0	0	0	0	0	77	15	0	7	29	0	0	128
7:45 AM	0	0	2	0	0	0	0	0	0	98	14	0	6	57	0	0	177
8:00 AM	0	0	2	0	0	0	0	0	0	57	17	0	6	49	0	0	131
8:15 AM	0	0	6	0	0	0	0	0	0	59	13	0	5	40	0	0	123
8:30 AM	1	0	2	0	0	0	0	0	0	62	7	0	3	38	0	1	114
8:45 AM	0	0	2	0	0	0	0	0	0	77	14	0	6	36	1	0	136
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	0	15	0	0	0	0	0	0	520	102	0	45	294	1	1	980
APPROACH %'s :	11.76%	0.00%	88.24%	0.00%					0.00%	83.60%	16.40%	0.00%	13.20%	86.22%	0.29%	0.29%	
PEAK HR :	**07:30 AM - 08:30 AM**																TOTAL
PEAK HR VOL :	0	0	10	0	0	0	0	0	0	291	59	0	24	175	0	0	559
PEAK HR FACTOR :	0.000	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.742	0.868	0.000	0.857	0.768	0.000	0.000	0.790
			0.417							0.781				0.790			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	2	0	0	0	0	0	0	84	5	0	5	62	0	0	158
4:15 PM	2	0	5	0	0	0	0	0	0	82	2	1	3	48	0	0	143
4:30 PM	3	0	5	0	0	0	2	0	0	81	2	0	6	67	0	0	166
4:45 PM	1	0	4	0	0	0	1	0	0	97	r	0	4	45	0	0	152
5:00 PM	1	0	4	0	0	0	1	0	0	85	1	0	2	62	0	0	156
5:15 PM	4	0	4	0	0	0	0	0	0	93	6	0	8	70	0	0	185
5:30 PM	5	0	10	0	0	0	0	0	0	77	2	0	2	42	0	0	138
5:45 PM	1	0	4	0	0	0	0	0	0	77	1	0	4	47	0	0	134
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	17	0	38	0	0	0	4	0	0	676	19	1	34	443	0	0	1232
APPROACH %'s :	30.91%	0.00%	69.09%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	97.13%	2.73%	0.14%	7.13%	92.87%	0.00%	0.00%	
PEAK HR :	**04:30 PM - 05:30 PM**																TOTAL
PEAK HR VOL :	9	0	17	0	0	0	4	0	0	356	#VALUE!	0	20	244	0	0	#VALUE!
PEAK HR FACTOR :	0.563	0.000	0.850	0.000	0.000	0.000	0.500	0.000	0.000	0.918	0.000	0.000	0.625	0.871	0.000	0.000	
			0.813				0.500							0.846			

National Data & Surveying Services

Intersection Turning Movement Count

Location: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-005
Date: 3/5/2025

Data - Cars

NS/EW Streets:	T-Nails Access Dwy/Dunkin' Access Dwy				T-Nails Access Dwy/Dunkin' Access Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	0	0	0	0	0	0	0	0	40	12	0	6	23	0	0	82
7:15 AM	0	0	1	0	0	0	0	0	0	44	10	0	6	20	0	0	81
7:30 AM	0	0	0	0	0	0	0	0	0	74	15	0	7	28	0	0	124
7:45 AM	0	0	2	0	0	0	0	0	0	98	14	0	6	56	0	0	176
8:00 AM	0	0	2	0	0	0	0	0	0	52	17	0	6	48	0	0	125
8:15 AM	0	0	6	0	0	0	0	0	0	58	13	0	5	40	0	0	122
8:30 AM	1	0	1	0	0	0	0	0	0	61	7	0	3	33	0	0	106
8:45 AM	0	0	2	0	0	0	0	0	0	75	14	0	6	34	1	0	132
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	0	14	0	0	0	0	0	0	502	102	0	45	282	1	0	948
APPROACH %'s :	12.50%	0.00%	87.50%	0.00%					0.00%	83.11%	16.89%	0.00%	13.72%	85.98%	0.30%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	10	0	0	0	0	0	0	282	59	0	24	172	0	0	547
PEAK HR FACTOR :	0.000	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.719	0.868	0.000	0.857	0.768	0.000	0.000	0.777
			0.417							0.761				0.790			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	2	0	0	0	0	0	0	81	4	0	5	61	0	0	153
4:15 PM	2	0	5	0	0	0	0	0	0	82	2	1	3	48	0	0	143
4:30 PM	3	0	5	0	0	0	2	0	0	78	2	0	6	67	0	0	163
4:45 PM	1	0	4	0	0	0	1	0	0	92	3	0	4	45	0	0	150
5:00 PM	1	0	4	0	0	0	1	0	0	80	1	0	2	62	0	0	151
5:15 PM	4	0	4	0	0	0	0	0	0	89	6	0	8	70	0	0	181
5:30 PM	5	0	10	0	0	0	0	0	0	77	2	0	2	42	0	0	138
5:45 PM	1	0	4	0	0	0	0	0	0	76	1	0	4	46	0	0	132
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	17	0	38	0	0	0	4	0	0	655	21	1	34	441	0	0	1211
APPROACH %'s :	30.91%	0.00%	69.09%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	96.75%	3.10%	0.15%	7.16%	92.84%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	9	0	17	0	0	0	4	0	0	339	12	0	20	244	0	0	645
PEAK HR FACTOR :	0.563	0.000	0.850	0.000	0.000	0.000	0.500	0.000	0.000	0.921	0.500	0.000	0.625	0.871	0.000	0.000	0.891
			0.813				0.500			0.924				0.846			

National Data & Surveying Services

Intersection Turning Movement Count

Location: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-005
Date: 3/5/2025

Data - HT

NS/EW Streets:	T-Nails Access Dwy/Dunkin' Access Dwy				T-Nails Access Dwy/Dunkin' Access Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0	5	0	0	0	1	0	0	6
7:30 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0	4
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	5	0	0	0	1	0	0	6
8:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:30 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	5	0	1	8
8:45 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	4
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	1	0	0	0	0	0	0	18	0	0	0	12	0	1	32
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%					0.00%	100.00%	0.00%	0.00%	0.00%	92.31%	0.00%	7.69%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	9	0	0	0	3	0	0	12
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.450	0.000	0.000	0.000	0.750	0.000	0.000	0.500
										0.450				0.750			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	3	1	0	0	1	0	0	5
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
4:45 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
5:00 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
5:15 PM	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	21	1	0	0	2	0	0	24
APPROACH %'s :									0.00%	95.45%	4.55%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	17
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.850	0.000	0.000	0.000	0.000	0.000	0.000	0.850
										0.850							

National Data & Surveying Services

Intersection Turning Movement Count

Location: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
City: Tarpon Springs
Control: 2-Way Stop(NB/SB)

Project ID: 25-120110-005
Date: 3/5/2025

Data - Bikes

NS/EW Streets:	T-Nails Access Dwy/Dunkin' Access Dwy				T-Nails Access Dwy/Dunkin' Access Dwy				Meres Blvd E				Meres Blvd E				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	4
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.250
									0.250				0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
4:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
5:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
5:45 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	3	0	0	5
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	3	0	0	1	0	0	0	4	0	0	0	6	0	0	14
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	1	0	0	1	0	0	0	1	0	0	0	2	0	0	5
PEAK HR FACTOR :	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.500	0.000	0.000	0.625
			0.250			0.250			0.250				0.500				

National Data & Surveying Services

Intersection Turning Movement Count

Location: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
City: Tarpon Springs

Project ID: 25-120110-005
Date: 3/5/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	T-Nails Access Dwy/Dunkin' Access Dwy		T-Nails Access Dwy/Dunkin' Access Dwy		Meres Blvd E		Meres Blvd E		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	2	0	1	2	0	0	0	5
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	1	0	0	0	0	1
8:00 AM	0	1	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	1	0	0	0	0	0	1
8:45 AM	0	1	0	0	1	0	0	0	2
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	4	1	2	3	0	0	0	10
APPROACH %'s :	0.00%	100.00%	33.33%	66.67%	100.00%	0.00%			
PEAK HR :	**07:30 AM - 08:30 AM**								TOTAL
PEAK HR VOL :	0	1	0	1	0	0	0	0	2
PEAK HR FACTOR :		0.250		0.250					0.500
	0.250		0.250						

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	2	1	0	0	0	0	3
4:15 PM	0	0	1	0	1	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	1	0	0	0	0	1
5:00 PM	0	1	1	0	0	0	0	0	2
5:15 PM	1	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	1	1	0	0	0	0	0	2
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	1	2	5	2	1	0	0	0	11
APPROACH %'s :	33.33%	66.67%	71.43%	28.57%	100.00%	0.00%			
PEAK HR :	**04:30 PM - 05:30 PM**								TOTAL
PEAK HR VOL :	1	1	1	1	0	0	0	0	4
PEAK HR FACTOR :	0.250	0.250	0.250	0.250					0.500
	0.500		0.500						

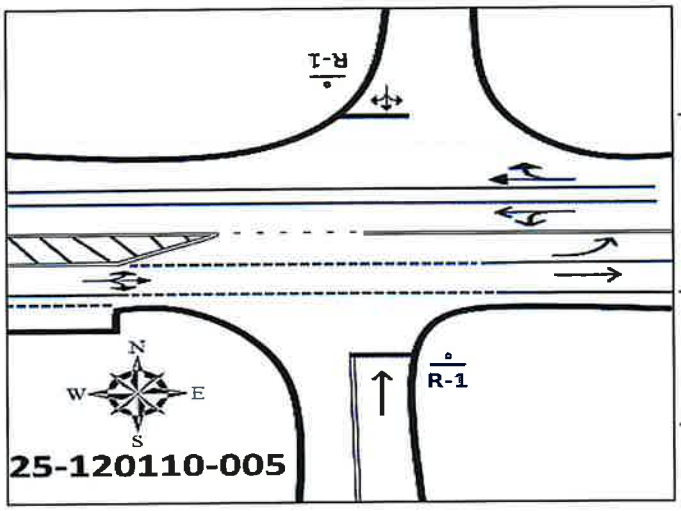
LOCATION: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
CITY/STATE: Tarpon Springs, FL

PROJECT ID: 25-120110-005
DATE: Wed, Mar 05, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

Peak Hour Factor: **0.79**

National Data & Surveying Services

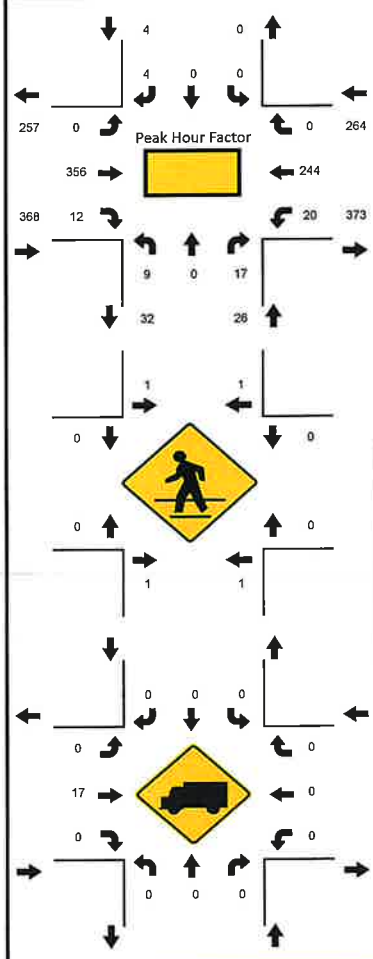


15-Min Count Period Beginning At	ails Access Dwy/Dunkin' Access Northbound					ails Access Dwy/Dunkin' Access Southbound					Meres Blvd E Eastbound					Meres Blvd E Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	1	0	0	0		0	0	0	0		0	41	12	0		6	24	0	0		84	476
7:15 AM	0	0	1	0		0	0	0	0		0	49	10	0		6	21	0	0		87	523
7:30 AM	0	0	0	0		0	0	0	0		0	77	15	0		7	29	0	0		128	559
7:45 AM	0	0	2	0		0	0	0	0		0	98	14	0		6	57	0	0		177	545
8:00 AM	0	0	2	0		0	0	0	0		0	57	17	0		6	49	0	0		131	504
8:15 AM	0	0	6	0		0	0	0	0		0	59	13	0		5	40	0	0		123	373
8:30 AM	1	0	2	0		0	0	0	0		0	62	7	0		3	38	0	1		114	250
8:45 AM	0	0	2	0		0	0	0	0		0	77	14	0		6	36	1	0		136	136
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	24	0		0	0	0	0		0	392	68	0		28	228	0	0		740	
Heavy Trucks	0	0	0	0		0	0	0	0		0	20	0	0		0	4	0	0		24	
Pedestrians		4					4					0					0				8	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	4	0	0		8	
Buses																						
Stopped Buses																						

LOCATION: T-Nails Access Dwy/Dunkin' Access Dwy & Meres Blvd E
CITY/STATE: Tarpon Springs, FL

PROJECT ID: 25-120110-005
DATE: Wed, Mar 05, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



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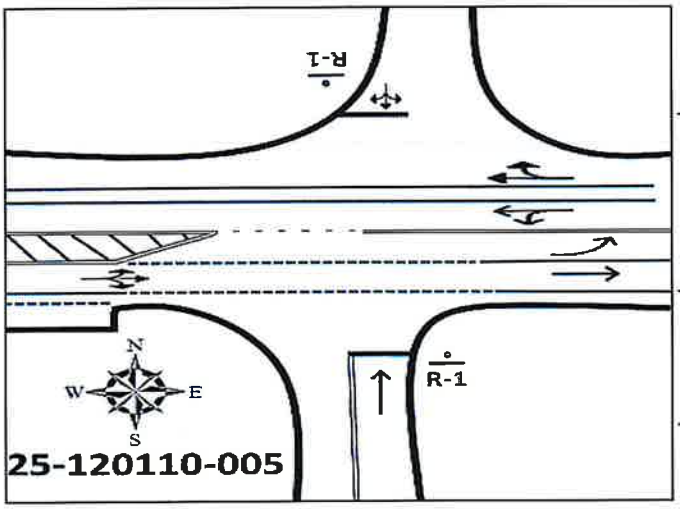
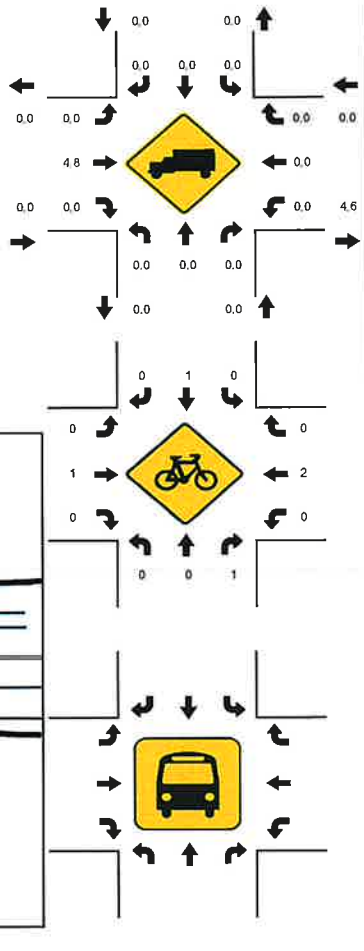




15-Min Count Period Beginning At	ails Access Dwy/Dunkin' Access Northbound					ails Access Dwy/Dunkin' Access Southbound					Meres Blvd E Eastbound					Meres Blvd E Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	2	0		0	0	0	0		0	84	5	0		5	62	0	0		158	622
4:15 PM	2	0	5	0		0	0	0	0		0	82	2	1		3	48	0	0		143	620
4:30 PM	3	0	5	0		0	0	2	0		0	81	2	0		6	67	0	0		166	662
4:45 PM	1	0	4	0		0	0	1	0		0	97	3	0		4	45	0	0		155	634
5:00 PM	1	0	4	0		0	0	1	0		0	85	1	0		2	62	0	0		156	613
5:15 PM	4	0	4	0		0	0	0	0		0	93	6	0		8	70	0	0		185	457
5:30 PM	5	0	10	0		0	0	0	0		0	77	2	0		2	42	0	0		138	272
5:45 PM	1	0	4	0		0	0	0	0		0	77	1	0		4	47	0	0		134	134
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	0	20	0		0	0	8	0		0	388	24	0		32	280	0	0		768	
Heavy Trucks	0	0	0	0		0	0	0	0		0	20	0	0		0	0	0	0		20	
Pedestrians		4					4					0					0				8	
Bicycles	0	0	4	0		0	4	0	0		0	4	0	0		0	4	0	0		16	
Buses																						
Stopped Buses																						

FDOT PEAK SEASON ADJUSTMENT FACTORS

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 1500 PINELLAS COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.10	1.17
2	01/08/2023 - 01/14/2023	1.06	1.13
3	01/15/2023 - 01/21/2023	1.02	1.09
4	01/22/2023 - 01/28/2023	1.00	1.06
5	01/29/2023 - 02/04/2023	0.98	1.04
* 6	02/05/2023 - 02/11/2023	0.95	1.01
* 7	02/12/2023 - 02/18/2023	0.93	0.99
* 8	02/19/2023 - 02/25/2023	0.93	0.99
* 9	02/26/2023 - 03/04/2023	0.93	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.93	0.99
*14	04/02/2023 - 04/08/2023	0.94	1.00
*15	04/09/2023 - 04/15/2023	0.94	1.00
*16	04/16/2023 - 04/22/2023	0.95	1.01
*17	04/23/2023 - 04/29/2023	0.95	1.01
*18	04/30/2023 - 05/06/2023	0.96	1.02
19	05/07/2023 - 05/13/2023	0.97	1.03
20	05/14/2023 - 05/20/2023	0.98	1.04
21	05/21/2023 - 05/27/2023	0.98	1.04
22	05/28/2023 - 06/03/2023	0.99	1.05
23	06/04/2023 - 06/10/2023	0.99	1.05
24	06/11/2023 - 06/17/2023	1.00	1.06
25	06/18/2023 - 06/24/2023	1.00	1.06
26	06/25/2023 - 07/01/2023	1.01	1.07
27	07/02/2023 - 07/08/2023	1.01	1.07
28	07/09/2023 - 07/15/2023	1.01	1.07
29	07/16/2023 - 07/22/2023	1.02	1.09
30	07/23/2023 - 07/29/2023	1.03	1.10
31	07/30/2023 - 08/05/2023	1.05	1.12
32	08/06/2023 - 08/12/2023	1.06	1.13
33	08/13/2023 - 08/19/2023	1.07	1.14
34	08/20/2023 - 08/26/2023	1.07	1.14
35	08/27/2023 - 09/02/2023	1.06	1.13
36	09/03/2023 - 09/09/2023	1.06	1.13
37	09/10/2023 - 09/16/2023	1.06	1.13
38	09/17/2023 - 09/23/2023	1.05	1.12
39	09/24/2023 - 09/30/2023	1.05	1.12
40	10/01/2023 - 10/07/2023	1.04	1.11
41	10/08/2023 - 10/14/2023	1.03	1.10
42	10/15/2023 - 10/21/2023	1.02	1.09
43	10/22/2023 - 10/28/2023	1.03	1.10
44	10/29/2023 - 11/04/2023	1.03	1.10
45	11/05/2023 - 11/11/2023	1.04	1.11
46	11/12/2023 - 11/18/2023	1.04	1.11
47	11/19/2023 - 11/25/2023	1.06	1.13
48	11/26/2023 - 12/02/2023	1.07	1.14
49	12/03/2023 - 12/09/2023	1.08	1.15
50	12/10/2023 - 12/16/2023	1.10	1.17
51	12/17/2023 - 12/23/2023	1.07	1.14
52	12/24/2023 - 12/30/2023	1.05	1.12
53	12/31/2023 - 12/31/2023	1.02	1.09

* PEAK SEASON

09-MAR-2024 18:41:42 830UPD 7_1500_PKSEASON.TXT

INTERNAL CAPTURE

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Chipotle - Tarpon	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	3/15/2025
Analysis Year:		**Checked By:**	
Analysis Period:	**Daily**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office						
Retail	821	51,100	SF	4,828	2,414	2,414
Restaurant	034	2,500	SF	1,169	584	583
Cinema/Entertainment				0		
Residential	220	236	DU	1,588	794	795
Hotel				0		
All Other Land Uses[2]				0		
				7,585	3,792	3,792

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		169	0	365	0
Restaurant	0	239		0	105	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	241	82	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	7,584	3,792	3,792
Internal Capture Percentage	32%	32%	32%
External Vehicle-Trips[5]	5,182	2,591	2,591
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	20%	22%
Restaurant	43%	59%
Cinema/Entertainment	N/A	N/A
Residential	59%	41%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Chipotle - Tarpon
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	2414	2414	1.00	2414	2414
Restaurant	1.00	584	584	1.00	583	583
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	794	794	1.00	795	795
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	48		700	97	628	121
Restaurant	17	239		47	105	41
Cinema/Entertainment	0	0	0		0	0
Residential	32	334	167	0		24
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		193	12	0	32	0
Retail	0		169	0	365	0
Restaurant	0	1207		0	127	0
Cinema/Entertainment	0	97	18		32	0
Residential	0	241	82	0		0
Hotel	0	48	29	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	~~480~~ 151	1934	2414	1934	0	0
Restaurant	~~251~~ 79	333	584	333	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	~~470~~ 149	324	794	324	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

379

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	~~534~~ 168	1880	2414	1880	0	0
Restaurant	~~344~~ 108	239	583	239	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	~~328~~ 103	472	795	472	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

379

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

REVISE TO 10% INTERNAL

4628
1588
1169

7585 x 0.10 = 758

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Chipotle - Tarpon	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	51,100	SF	511	245	266
Restaurant	034	2,500	SF	83	43	40
Cinema/Entertainment				0		
Residential	220	236	DU	122	77	45
Hotel				0		
All Other Land Uses[2]				0		
				716	365	351

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		12	0	35	0
Restaurant	0	16		0	7	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	19	6	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	716	365	351
Internal Capture Percentage	27%	26%	27%
External Vehicle-Trips[5]	526	270	256
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	14%	18%
Restaurant	42%	58%
Cinema/Entertainment	N/A	N/A
Residential	55%	56%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Chipotle - Tarpon
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	245	245	1.00	266	266
Restaurant	1.00	43	43	1.00	40	40
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	77	77	1.00	45	45
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	5		77	11	69	13
Restaurant	1	16		3	7	3
Cinema/Entertainment	0	0	0		0	0
Residential	2	19	9	0		1
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		20	1	0	3	0
Retail	0		12	0	35	0
Restaurant	0	123		0	12	0
Cinema/Entertainment	0	10	1		3	0
Residential	0	25	6	0		0
Hotel	0	5	2	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	~~35~~ 13	210	245	210	0	0
Restaurant	~~18~~ 7	25	43	25	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	~~42~~ 16	35	77	35	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

36

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	~~47~~ 18	219	266	219	0	0
Restaurant	~~23~~ 9	17	40	17	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	~~25~~ 9	20	45	20	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

36

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Revise 10% Internal

511
122
83
---
716 x 0.10 = 72

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Meres Dev	**No :**	
Date:	3/15/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)	1000 Sq. Ft. GLA	51.1	Weekday	Average 94.49	2414 50%	2414 50%	4828
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	236	Weekday	Best Fit (LIN) T = 6.41 (X)+75.31	794 50%	794 50%	1588

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
821 - Shopping Plaza (40-150k)	0 %	2414	0 %	2414
220 - Multifamily Housing (Low-Rise)	0 %	794	0 %	794

INTERNAL TRIPS

821 - Shopping Plaza (40-150k)

Exit 2414 Demand Exit: 0 % (0)

Entry 2414 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) **Entry** 794

Demand Exit: 0 % (0) **Exit** 794

821 - Shopping Plaza (40-150k)

	Total Trips	Internal Trips		External Trips
		220 - Multifamily Housing (Low-Rise)	Total	
Entry	2414 (100%)	0 (0%)	0 (0%)	2414 (100%)
Exit	2414 (100%)	0 (0%)	0 (0%)	2414 (100%)
Total	4828 (100%)	0 (0%)	0 (0%)	4828 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips		External Trips
		821 - Shopping Plaza (40-150k)	Total	
Entry	794 (100%)	0 (0%)	0 (0%)	794 (100%)
Exit	794 (100%)	0 (0%)	0 (0%)	794 (100%)
Total	1588 (100%)	0 (0%)	0 (0%)	1588 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
821 - Shopping Plaza (40-150k)	4828	0	0	4828
220 - Multifamily Housing (Low-Rise)	1588	0	0	1588

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3208
Total Exiting	3208
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3208

Total Exiting Non-Pass-by Trips	3208

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Meres Dev	**No :**	
Date:	3/15/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)	1000 Sq. Ft. GLA	51.1	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 7.67 (X)+118.86	245 48%	266 52%	511
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	236	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.43 (X)+20.55	77 63%	45 37%	122

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
821 - Shopping Plaza (40-150k)	0 %	245	0 %	266
220 - Multifamily Housing (Low-Rise)	0 %	77	0 %	45

INTERNAL TRIPS

821 - Shopping Plaza (40-150k)

Exit 266 Demand Exit: 0 % (0)

Entry 245 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) **Entry** 77

Demand Exit: 0 % (0) **Exit** 45

821 - Shopping Plaza (40-150k)

	Total Trips	Internal Trips		External Trips
		220 - Multifamily Housing (Low-Rise)	Total	
Entry	245 (100%)	0 (0%)	0 (0%)	245 (100%)
Exit	266 (100%)	0 (0%)	0 (0%)	266 (100%)
Total	511 (100%)	0 (0%)	0 (0%)	511 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips		External Trips
		821 - Shopping Plaza (40-150k)	Total	
Entry	77 (100%)	0 (0%)	0 (0%)	77 (100%)
Exit	45 (100%)	0 (0%)	0 (0%)	45 (100%)
Total	122 (100%)	0 (0%)	0 (0%)	122 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
821 - Shopping Plaza (40-150k)	511	0	0	511
220 - Multifamily Housing (Low-Rise)	122	0	0	122

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	322
Total Exiting	311
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	322

Total Exiting Non-Pass-by Trips	311

SIGNAL TIMINGS

Pinellas County – Traffic Signal Timing Record

Report Generated Date = March 14, 2025

Signal Timing Change - Location Details

Intersection ID#

70

Facility Identifier

070

Main Street

ALT 19

Side Street

MERES BLVD

GIS Address

Alt 19 and Meres Blvd

UPS

YES

Preemption

Y

Split Phase

Date Created

November 30, 2023

Date Supersede

Map Location

Phase Details

Phase#	Street Name	Direction	LeftTurn Type	Overlap	FYA	LAG
1						
2	ALT 19	SB				
3	MERES BLVD	EB	Protected/Permitted			
4	MERES BLVD	WB				
5						
6	ALT 19	NB				
7						
8	MERES BLVD	EB				

Phase Timing Plan

Phase	PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8
MIN GREEN		20	5	5		20		5
DELAY GREEN								
WALK1		7		7		7		7
PEDCLEAR1		12		14		15		13
WALK2								
PEDCLEAR2								
VEHEXT1		3	3	5		3		5
VEHEXT2								
MAX1		90	15	20		90		30
MAX2								
MAX3								
YELLOW CLEAR		4.1	3.7	3.7		4.1		3.7
RED CLEAR		2.6	2.7	4		2.6		4
FLASH		Y		R		Y		R
VEH RECALL		X				X		
MAX RECALL								
CNA								
DELAY DETECTOR								

Coordination Patterns

Pattern	PH 1	Ph 2	Ph 3	Ph 4	Ph 5	Ph 6	Ph 7	Ph 8	Cycle	Offset	SEQ
1		81	15	34		81		49	130	10	
2		65	17	28		65		45	110	57	
3		95	19	26		95		45	140	10	
4		65	17	18		65		35	100	61	
5		100	19	31		100		50	150	60	
6		90	17	23		90		40	130	6	
7		70	15	45		85		45	130	6	
8											

Day Plans

Event	Action Plan #	Time	Action	On/off
Plan 1				
Plan1 1.	1	0600		
Plan1 2.	7	0700		
Plan1 3.	3	1130		
Plan1 4.	5	1600		
Plan1 5.	3	1800		
Plan1 6.	2	1900		
Plan1 7.	100	2100	FREE	ON
Plan 2				
Plan2 1.	2	0730		
Plan2 2.	3	0930		
Plan2 3.	2	1900		
Plan2 4.	100	2100	FREE	ON
Plan 3				
Plan3 1.	2	0830		
Plan3 2.	3	1030		
Plan3 3.	2	1900		
Plan3 4.	100	2100	FREE	ON

Week Plans

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
3	1	1	1	1	1	2

Program Comments

PLAN 1= AM PEAK 130
PLAN 2= OFF PEAK 110
PLAN 3= PM PEAK 140
PLAN 4= PM OFF PEAK 100
PLAN 5= 150 PM RUSH
PLAN 6= WEEKENDS 130 (UNUSED)
PLAN 7 = AM PEAK 130

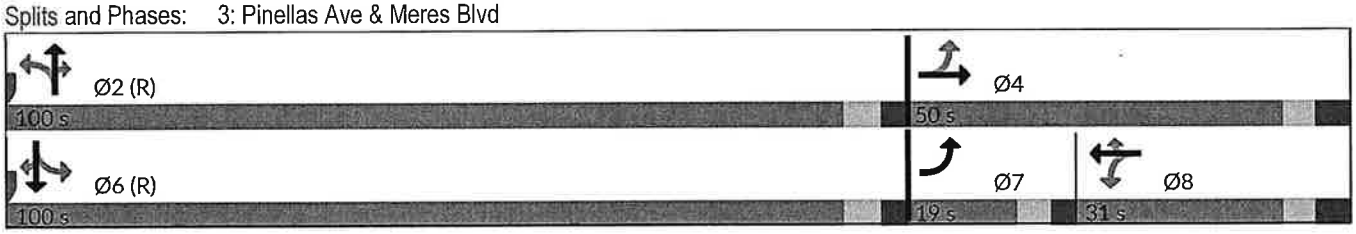
LPI 2, 4, 6, 8 FOR 3 SECONDS. 2 AND 6 PEDS CALL EACH OTHER

INTERSECTION ANALYSIS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	154	52	102	153	33	112	749	173	57	494	99
Future Volume (vph)	72	154	52	102	153	33	112	749	173	57	494	99
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	3%	4%	2%	2%	2%	2%	2%	6%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4			8			2			6	
Permitted Phases	4			8		8	2		2	6		6
Detector Phase	7	4		8	8	8	2	2	2	6	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	20.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	11.4	25.7		25.7	25.7	25.7	26.7	26.7	26.7	26.7	26.7	26.7
Total Split (s)	19.0	50.0		31.0	31.0	31.0	100.0	100.0	100.0	100.0	100.0	100.0
Total Split (%)	12.7%	33.3%		20.7%	20.7%	20.7%	66.7%	66.7%	66.7%	66.7%	66.7%	66.7%
Yellow Time (s)	3.7	3.7		3.7	3.7	3.7	4.1	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.7	4.0		4.0	4.0	4.0	2.6	2.6	2.6	2.6	2.6	2.6
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	7.7		7.7	7.7	7.7	6.7	6.7	6.7	6.7	6.7	6.7
Lead/Lag	Lead			Lag	Lag	Lag						
Lead-Lag Optimize?	Yes			Yes	Yes	Yes						
Recall Mode	None	None		None	None	None	C-Min	C-Min	C-Min	C-Min	C-Min	C-Min
Act Effct Green (s)	38.4	37.1		19.5	19.5	19.5	98.5	98.5	98.5	98.5	98.5	98.5
Actuated g/C Ratio	0.26	0.25		0.13	0.13	0.13	0.66	0.66	0.66	0.66	0.66	0.66
v/c Ratio	0.30	0.49		0.73	0.68	0.13	0.24	0.65	0.18	0.21	0.43	0.10
Control Delay (s/veh)	44.0	48.2		88.1	75.3	1.0	13.9	20.3	4.2	14.8	15.0	2.4
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.0	48.2		88.1	75.3	1.0	13.9	20.3	4.2	14.8	15.0	2.4
LOS	D	D		F	E	A	B	C	A	B	B	A
Approach Delay (s/veh)		47.1			71.4			16.9			13.1	
Approach LOS		D			E			B			B	

Intersection Summary	
Cycle Length: 150	
Actuated Cycle Length: 150	
Offset: 60 (40%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 26.5	Intersection LOS: C
Intersection Capacity Utilization 97.0%	ICU Level of Service F
Analysis Period (min) 15	

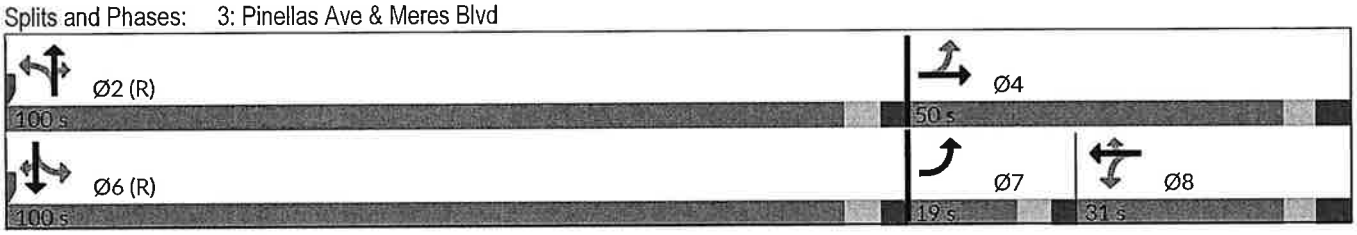
Splits and Phases: 3: Pinellas Ave & Meres Blvd



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	155	54	104	153	33	115	753	175	57	499	99
Future Volume (vph)	72	155	54	104	153	33	115	753	175	57	499	99
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	3%	4%	2%	2%	2%	2%	2%	6%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4			8			2			6	
Permitted Phases	4			8		8	2		2	6		6
Detector Phase	7	4		8	8	8	2	2	2	6	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	20.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	11.4	25.7		25.7	25.7	25.7	26.7	26.7	26.7	26.7	26.7	26.7
Total Split (s)	19.0	50.0		31.0	31.0	31.0	100.0	100.0	100.0	100.0	100.0	100.0
Total Split (%)	12.7%	33.3%		20.7%	20.7%	20.7%	66.7%	66.7%	66.7%	66.7%	66.7%	66.7%
Yellow Time (s)	3.7	3.7		3.7	3.7	3.7	4.1	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.7	4.0		4.0	4.0	4.0	2.6	2.6	2.6	2.6	2.6	2.6
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	7.7		7.7	7.7	7.7	6.7	6.7	6.7	6.7	6.7	6.7
Lead/Lag	Lead			Lag	Lag	Lag						
Lead-Lag Optimize?	Yes			Yes	Yes	Yes						
Recall Mode	None	None		None	None	None	C-Min	C-Min	C-Min	C-Min	C-Min	C-Min
Act Effct Green (s)	38.5	37.2		19.7	19.7	19.7	98.4	98.4	98.4	98.4	98.4	98.4
Actuated g/C Ratio	0.26	0.25		0.13	0.13	0.13	0.66	0.66	0.66	0.66	0.66	0.66
v/c Ratio	0.30	0.50		0.74	0.67	0.13	0.25	0.66	0.18	0.21	0.43	0.10
Control Delay (s/veh)	43.8	48.0		88.7	74.7	1.0	14.1	20.6	4.2	15.0	15.1	2.4
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.8	48.0		88.7	74.7	1.0	14.1	20.6	4.2	15.0	15.1	2.4
LOS	D	D		F	E	A	B	C	A	B	B	A
Approach Delay (s/veh)		47.0			71.4			17.1			13.2	
Approach LOS		D			E			B			B	

Intersection Summary	
Cycle Length: 150	
Actuated Cycle Length: 150	
Offset: 60 (40%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.74	
Intersection Signal Delay (s/veh): 26.6	Intersection LOS: C
Intersection Capacity Utilization 97.5%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 3: Pinellas Ave & Meres Blvd



HCS Two-Way Stop-Control Report

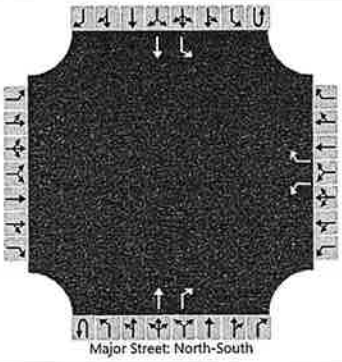
General Information

Analyst	NN
Agency/Co.	
Date Performed	3/18/2025
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Peak Season Traffic

Site Information

Intersection	Pinellas Ave & Tiki Dr
Jurisdiction	
East/West Street	Tiki Dr
North/South Street	Pinellas Ave
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	1	0	1	1	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						33		8			1042	45		25	617	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No				No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35		9						27		
Capacity, c (veh/h)						206		254						601		
v/c Ratio						0.17		0.03						0.04		
95% Queue Length, Q_{95} (veh)						0.6		0.1						0.1		
95% Queue Length, Q_{95} (ft)						15.4		2.6						2.6		
Control Delay (s/veh)						26.0		19.7						11.3		
Level of Service (LOS)						D		C						B		
Approach Delay (s/veh)						24.7								0.4		
Approach LOS						C								A		

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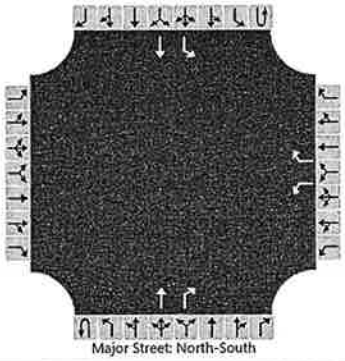
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	NN	Intersection	Pinellas Ave & Tiki Dr
Agency/Co.		Jurisdiction	
Date Performed	3/18/2025	East/West Street	Tiki Dr
Analysis Year	2025	North/South Street	Pinellas Ave
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.94
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Peak Season Plus Project Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	1	0	1	1	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						43		25			1030	62		41	610	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No				No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						46		27						44		
Capacity, c (veh/h)						203		258						598		
v/c Ratio						0.23		0.10						0.07		
95% Queue Length, Q_{95} (veh)						0.8		0.3						0.2		
95% Queue Length, Q_{95} (ft)						20.5		7.7						5.1		
Control Delay (s/veh)						27.9		20.5						11.5		
Level of Service (LOS)						D		C						B		
Approach Delay (s/veh)						25.2								0.7		
Approach LOS						D								A		

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HCS Two-Way Stop-Control Report

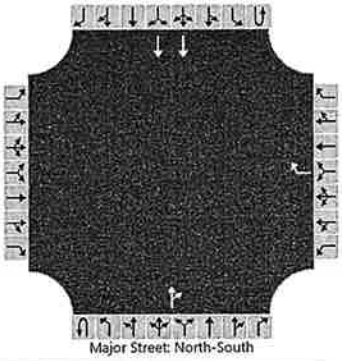
General Information

Analyst	NN
Agency/Co.	
Date Performed	3/18/2025
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Peak Season Traffic

Site Information

Intersection	Pinellas Ave & Project Access A
Jurisdiction	
East/West Street	Project Access A
North/South Street	Pinellas Ave
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	1	0	0	0	2	0
Configuration								R				TR			T	
Volume (veh/h)								35			1005	45			642	
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)								6.2								
Critical Headway (sec)								6.26								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								37								
Capacity, c (veh/h)								261								
v/c Ratio								0.14								
95% Queue Length, Q_{95} (veh)								0.5								
95% Queue Length, Q_{95} (ft)								12.8								
Control Delay (s/veh)								21.1								
Level of Service (LOS)								C								
Approach Delay (s/veh)						21.1										
Approach LOS						C										

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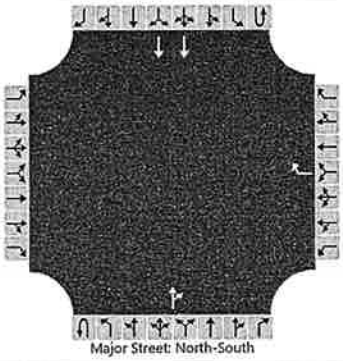
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	NN	Intersection	Pinellas Ave & Project Access A
Agency/Co.		Jurisdiction	
Date Performed	3/18/2025	East/West Street	Project Access A
Analysis Year	2025	North/South Street	Pinellas Ave
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Peak Season Plus Project Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	1	0	0	0	2	0
Configuration								R				TR			T	
Volume (veh/h)								38			1009	46			651	
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)								6.2								
Critical Headway (sec)								6.26								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								40								
Capacity, c (veh/h)								259								
v/c Ratio								0.15								
95% Queue Length, Q_{95} (veh)								0.5								
95% Queue Length, Q_{95} (ft)								12.8								
Control Delay (s/veh)								21.4								
Level of Service (LOS)								C								
Approach Delay (s/veh)						21.4										
Approach LOS						C										

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HCS Two-Way Stop-Control Report

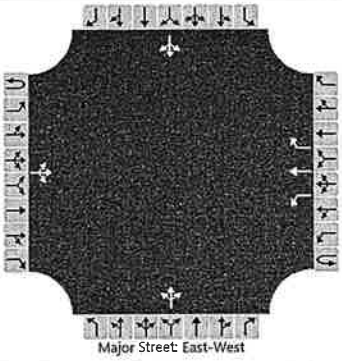
General Information

Analyst	NN
Agency/Co.	
Date Performed	3/18/2025
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Peak Season Traffic

Site Information

Intersection	Meres Blvd & Project Access B
Jurisdiction	
East/West Street	Meres Blvd
North/South Street	Project Access B
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	1		0	1	0		0	1	0
Configuration			LTR			L	T	R			LTR				LTR	
Volume (veh/h)		1	310	69		57	210	0		74	0	59		0	3	1
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1				61					143				4	
Capacity, c (veh/h)		1337				1146					415				374	
v/c Ratio		0.00				0.05					0.34				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.2					1.5				0.0	
95% Queue Length, Q_{95} (ft)						5.1					38.4				0.0	
Control Delay (s/veh)		7.7	0.0	0.0		8.3					18.2				14.7	
Level of Service (LOS)		A	A	A		A					C				B	
Approach Delay (s/veh)		0.0				1.8				18.2				14.7		
Approach LOS		A				A				C				B		

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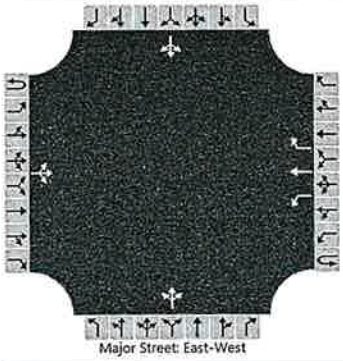
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	NN	Intersection	Meres Blvd & Project Access B
Agency/Co.		Jurisdiction	
Date Performed	3/18/2025	East/West Street	Meres Blvd
Analysis Year	2025	North/South Street	Project Access B
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Peak Season Plus Project Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	1		0	1	0		0	1	0
Configuration			LTR			L	T	R			LTR				LTR	
Volume (veh/h)		1	312	70		58	212	0		74	0	60		0	3	1
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1				62					144				4	
Capacity, c (veh/h)		1334				1143					412				370	
v/c Ratio		0.00				0.05					0.35				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.2					1.5				0.0	
95% Queue Length, Q_{95} (ft)						5.1					38.4				0.0	
Control Delay (s/veh)		7.7	0.0	0.0		8.3					18.3				14.8	
Level of Service (LOS)		A	A	A		A					C				B	
Approach Delay (s/veh)	0.0				1.8				18.3				14.8			
Approach LOS	A				A				C				B			

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HCS Two-Way Stop-Control Report

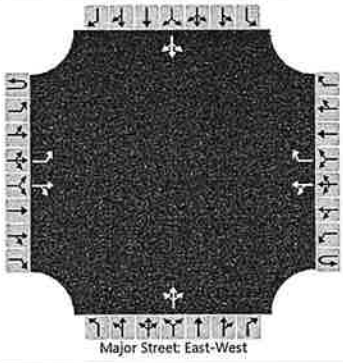
General Information

Analyst	NN
Agency/Co.	
Date Performed	3/18/2025
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Peak Season Traffic

Site Information

Intersection	Meres Blvd & Project Access C
Jurisdiction	
East/West Street	Meres Blvd
North/South Street	Project Access C
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	1		0	1	0		0	1	0
Configuration		L		TR		LT		R			LTR				LTR	
Volume (veh/h)		0	356	12		20	244	0		9	0	17		0	0	4
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				22					28				4	
Capacity, c (veh/h)		1293				1153					496				771	
v/c Ratio		0.00				0.02					0.06				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2				0.0	
95% Queue Length, Q_{95} (ft)						2.6					5.1				0.0	
Control Delay (s/veh)		7.8				8.2	0.1				12.7				9.7	
Level of Service (LOS)		A				A	A				B				A	
Approach Delay (s/veh)	0.0				0.8				12.7				9.7			
Approach LOS	A				A				B				A			

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HCS Two-Way Stop-Control Report

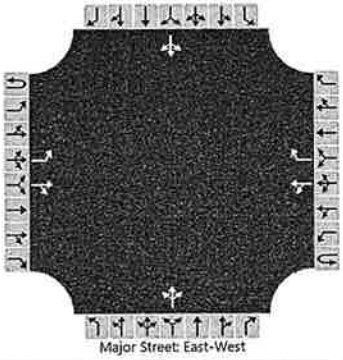
General Information

Analyst	NN
Agency/Co.	
Date Performed	3/18/2025
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Peak Season Plus Project Traffic

Site Information

Intersection	Meres Blvd & Project Access C
Jurisdiction	
East/West Street	Meres Blvd
North/South Street	Project Access C
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	1		0	1	0		0	1	0
Configuration		L		TR		LT		R			LTR				LTR	
Volume (veh/h)		0	359	12		20	247	0		9	0	17		0	0	4
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				22					28				4	
Capacity, c (veh/h)		1289				1150					493				768	
v/c Ratio		0.00				0.02					0.06				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2				0.0	
95% Queue Length, Q_{95} (ft)						2.6					5.1				0.0	
Control Delay (s/veh)		7.8				8.2	0.1				12.8				9.7	
Level of Service (LOS)		A				A	A				B				A	
Approach Delay (s/veh)	0.0				0.7				12.8				9.7			
Approach LOS	A				A				B				A			

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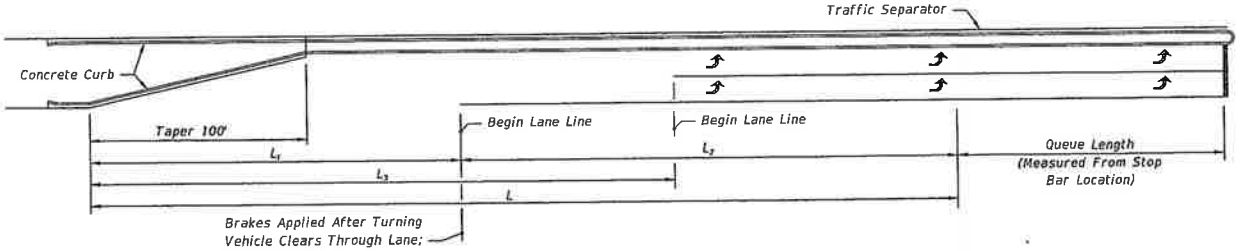
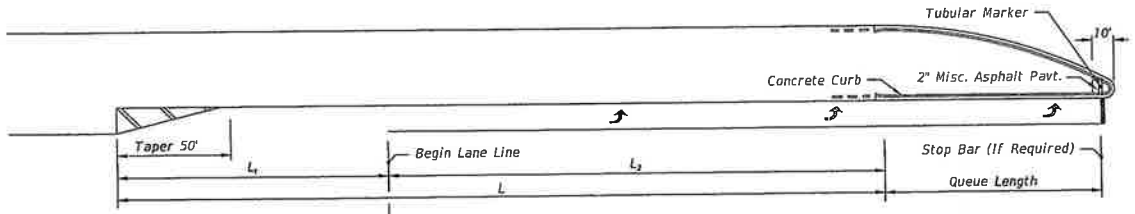
FDOT DESIGN MANUAL EXHIBIT 212-1

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2024

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING & ZONING APPLICATION

INSTRUCTIONS
Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME	EMAIL	
C R P II-TARPON SPRINGS LLC	bkarns@paradiseventuresinc.com	
ADDRESS		
2501 S Macdill Avenue		
CITY	STATE	ZIP
Tampa	FL	33629-7217
PHONE		
(727) 726-1115		

2. APPLICANT(S) *(if different than owner)*

NAME	EMAIL	
PV-LARK TARPON, LLC	bkarns@paradiseventuresinc.com	
ADDRESS		
140 Carillon Pkwy		
CITY	STATE	ZIP
Saint Petersburg	FL	33716
PHONE		
863-634-1224		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME	EMAIL	
Brian J. Aungst, Jr., Esq.	bja@macfar.com	
ADDRESS		
625 Court Street, Suite 200		
CITY	STATE	ZIP
Clearwater	FL	33756
PHONE		
(727) 444-1403		

4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- ☐ Annexation
- ☑ Conditional Use
- ☐ Discussion Item
- ☐ Development Agreement
- ☐ Future Land Use Amendment
- ☐ Sidewalk Cafe
- ☐ Rezoning
- ☑ Site Plan/Subdivision
- ☐ Right-of-Way Vacation
- ☐ Temporary Use (Dates:_____)
- ☐ Final Plat
- ☐ Minor Plat
- ☐ Planned Development:
  - ☐ Concept
  - ☐ Preliminary
  - ☐ Final

Board of Adjustment Applications (BOA)

- ☐ Variance
- ☐ Nonconforming Lot of Record Variance
- ☐ FAR/ISR Adjustment
- ☐ Sidewalk Waiver
- ☐ After-the-Fact Variance
- ☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Removal Form

** See Page 4 for required Application Addendums.*

5. GENERAL INFORMATION

PROJECT NAME Chipotle
ADDRESS/LOCATION 1175 S Pinellas Avenue, Tarpon Springs, FL 34689
TAX PARCEL NUMBER(S) 13-27-15-57285-000-0010
LEGAL DESCRIPTION See attached
SITE ACREAGE Upland 1.06 acres Wetland_____ Submerged_____ **Total** T1.06 acres
FLOOD *(check all that apply)* ☐ Zone X ☐ Zone X Shaded ☑ Zone AE ☐ Zone VE ☐ Not in a Flood Zone Base Flood Elevation(s) (BFE): 9.0 feet
COASTAL HIGH HAZARD AREA (CHHA) ☐ Yes, this property is located within the CHHA ☑ No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		**PROPOSED DESIGNATIONS** *(if applicable)*	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
PRD	SAP	PRD	SAP

7. SUMMARY/PURPOSE OF REQUEST

Approval of a Conditional Use request to use the subject parcel as a Formula Based Restaurant use.

8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:
The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

PV-LARK TARPON, LLC
(Charles A. Ernst, Jr., Operating Manager)
(Applicant's Signature)

4123/2025
(Date)

OWNER'S SIGNATURE*:
I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to b placed and remain on the property until the processing of the request is complete.

C R P II-TARPON SPRINGS, LLC
(Owner's Signature)

4-8-25
(Date)

**Not required for discussion item applications*

AGENT AUTHORIZATION:
The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Brian J. Aungst, Jr., Esq.
(Agent Name, Printed)

04-22-2025
(Date)

(Agent's Signature)

04-22-2025
(Date)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) Online notarization, this 23 day of April, A.D., 2025 by Charles A. Ernst, JR., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Sterling Purdy
Signature: Sterling Purdy
Stamp:

STERLING ALEXANDER PURDY
Notary Public - State of Florida
Commission # HH 152135
My Comm. Expires Jul 12, 2025
Bonded through National Notary Assn.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the required addendums as outlined below:

ANNEXATION

☐ General Application Checklist

CONDITIONAL USE

☑ General Application Checklist
☑ Certificate of Concurrency Form
☐ Short Term Rental/Tourist Home Form, if applicable
☐ Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

☐ General Application Checklist

DEVELOPMENT AGREEMENT

☐ Development Agreement Checklist

FUTURE LAND USE AMENDMENT

☐ General Application Checklist
☐ Certificate of Concurrency Form

REZONING

☐ General Application Checklist
☐ Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

☐ General Application Checklist
☐ Site Plan Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

RIGHT-OF-WAY VACATION

☐ General Application Checklist
☐ Letters of No Objection Checklist

FINAL PLAT

☐ Final Plat Application Checklist

MINOR PLAT

☐ General Application Checklist

PLANNED DEVELOPMENT

☐ General Application Checklist
☐ Planned Development Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

☐ General Application Checklist
☐ Variance Application Form, if applicable
☐ Nonconforming Lot Application Form, if applicable
☐ FAR/ISR Application Form, if applicable
☐ Sidewalk Waiver Form, if applicable
☐ After-the-Fact Variance Application Form, if applicable
☐ De Minimis Variance Form, if applicable

HERITAGE PRESERVATOPM BOARD (HPB) APPLICATIONS

☐ General Application Checklist
☐ Certificate of Appropriateness Form
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Designation Removal Form

SIDEWALK CAFE

☐ General Application Checklist
☐ Sidewalk Café Form, if applicable

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	$0	$500.00 Public Notice Fee
Conditional Use	$500.00	$150.00 Public Notice Fee
Discussion Item	$0	-
Development Agreement		
Request to Negotiate	$250.00	-
Development Proposal	$2,500.00	-
Agreement Modification	$1,000.00	-
Agreement Extension	$250.00	-
Future Land Use Amendment	$750.00	$525.00 Public Notice Fee
Rezoning	$750.00	$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	$1,250.00	$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Temporary Use	$100.00	-
Mobile Food Vendor	$25.00	-
Final Plat	$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	$250.00	-
Planned Development		
Conceptual Plan	$250.00	-
Preliminary Plan	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	$500.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	$100.00	-
Sidewalk Café	$250.00	-
Board of Adjustment Applications		
Variance	$250.00	$150.00 Public Notice Fee
Sidewalk Waiver	$250.00	$150.00 Public Notice Fee
De Minimis Variance	$50.00	$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	$250.00	$150.00 Public Notice Fee
Hertiage Preservation Board Applications		
Certificate of Appropriateness	$50.00	$75.00 Public Notice Fee
Designation	$250.00	$75.00 Public Notice Fee
Economic Hardship	$50.00	$75.00 Public Notice Fee

The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	$675.00	No Cost	$350.00
Single-Family *(Detached, Attached, & Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Multi-Family	$600.00/Building	No Cost	$300.00/Building
Commercial	$2,000.00	No Cost	$1,000.00
Industrial	$3,000.00	No Cost	$1,500.00
Planned Development Applications			
Preliminary Plan *(Residential)*			
1 – 50 Lots	$500.00	No Cost	$200.00
Over 50 Lots	$750.00	No Cost	$300.00
Preliminary Plan *(Multi-Family)*	$600.00/Building	No Cost	$200.00/Building
Preliminary Plan *(Commercial)*	$1,000.00	No Cost	$500.00
Preliminary Plan *(Industrial)*	$1,500.00	No Cost	$750.00
Final Plan *(Residential – Single-Family Detached, Attached, Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Final Plan *(Multi-Family)*	$600/Building	No Cost	$300/Building
Final Plan *(Commercial)*	$2,000.00	No Cost	$1,000.00
Final Plan *(Industrial)*	$3,000.00	No Cost	$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	$250.00	No Cost	$250.00
Site Plan	$250.00	No Cost	$250.00
Downstream Analysis *(as necessary)*	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
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(727) 942-5611 / planning@ctsfl.us

PLANNING & ZONING APPLICATION

INSTRUCTIONS
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Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME	EMAIL	
C R P II-TARPON SPRINGS LLC	bkarns@paradiseventuresinc.com	
ADDRESS 2501 S Macdill Avenue		
CITY Tampa	STATE FL	ZIP 33629-7217
PHONE (727) 726-1115		

2. APPLICANT(S) *(if different than owner)*

NAME	EMAIL	
PV-LARK TARPON, LLC	bkarns@paradiseventuresinc.com	
ADDRESS 140 Carillon Pkwy		
CITY Saint Petersburg	STATE FL	ZIP 33716
PHONE 863-634-1224		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME	EMAIL	
Brian J. Aungst, Jr., Esq.	bja@macfar.com	
ADDRESS 625 Court Street, Suite 200		
CITY Clearwater	STATE FL	ZIP 33756
PHONE (727) 444-1403		

4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- ☐ Annexation
- ☐ Conditional Use
- ☐ Discussion Item
- ☐ Development Agreement
- ☐ Future Land Use Amendment
- ☐ Sidewalk Cafe
- ☐ Rezoning
- ☑ Site Plan/Subdivision
- ☐ Right-of-Way Vacation
- ☐ Temporary Use (Dates:_____)
- ☐ Final Plat
- ☐ Minor Plat
- ☐ Planned Development:
  - ☐ Concept
  - ☐ Preliminary
  - ☐ Final

Board of Adjustment Applications (BOA)

- ☐ Variance
- ☐ Nonconforming Lot of Record Variance
- ☐ FAR/ISR Adjustment
- ☐ Sidewalk Waiver
- ☐ After-the-Fact Variance
- ☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Removal Form

** See Page 4 for required Application Addendums.*

5. GENERAL INFORMATION

PROJECT NAME Chipotle
ADDRESS/LOCATION 1175 S Pinellas Avenue, Tarpon Springs, FL 34689
TAX PARCEL NUMBER(S) 13-27-15-57285-000-0010
LEGAL DESCRIPTION See attached
SITE ACREAGE Upland 1.06 acres Wetland_____ Submerged_____ **Total** 1.06 acres
FLOOD *(check all that apply)* ☐ Zone X ☐ Zone X Shaded ☑ Zone AE ☐ Zone VE ☐ Not in a Flood Zone Base Flood Elevation(s) (BFE): 9.0 feet
COASTAL HIGH HAZARD AREA (CHHA) ☐ Yes, this property is located within the CHHA ☑ No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		**PROPOSED DESIGNATIONS** *(if applicable)*	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
PRD	SAP	PRD	SAP

7. SUMMARY/PURPOSE OF REQUEST

Approval of a Site Plan review request for the proposed Chipotle restaurant at 1175 S. Pinellas Ave, Tarpon Springs, FL.

8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:
The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

PV-LARK TARPON, LLC
(Charles A. Ernst, Jr., Operating Manager)
(Applicant's Signature)

4123/2025
(Date)

OWNER'S SIGNATURE*:
I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to b placed and remain on the property until the processing of the request is complete.

C R P II-TARPON SPRINGS, LLC
(Owner's Signature)

4-8-25
(Date)

**Not required for discussion item applications*

AGENT AUTHORIZATION:
The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Brian J. Aungst, Jr., Esq.
(Agent Name, Printed)

04-22-2025
(Date)

(Agent's Signature)

04-22-2025
(Date)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) Online notarization, this 23 day of April, A.D., 2025 by Charles A. Ernst, JR., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Sterling Purdy
Signature: Sterling Purdy
Stamp:

STERLING ALEXANDER PURDY
Notary Public - State of Florida
Commission # HH 152135
My Comm. Expires Jul 12, 2025
Bonded through National Notary Assn.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the required addendums as outlined below:

ANNEXATION

☐ General Application Checklist

CONDITIONAL USE

☐ General Application Checklist
☐ Certificate of Concurrency Form
☐ Short Term Rental/Tourist Home Form, if applicable
☐ Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

☐ General Application Checklist

DEVELOPMENT AGREEMENT

☐ Development Agreement Checklist

FUTURE LAND USE AMENDMENT

☐ General Application Checklist
☐ Certificate of Concurrency Form

REZONING

☐ General Application Checklist
☐ Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

☑ General Application Checklist
☑ Site Plan Application Checklist
☑ Certificate of Concurrency Form
☑ Public Art Form

RIGHT-OF-WAY VACATION

☐ General Application Checklist
☐ Letters of No Objection Checklist

FINAL PLAT

☐ Final Plat Application Checklist

MINOR PLAT

☐ General Application Checklist

PLANNED DEVELOPMENT

☐ General Application Checklist
☐ Planned Development Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

☐ General Application Checklist
☐ Variance Application Form, if applicable
☐ Nonconforming Lot Application Form, if applicable
☐ FAR/ISR Application Form, if applicable
☐ Sidewalk Waiver Form, if applicable
☐ After-the-Fact Variance Application Form, if applicable
☐ De Minimis Variance Form, if applicable

HERITAGE PRESERVATOPM BOARD (HPB) APPLICATIONS

☐ General Application Checklist
☐ Certificate of Appropriateness Form
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Designation Removal Form

SIDEWALK CAFE

☐ General Application Checklist
☐ Sidewalk Café Form, if applicable

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	$0	$500.00 Public Notice Fee
Conditional Use	$500.00	$150.00 Public Notice Fee
Discussion Item	$0	-
Development Agreement		
Request to Negotiate	$250.00	-
Development Proposal	$2,500.00	-
Agreement Modification	$1,000.00	-
Agreement Extension	$250.00	-
Future Land Use Amendment	$750.00	$525.00 Public Notice Fee
Rezoning	$750.00	$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	$1,250.00	$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Temporary Use	$100.00	-
Mobile Food Vendor	$25.00	-
Final Plat	$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	$250.00	-
Planned Development		
Conceptual Plan	$250.00	-
Preliminary Plan	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	$500.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	$100.00	-
Sidewalk Café	$250.00	-
Board of Adjustment Applications		
Variance	$250.00	$150.00 Public Notice Fee
Sidewalk Waiver	$250.00	$150.00 Public Notice Fee
De Minimis Variance	$50.00	$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	$250.00	$150.00 Public Notice Fee
Hertiage Preservation Board Applications		
Certificate of Appropriateness	$50.00	$75.00 Public Notice Fee
Designation	$250.00	$75.00 Public Notice Fee
Economic Hardship	$50.00	$75.00 Public Notice Fee

The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	$675.00	No Cost	$350.00
Single-Family *(Detached, Attached, & Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Multi-Family	$600.00/Building	No Cost	$300.00/Building
Commercial	$2,000.00	No Cost	$1,000.00
Industrial	$3,000.00	No Cost	$1,500.00
Planned Development Applications			
Preliminary Plan *(Residential)*			
1 – 50 Lots	$500.00	No Cost	$200.00
Over 50 Lots	$750.00	No Cost	$300.00
Preliminary Plan *(Multi-Family)*	$600.00/Building	No Cost	$200.00/Building
Preliminary Plan *(Commercial)*	$1,000.00	No Cost	$500.00
Preliminary Plan *(Industrial)*	$1,500.00	No Cost	$750.00
Final Plan *(Residential – Single-Family Detached, Attached, Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Final Plan *(Multi-Family)*	$600/Building	No Cost	$300/Building
Final Plan *(Commercial)*	$2,000.00	No Cost	$1,000.00
Final Plan *(Industrial)*	$3,000.00	No Cost	$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	$250.00	No Cost	$250.00
Site Plan	$250.00	No Cost	$250.00
Downstream Analysis *(as necessary)*	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUM
CERTIFICATE OF CONCURRENCY FORM

INSTRUCTIONS
Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan). Please attach additional sheets as necessary.

1. TYPE OF DEVELOPMENT ACTIVITY
- ☑ Site Plan for Commercial Development
- ☐ Site Plan for Residential Development
- ☐ Final Subdivision Plat
- ☐ Conditional Use
- ☐ Other: _____

- ☐ Planned Development:
  - ☐ Residential
  - ☐ Commercial
  - ☐ Industrial

2. GENERAL INFORMATION

PROJECT NAME Chipotle
ADDRESS/LOCATION 1175 S Pinellas Avenue, Tarpon Springs, FL 34689
TAX PARCEL NUMBER(S) 13-27-15-57285-000-00010
LEGAL DESCRIPTION See attached
SITE ACREAGE Upland_____ Wetland_____ Submerged_____ **Total** +/- 1.06acres

3. PROPOSED DEVELOPMENT *(Complete applicable table)*

RESIDENTIAL DEVELOPMENTS	
NUMBER OF UNITS:	
Single-Family:	
Two-Family:	
Multi-Family:	
Mobile Homes:	
Recreational Vehicle Sites:	
Beds (ACLF, ALF, etc.)	

NON-RESIDENTIAL DEVELOPMENTS	
TYPE OF USE(S):	GROSS SQUARE FOOTAGE:
Form. Bas. Restaurant	2385 SF

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

4. LEVEL OF SERVICE IMPACT *(This table must also be included in the site plan set)*

SERVICE TYPE	EXISTING	PROPOSED
POTABLE WATER (GALLONS PER DAY)	0	3040
SANITARY SEWER (GALLONS PER DAY)	0	3040
SOLID WASTE (TONS PER YEAR)	0	10.3
TRANSPORTATION ITE CATEGORY: 934	TOTAL TRIPS PER DAY: 0 PEAK HOUR TRIPS: 0	TOTAL TRIPS PER DAY: 1169 PEAK HOUR TRIPS: 30
STORMWATER DRAINAGE: *Provide separate analysis for review.*		

5. ADDITIONAL CONCURRENCY REQUIREMENTS *(if applicable)*

MOBILITY MANAGEMENT
If the proposed development projects is located within deficient road corridors and generate more than 50 new peak hour trips, please provide the following:
☑ Transportation Management Plan [LDC Section 122.11.03]
☐ Traffic Study
☐ Does Not Apply to Proposed Project

HURRICANE SHELTER
If the proposed development project is a residential development of 50 or more units and involves a site that is wholly or partially located within the Pinellas County Evacuation Zones A, B, or C, please submit the following, consistent with LDC Section 122.12:
☐ Hurricane Shelter Impact Analysis
☑ Does Not Apply to Proposed Project

6. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):
The information included in and with this form is completely true and correct to the best of my knowledge.

(Applicant's Signature) PV-LARK TARPON, LLC CHARLES A. ERNST, JR (OPERATING MANAGER) — *(Date)* 04/23/25

(Owner's Signature) , manager — *(Date)* 4-8-25

(Agent's Signature) — *(Date)* 04-22-2025

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUM
PUBLIC ART FORM

INSTRUCTIONS
Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan). Please see page 2 for more information on the Public Art Program requirements.

1. TYPE OF DEVELOPMENT ACTIVITY
- ☑ Site Plan for Commercial Development
- ☐ Site Plan for Residential Development
- ☐ Final Subdivision Plat
- ☐ Conditional Use
- ☐ Other: _____
- ☐ Planned Development:
  - ☐ Residential
  - ☐ Commercial
  - ☐ Industrial

2. GENERAL INFORMATION

PROJECT NAME Tarpon Springs Chipotle
ADDRESS/LOCATION 1175 S Pinellas Avenue, Tarpon Springs, FL 34689
TAX PARCEL NUMBER(S) 13-27-15-57285-000-0010
LEGAL DESCRIPTION See attached

3. PUBLIC ART PROGRAM ACKNOWLEDGEMENT/INTENT *(Please select one option)*
- ☐ This project is exempt from the Public Art Program requirements.
  Please state exemption: _____
- ☐ I intend to contract a professional artist to create an on-site/off-site public art project.
- ☑ I intend to contribute the required 'in-lieu' fee to the Public Art Fund prior to the issuance of to the final inspection of the project.

4. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):
I have reviewed Land Development Code Section 296.00 and acknowledge the Public Art Program requirements and it is my intent to comply with these requirements based on the information provided for in this form.

(Applicant's Signature)	Charles A. Ernst, Jr. Operating Manager PV-Lark Tarpon, LLC.	05/15/2025 *(Date)*
(Property Owner's Signature)	, manager	4-8-25 *(Date)*
(Agent's Signature)	Brian J. Aungst, Jr.	05/15/2025 *(Date)*

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

LDC SECTION 296.00 – ART DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT

(A) All projects and developments consisting of new construction or renovation related to commercial, industrial, mixed-use projects and developments, and residential projects and developments, with the specific exception of renovations to or development of individual single family residential lots which are hereby exempted from the requirements of this Ordinance, any of which **equal or exceed an aggregate job value of $1,000,000.00 which are submitted for building permits must allocate not less than one percent (1%) of the aggregate job value up to the sum of $100,000.00 per project for the project for the provision of public art**. If renovations affect multiple structures on a project site, which may be permitted separately, the aggregate job value is based on the construction valuation of all permits for the site.

(B) When a project is subject to the requirement of a Public Art allocation, the developer shall have two (2) options:

(1) The development may contract with a professional Artist to create a permanent public artwork as part of the development project. Artworks must be located in publicly accessible locations. If desired, support will be available from both City staff and the Public Art Committee to assist in the selection of an Artist. Before contracting with the Artist, the property owner will submit for approval by the Public Art Committee the Artist qualifications, the Artist's proposal, a statement of how the project satisfies the parameters of the Public Art Program and a budget reflecting that the allocation of funds required by the Program has been met. Such artwork may include amenities such as streetscapes, paving treatments, architecturally integrated water features as well as mosaics, murals, or sculpture, etc. Both the artwork and its location shall be approved by the Public Art Committee prior to contracting with an Artist. The artwork must be completed before a certificate of occupancy will be issued.

Artwork may be located on private or public property subject to the following:

a) Location on the same site as the development: The developer must execute a maintenance covenant that runs with the land in a form acceptable to the City, and, in the case of a subdivision association, must include maintenance of the artwork as a perpetual responsibility in the association's declarations.

b) Location on private property other than the development site: The development must execute a maintenance covenant that runs with the land in the form acceptable to the City.

c) Location on public property: An installation and maintenance agreement with the City and the developer must be approved as to its final form by the Board of Commissioners prior to execution of a contract with an Artist. The installation and maintenance agreement must be executed prior to a Certificate of Occupancy being issued for the development project.

(2) In lieu of an onsite project, a developer may contribute one percent (1%) of the aggregate job value to the City's Public Art Fund. This in-lieu fee must be paid prior to approval of the final inspection of the project.

(C) Excluded from this requirement shall be:

(1) Projects with an aggregate job value under$1,000,000.00.

(2) Residential developments of new construction for affordable housing.

PV-LARK TARPON, LLC

140 Carillon Pkwy

Saint Petersburg, FL 33716

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes PV-Lark Tarpon, LLC (Purchaser), Brian J. Aungst, Jr., Esq., and/or their authorized agents to act on behalf of CRP II Tarpon Springs, LLC (Owner), in regard to permits, applications, service, install and certifications through City of Tarpon Springs, the SWFWMD, FDOT, Pinellas County, FDEP and DOH necessary for the construction, development, and operation of new Chipotle on Parcel ID #: 13-27-15-57285-000-0010 located at 1175 S Pinellas Ave, Tarpon Springs, FL 34689.

Signature: _____

Gar Lippincott, Manager — Owner, CRP II Tarpon Springs, LLC

Name (printed) — Title

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8th day of April, 2025, by Gar Lippincott as Manager of CRP II Tarpon Springs, LLC, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.

Clare Pankok
Notary Public

Clare Pankok
Print Name
Commission No. HH 202425
Expiration Date: 11-28-2025

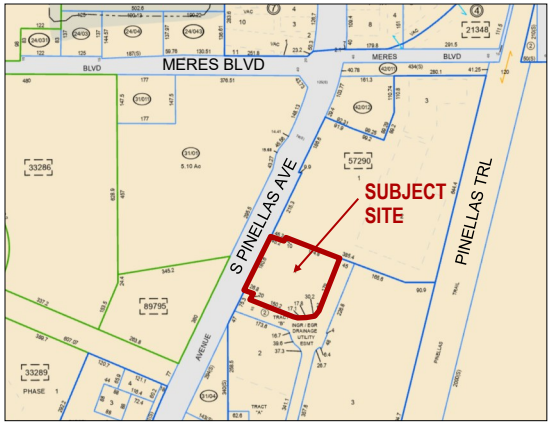
CLARE PANKOK
Notary Public - State of Florida
Commission # HH 202425
My Comm. Expires Nov 28, 2025
Bonded through National Notary Assn.

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-32 & #25-36

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611

«AddressBlock»



Application Description: The applicant is requesting conditional use and site plan approval to a allow a formula based restaurant use (Chipotle) in the SAP (Meres Crossing Special Area Plan) zoning district on property located at 1175 S. Pinellas Avenue .

(Please Reference Application #25-32 & #25-36)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, August 18, 2025** at **6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, September 9, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to Planning@ctsfl.us.

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

Run Date: 15 Jul 2025
Subject Parcel: 13-27-15-57285-000-0010
Radius: 500 feet
Parcel Count: 178
Total pages: 27

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

13-27-15-33286-030-0303
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 303

HERNANDEZ, KEVIN TRE
SILVER STONE NH THIRTY PARTY SUPL NEEDS TRUST
C/O HERNANDEZ, KEVIN POA
28059 US HIGHWAY 19 N STE 101
CLEARWATER, FL 33761-2620

13-27-15-33286-040-0414
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 414

KAZYAS, KATHERINE 2015 IRREV TRUST
SASSON, VIVIAN TRUSTEE
C/O SASSON, VIVIAN TRE
2921 BEACH DR
MERRICK, NY 11566-5121

13-27-15-33286-070-0711
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 711

GRAUER, DONALD
GRAUER, JEAN
PO BOX 82
BLUE POINT, NY 11715-0082

13-27-15-33286-080-0813
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 813

TRUONG, TUAN
TRUONG, MEGAN
12869 RICHMOND ST
CHESTER, VA 23831-4749

13-27-15-33286-080-0812
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 812

TRUONG, MEGAN PAE PAE
TRUONG, TUAN ANH
12869 RICHMOND ST
CHESTER, VA 23831-4749

13-27-15-00000-420-0200
PT OF E 1/2 & PT OF SW 1/4 AKA PINELLAS TRAIL DESC AS ABANDONED RR R/W BEING VARIOUS WIDTH

PINELLAS COUNTY
ATTN: SPECIAL ACCTS
315 COURT ST
CLEARWATER, FL 33756-5165

13-27-15-33286-040-0407
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 407

PENN, CHRISTOPHER
TUROWSKA, BARBARA
1931 PEPPERMILL DR
CLEARWATER, FL 33763-4428

13-27-15-89780-000-0002
TARPON BEND PROFESSIONAL CENTER (COMMON ELEMENT) PARCEL B AKA ADD'NL RD R/W

TARPON BEND PROF CENTER PROP OWNERS ASSOC INC
C/O WIKLE, PAUL J. TRE
2040 NE COACHMAN RD
CLEARWATER, FL 33765-2600

13-27-15-33286-030-0313
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 313

HEAVEY, JOHN J
SMITH, VIRGINIA
915 CROWN RIDGE DR
COLORADO SPRINGS, CO 80904-1733

13-27-15-33286-040-0411
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 411

SEAMAN, ROSEMARY E REV LIVING TRUST
SEAMAN, ROSEMARY E TRE
250 GROVE CIR N
DUNEDIN, FL 34698-7546

13-27-15-33286-070-0712
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 712

WISSERT, PAUL
WISSERT, CHRISTINE C
1933 STUYVESANT AVE
EAST MEADOW, NY 11554-4045

13-27-15-33286-020-0212
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 212

LEGE, JOHN C III
LEGE, KIMBERLY A
4362 DUTCHESS PARK RD
FORT MYERS, FL 33916-4565

13-27-15-33286-020-0210
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 210

ROTHENBUCHER FAMILY TRUST
ROTHENBUCHER, STAR TRE
16013 E TUMBLEWEED DR
FOUNTAIN HILLS, AZ 85268-3657

13-27-15-33286-090-0910
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 910

BRANDS, ROSEMARIE
BECKERSBERGRNG 65
HENSTEDT ULZBURG 24558,
GERMANY

13-27-15-33286-090-0905
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 905

KELLY, ROBERT M
KELLY, JESSIE
93 GRAND AVE
ISELIN, NJ 08830-2349

13-27-15-33286-040-0402
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 402

MCCARTHY, DAVID R
MCCARTHY, SUSAN W
1895 FAIRWAYS DR NE
KALKASKA, MI 49646-8179

13-27-15-33286-080-0807
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 807

CANZONERI, ANTHONY TRE
CANZONERI, CYNTHIA TRE
8355 BULL RD
LEWISBERRY, PA 17339-9776

13-27-15-33286-010-0106
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 106

CANZONERI, ANTHONY
CANZONERI, CYNTHIA
8355 BULL RD
LEWISBERRY, PA 17339-9776

13-27-15-33286-020-0211
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 211

GREEN, DARRYL VAUGHN TRE
GREEN, DARRYL VAUGHN REV LIV TRUST
19173 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5509

13-27-15-33286-090-0908
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 908

WOODLIFF, THOMAS P III
WOODLIFF, MIA
200 24TH ST SE
MASSILLON, OH 44646-7048

13-27-15-33286-030-0308
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 308

KARAVOKIROS, MICHAEL S
KARAVOKIROS, EFSTATHIA A
461 WINSLOW DR
MOBILE, AL 36608-2429

13-27-15-33286-020-0213
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 213

MCCORMACK, MICHAEL F
MCCORMACK, JANE E
4 FORESTER CT
NORTHPORT, NY 11768-2128

13-27-15-33286-010-0105
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 105

PATSALIDES, HARRY G
PATSALIDES, ANA T
70 WILLOWWOOD LN
OLDSMAR, FL 34677-2058

13-27-15-33286-100-1008
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1008

JONES, JOHN M
JONES, BELINDA R
6684 CREAMER RD
ORIENT, OH 43146-9413

13-27-15-33286-060-0613
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 613

DESTEFANO, WILLIAM A
DESTEFANO, DEBORAH
2622 JARVIS CIR
PALM HARBOR, FL 34683-7223

13-27-15-33286-030-0307
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 307

WAUGH, JOHN P
WAUGH, JALIKA R
4975 RIDGEMOOR CIR
PALM HARBOR, FL 34685-3154

13-27-15-00000-310-0100
PT OF NE 1/4 OF SW 1/4 DESC AS FR CTR OF SEC TH W 48FT (S) TH S 40FT FOR POB TH SW'LY ALG

TARPON SPRINGS RETIREMENT
C/O JAMES METNOPOLIS
484 LOWELL ST
PEABODY, MA 01960-7934

13-27-15-33286-010-0113
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 113

CHAMBERS, JOHN ERIC
CHAMBERS, WENDY A
408 BRANDYWINE CIR
RALEIGH, NC 27614-9672

13-27-15-33286-060-0610
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 610

ARETAKIS, HARRY F REV LIVING TRUST
ARETAKIS, HARRY F TRE
23329 LIBERTY ST
SAINT CLAIR SHORES, MI 48080-1501

13-27-15-33286-040-0409
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 409

BOOTH, EDWIN W III
BOOTH, LAURA J
1711 N MAIN AVE
SIDNEY, OH 45365-1629

13-27-15-33286-030-0312
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 312

PAULUS, DONALD GARY TRE
PAULUS, DONALD GARY TRUST
94399 PAULUS RD
STURGEON LAKE, MN 55783-3805

13-27-15-57285-000-0003
MERES CROSSING PHASE III REPLAT PART OF TRACT A DESC COM SE COR OF NE 1/4 OF SE 1/4 OF SW

TARPON SPRINGS HOSPITAL FOUNDATION INC
ATTN: REGIONAL COUNSEL
14055 RIVEREDGE DR STE 250
TAMPA, FL 33637-2141

13-27-15-33286-030-0305
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 305

ANDROPOULOS, NICHOLAS JOHN TRE
ANDROPOULOS FAMILY TRUST
PO BOX 955
TARPON SPRINGS, FL 34688-0955

13-27-15-33286-030-0301
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 301

ANDROPOULOS, NICHOLAS JOHN TRE
ANDROPOULOS FAMILY TRUST
PO BOX 955
TARPON SPRINGS, FL 34688-0955

13-27-15-33286-090-0901
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 901

HOWARD, WILLIAM C
DORSEY, VICKIE
614 EUNICE DR
TARPON SPRINGS, FL 34689-2415

13-27-15-33286-010-0109
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 109

ATWOOD, MILFORD W
ATWOOD, CYNTHIA M
800 CHESAPEAKE DR LOT 17
TARPON SPRINGS, FL 34689-2557

13-27-15-33286-080-0814
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 814

KOUSKOUTIS, MARIA TRE
KOUSKOUTIS GEORGE M TRE
719 HIDDEN LAKE DR
TARPON SPRINGS, FL 34689-2607

13-27-15-33286-030-0304
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 304

KOUSKOUTIS, MARIA TRE
KOUSKOUTIS, GEORGE M TRE
719 HIDDEN LAKE DR
TARPON SPRINGS, FL 34689-2607

13-27-15-33286-090-0903
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 903

KOUSKOUTIS, MARIA TRE
KOUSKOUTIS, GEORGE M TRE
719 HIDDEN LAKE DR
TARPON SPRINGS, FL 34689-2607

13-27-15-33286-100-1002
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1002

ADAMS, RAYMOND
ADAMS, KIMBERLEY
696 DIANE LN
TARPON SPRINGS, FL 34689-2833

13-27-15-33286-080-0806
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 806

ADAMS, RAYMOND
ADAMS, KIMBERLY
696 DIANE LN
TARPON SPRINGS, FL 34689-2833

13-27-15-33286-010-0110
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 110

HEIFNER, KENNETH A
HEIFNER, SARAH M
1250 S PINELLAS AVE APT 110
TARPON SPRINGS, FL 34689-3737

13-27-15-33286-020-0204
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 204

MORA, EMMA
JUDKINS, CHARLES M
1250 S PINELLAS AVE UNIT 204
TARPON SPRINGS, FL 34689-3738

13-27-15-33286-040-0404
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 404

BREWER, KIRK E
BREWER, MELINDA M
1250 S PINELLAS AVE UNIT 404
TARPON SPRINGS, FL 34689-3742

13-27-15-33286-050-0503
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 503

KOULIANOS, THOMAS M
BLANCHARD, ANN K
1250 S PINELLAS AVE APT 503
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-100-1009
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1009

JELLUM, HUGH S
JELLUM, SHIRLEY A
1250 S PINELLAS AVE APT 501
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-050-0501
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 501

JELLUM, HUGH
JELLUM, SHIRLEY A
1250 S PINELLAS AVE APT 501
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-050-0508
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 508

ILNICKI, RICHARD
ILNICKI, MARY J
1250 S PINELLAS AVE APT 508
TARPON SPRINGS, FL 34689-3745

13-27-15-33286-060-0601
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 601

LEONE, MADELINE
LEONE, RICHARD
1250 S PINELLAS AVE UNIT 601
TARPON SPRINGS, FL 34689-3746

13-27-15-33286-060-0612
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 612

PAPOULIDIS, NIKOLAOS
PAPOULIDIS, LISA R
1250 S PINELLAS AVE APT 612
TARPON SPRINGS, FL 34689-3747

13-27-15-33286-070-0706
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 706

HERRITY, JACKIE S
DUPREE, MATTHEW B
1250 S PINELLAS AVE UNIT 706
TARPON SPRINGS, FL 34689-3748

13-27-15-33286-070-0704
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 704

WENSLEY, EDWIN
WENSLEY, LOIS
1250 S PINELLAS AVE APT 704
TARPON SPRINGS, FL 34689-3748

13-27-15-33286-070-0702
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 702

GULLIAS, ROBIN R
GULLIAS, CHRIS J
1250 S PINELLAS AVE APT 702
TARPON SPRINGS, FL 34689-3748

13-27-15-33286-070-0707
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 707

HAPEMAN, ROBERT C
HAPEMAN, DIANE E
1250 S PINELLAS AVE APT 707
TARPON SPRINGS, FL 34689-3748

13-27-15-00000-310-0210
COMMON ELEMENTS DESC AS COM AT NW COR OF NE 1/4 OF SW 1/4 TH ALG E-W C.L. OF SEC 13 S89DE

GREEN DOLPHIN COMMONS INC
C/O DUNBAR
1250 S PINELLAS AVE APT 704
TARPON SPRINGS, FL 34689-3748

13-27-15-33286-080-0803
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 803

IANNONE, THOMAS
IANNONE, LISA ANN
1250 S PINELLAS AVE UNIT 803
TARPON SPRINGS, FL 34689-3750

13-27-15-33286-080-0808
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 808

BARON, JOSE
BARON, ERLINDA VICTORIA R
1250 S PINELLAS AVE APT 808
TARPON SPRINGS, FL 34689-3751

13-27-15-33286-090-0914
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 914

LIMBERIS, JEFFREY
LIMBERIS, GEORGE
1250 S PINELLAS AVE APT 914
TARPON SPRINGS, FL 34689-3753

13-27-15-33286-100-1006
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1006

CROSWELL, TINA MARIE
KROLL, DENNIS EARL
1250 S PINELLAS AVE UNIT 1006
TARPON SPRINGS, FL 34689-3754

13-27-15-33286-100-1012
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1012

BARONOFSKY, LARRY
BARONOFSKY, CHARLENE
1250 S PINELLAS AVE UNIT 1012
TARPON SPRINGS, FL 34689-3755

13-27-15-33286-100-1001
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1001

APGAR, CARL JOSEPH
WILCOX, FRED WILLIAM
1931 GOLFVIEW DR
TARPON SPRINGS, FL 34689-6120

13-27-15-33286-080-0811
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 811

APGAR, CARL J
WILCOX, FRED W
1931 GOLFVIEW DR
TARPON SPRINGS, FL 34689-6120

13-27-15-89780-000-0040
TARPON BEND PROFESSIONAL CENTER LOT 4

MIKEL LLC
1244 S PINELLAS AVE
TARPON SPRINGS, FL 34689-3720

13-27-15-89795-001-0040
TARPON GARDENS PROF OFFICES CONDO BLDG A, UNIT 4

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-090-0906
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 906

JOHNSON, SYLVIA
1250 S PINELLAS AVE UNIT 906
TARPON SPRINGS, FL 34689-3752

13-27-15-33286-090-0904
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 904

SHUMARD PROPERTIES LLC
331 SAILFISH DR
TARPON SPRINGS, FL 34688-4914

13-27-15-33286-080-0802
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 802

HOGAN, KATHRYN
2104 W HILLS AVE APT 304
TAMPA, FL 33606-3171

13-27-15-33286-070-0701
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 701

STRONG, MICHELE ANN
1250 S PINELLAS AVE UNIT 701
TARPON SPRINGS, FL 34689-3748

13-27-15-33286-060-0609
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 609

PERLA, MANUEL A
1250 S PINELLAS AVE APT 609
TARPON SPRINGS, FL 34689-3747

13-27-15-33286-060-0605
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 605

CRUZ, RYAN RIVER
1250 S PINELLAS AVE UNIT 605
TARPON SPRINGS, FL 34689-3746

13-27-15-33286-050-0507
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 507

PINKHAM, LINDA M
1250 S PINELLAS AVE APT 507
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-050-0505
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 505

ALMON, ARLENE
1250 S PINELLAS AVE UNIT 505
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-040-0412
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 412

STANHOPE, LINDA MARIE
1250 S PINELLAS AVE UNIT 412
TARPON SPRINGS, FL 34689-3743

13-27-15-33286-020-0206
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 206

ROUMEL, PETER
3801A VERNON BLVD
LONG ISLAND CITY, NY 11101-6286

13-27-15-33286-020-0202
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 202

EQUITY TRUST COMPANY CDN
716 DOMINGUEZ DR
THE VILLAGES, FL 32159-8790

13-27-15-33286-010-0101
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 101

WALL, DENNIS
1250 S PINELLAS AVE UNIT 101
TARPON SPRINGS, FL 34689-3736

13-27-15-00000-310-0600
PART OF SW 1/4 OF SEC 13-27-15 DESC AS FROM S 1/4 COR OF SD SEC TH N03D07'56"W 1331.98FT T

CARSON PINELLAS PROPERTIES LLC
1114 S FLORIDA AVE
TARPON SPRINGS, FL 34689-2950

13-27-15-33286-080-0809
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 809

PAULCO PROPERTIES LLC
18514 US HIGHWAY 19 N STE E
CLEARWATER, FL 33764-2764

13-27-15-33286-070-0703
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 703

O'MALLEY, DEMETRI
1912 GOLFVIEW DR
TARPON SPRINGS, FL 34689-6119

13-27-15-33286-050-0514
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 514

MARNEY, PATRICIA GRACE
2138 SHETLAND DR
GRAND RAPIDS, MI 49505-7137

13-27-15-33286-050-0502
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 502

FRAZIER, MARTHA C
1250 S PINELLAS AVE UNIT 502
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-040-0408
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 408

HAMILTON, SALLY
555 STATE ROUTE 129
WALPOLE, ME 04573-3104

13-27-15-33286-020-0208
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 208

FILPO, GUILLERMO ANTONIO
1250 S PINELLAS AVE UNIT 208
TARPON SPRINGS, FL 34689-3739

13-27-15-33286-010-0107
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 107

BLANCHER, CONNIE
761 HARBOR PALMS CT
PALM HARBOR, FL 34683-6201

13-27-15-33286-010-0104
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 104

MCWILLIAMS & SON PROPERTIES LLC
8631 BRIAR PATCH DR
PORT RICHEY, FL 34668-1206

13-27-15-89780-000-0030
TARPON BEND PROFESSIONAL CENTER LOT 3

SWOP LLC
5311 GRAND BLVD
NEW PORT RICHEY, FL 34652-4014

13-27-15-89795-001-0020
TARPON GARDENS PROF OFFICES CONDO BLDG A, UNIT 2

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-090-0902
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 902

HOOKER, LIZABETH
1250 S PINELLAS AVE APT 902
TARPON SPRINGS, FL 34689-3752

13-27-15-33286-080-0810
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 810

PETZ, TIMOTHY V
1250 S PINELLAS AVE UNIT 810
TARPON SPRINGS, FL 34689-3751

13-27-15-33286-080-0801
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 801

ARTUSO, CAROL ANN
1250 S PINELLAS AVE APT 801
TARPON SPRINGS, FL 34689-3750

13-27-15-33286-070-0714
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 714

PERLA, CAROL JO
1250 S PINELLAS AVE UNIT 714
TARPON SPRINGS, FL 34689-3749

13-27-15-33286-060-0611
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 611

264 SEAGATE COURT LLC
18514 US HIGHWAY 19 N STE E
CLEARWATER, FL 33764-2764

13-27-15-33286-060-0606
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 606

PIKOS, JOHN
1250 S PINELLAS AVE UNIT 606
TARPON SPRINGS, FL 34689-3746

13-27-15-33286-060-0602
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 602

DELGADO, ELLEN
1250 S PINELLAS AVE APT 602
TARPON SPRINGS, FL 34689-3746

13-27-15-33286-050-0512
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 512

GRIESHOP, ROBERT H
1250 S PINELLAS AVE UNIT 512
TARPON SPRINGS, FL 34689-3745

13-27-15-33286-050-0504
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 504

GMB INVESTMENTS LLC
10149 PORCH ST
NEW PORT RICHEY, FL 34655-2074

13-27-15-33286-030-0310
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 310

CAREY, THOMAS JR
1250 S PINELLAS AVE UNIT 310
TARPON SPRINGS, FL 34689-3741

13-27-15-33286-020-0214
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 214

FRAGKOS, GEORGIOS
1250 S PINELLAS AVE APT 214
TARPON SPRINGS, FL 34689-3739

13-27-15-33286-020-0203
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 203

VALENTINO, PASQUALE
71 VINCENT DR
CLIFTON, NJ 07013-3929

13-27-15-33286-010-0103
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 103

BAKKEN, DIRK
1250 S PINELLAS AVE APT 103
TARPON SPRINGS, FL 34689-3736

13-27-15-33286-100-1011
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1011

DUVOISIN, MARC E
1250 S PINELLAS AVE UNIT 1011
TARPON SPRINGS, FL 34689-3755

13-27-15-33286-100-1003
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1003

EFANTIS, ARTHUR JAMES
30 MARTEL RD
SPRINGFIELD, MA 01119-2436

13-27-15-57285-000-0020
MERES CROSSING PHASE III REPLAT LOT 2 & TRACT A LESS THAT PART DESC COM SE COR OF NE 1/4 O

C R P II-TARPON SPRINGS LLC
2501 S MACDILL AVE
TAMPA, FL 33629-7217

13-27-15-57285-000-0002
MERES CROSSING PHASE III REPLAT TRACT B

C R P II-TARPON SPRINGS LLC
2501 S MACDILL AVE
TAMPA, FL 33629-7217

13-27-15-00000-420-0120
PART OF NW 1/4 OF SE 1/4 OF SEC 13-27-15 DESC COM CTR OF SEC TH S89D51'20"E 28.94FT TH CUR

FLAGSHIP BANK
29750 US HIGHWAY 19 N
CLEARWATER, FL 33761-1510

13-27-15-00000-430-0100
PT OF W 1/2 OF SE 1/4 & 48 FT(S) X 160FT T/A IN SE COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SW

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

13-27-15-00000-310-0500
PART OF SW 1/4 OF SEC 13-27-15 DESC AS FROM SE COR OF SW 1/4 TH N03D07'56"W 1331.98FT TH N

TARPON SPRINGS HOSPITAL FOUNDATION INC
1395 S PINELLAS AVE
TARPON SPRINGS, FL 34689-3790

13-27-15-00000-310-0400
PART OF SW 1/4 OF SEC 13-27-15 DESC AS FROM S 1/4 COR OF SD SEC TH N03D07'56"W 1331.89FT T

FAZLE MEHREEN INVESTMENT LLC
1199 S PINELLAS AVE
TARPON SPRINGS, FL 34689-3717

13-27-15-89795-002-0070
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 7

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-002-0060
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 6

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-002-0100
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 10

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-090-0913
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 913

CLARK, DWAYNE EDWARD
1250 S PINELLAS AVE UNIT 913
TARPON SPRINGS, FL 34689-3753

13-27-15-33286-090-0909
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 909

PAULCO PROPERTIES LLC
18514 US HIGHWAY 19 N STE E
CLEARWATER, FL 33764-2764

13-27-15-33286-060-0614
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 614

HOLOHAN, JOSEPH
1250 S PINELLAS AVE UNIT 614
TARPON SPRINGS, FL 34689-3747

13-27-15-33286-050-0513
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 513

OEHLER, DANA LYNN
1250 S PINELLAS AVE APT 513
TARPON SPRINGS, FL 34689-3745

13-27-15-33286-040-0406
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 406

DOHERTY, GERI LYN
1250 S PINELLAS AVE UNIT 406
TARPON SPRINGS, FL 34689-3742

13-27-15-33286-040-0405
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 405

RUNZLER, TAMMI
1250 S PINELLAS AVE UNIT 405
TARPON SPRINGS, FL 34689-3742

13-27-15-33286-040-0401
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 401

LEARY, LORETTA E
1250 S PINELLAS AVE APT 401
TARPON SPRINGS, FL 34689-3742

13-27-15-33286-030-0318
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 318

MILLER, LISA ANN
1250 S PINELLAS AVE UNIT 318
TARPON SPRINGS, FL 34689-3794

13-27-15-33286-030-0314
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 314

SHUMARD PROPERTIES LLC
331 SAILFISH DR
TARPON SPRINGS, FL 34688-4914

13-27-15-33286-020-0201
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 201

SAWYER, VIOLA A
1250 S PINELLAS AVE APT 201
TARPON SPRINGS, FL 34689-3738

13-27-15-33286-010-0112
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 112

VALENTINO, MARIANNA
1827 GOLFVIEW DR
TARPON SPRINGS, FL 34689-6118

13-27-15-33286-010-0108
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 108

DIAMANDIS, ALYCE
646 W SMITH ST UNIT 215
ORLANDO, FL 32804-5376

13-27-15-33286-100-1010
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1010

BARBER, BONNIE
1250 S PINELLAS AVE UNIT 1010
TARPON SPRINGS, FL 34689-3755

13-27-15-33286-100-1004
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1004

GANT, JAMES H III
1250 S PINELLAS AVE APT 1004
TARPON SPRINGS, FL 34689-3754

13-27-15-89795-002-0050
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 5

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-001-0030
TARPON GARDENS PROF OFFICES CONDO BLDG A, UNIT 3

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-002-0120
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 12

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-090-0912
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 912

PERAULT, MAURICE J
1250 S PINELLAS AVE APT 912
TARPON SPRINGS, FL 34689-3753

13-27-15-33286-080-0805
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 805

RAY, JEAN E
1250 S PINELLAS AVE APT 805
TARPON SPRINGS, FL 34689-3750

13-27-15-33286-070-0705
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 705

STURGEON, MARCELLA A
937 PIKE DR
MANSFIELD, OH 44903-9120

13-27-15-33286-060-0603
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 603

BOZAKIS, THEODORE
605 BANKS ST
NORTHAMPTON, PA 18067-1812

13-27-15-33286-050-0506
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 506

NIMS, DANIEL H
1250 S PINELLAS AVE UNIT 506
TARPON SPRINGS, FL 34689-3744

13-27-15-33286-030-0311
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 311

KALLIS, BOB
1250 S PINELLAS AVE APT 311
TARPON SPRINGS, FL 34689-3741

13-27-15-33286-030-0309
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 309

GONATOS, ANTONIA GEORGE
1250 S PINELLAS AVE APT 309
TARPON SPRINGS, FL 34689-3740

13-27-15-89795-000-0001
TARPON GARDENS PROF OFFICES CONDO (COMMON ELEMENT) LAND LESS BUILDINGS

TARPON GRDNS PROF OFFICES CONDO ASSN INC
1200 PINELLAS AVE
TARPON SPRINGS, FL 34689-3728

13-27-15-89795-002-0140
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 14

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-002-0130
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 13

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-000-0001
GREEN DOLPHIN PARK CONDO (COMMON ELEMENT) LAND LESS BUILDINGS

GREEN DOLPHIN PARK CONDO ASSN INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

13-27-15-33286-090-0907
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 907

HARTLINE, MARILYN
438 CRUSADER DR
W CARROLLTON, OH 45449-2202

13-27-15-33286-070-0709
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 709

ANTONIADIS, DIMITRIOS NIKOLAOS
3045 MUIR ST
HOLIDAY, FL 34691-3173

13-27-15-33286-050-0509
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 509

LEVIN, SCOTT
3863 GRIST MILL LN
MURRYSVILLE, PA 15668-1744

13-27-15-33286-030-0306
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 306

JACOBS, RITA E
1250 S PINELLAS AVE UNIT 306
TARPON SPRINGS, FL 34689-3740

13-27-15-33286-030-0302
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 302

KUBINSKI, GEORGE J
1250 S PINELLAS AVE APT 302
TARPON SPRINGS, FL 34689-3740

13-27-15-33286-020-0207
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 207

HOWARD GREEN PROPERTIES LLC
614 EUNICE DR
TARPON SPRINGS, FL 34689-2415

13-27-15-33286-100-1005
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1005

264 SEAGATE COURT LLC
18514 US HIGHWAY 19 N STE E
CLEARWATER, FL 33764-2764

13-27-15-57285-000-0030
MERES CROSSING PHASE III REPLAT LOT 3

ICARIA 236 LLC
18909 NE 29TH AVE
AVENTURA, FL 33180-2807

13-27-15-89780-000-0001
TARPON BEND PROFESSIONAL CENTER (COMMON ELEMENT) PARCEL A AKA COMMON AREA

TARPON BEND PROF CENTER PROP OWNERS ASSOC INC
1254 PINELLAS AVE
TARPON SPRINGS, FL 34689

13-27-15-89795-002-0090
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 9

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-090-0911
GREEN DOLPHIN PARK CONDO BLDG 900, UNIT 911

MEGALOUDIS, GARY
342 CROSSWINDS DR
PALM HARBOR, FL 34683-1302

13-27-15-33286-070-0710
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 710

FORSHIER, RHONDA
1250 S PINELLAS AVE APT 710
TARPON SPRINGS, FL 34689-3749

13-27-15-33286-060-0608
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 608

SANTORA, DOROTHY MUGLIA
1250 S PINELLAS AVE APT 608
TARPON SPRINGS, FL 34689-3747

13-27-15-33286-060-0607
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 607

CARRION, HELEN
1250 S PINELLAS AVE UNIT 607
TARPON SPRINGS, FL 34689-3746

13-27-15-33286-060-0604
GREEN DOLPHIN PARK CONDO BLDG 600, UNIT 604

TESORIERE, CONSTANCE M
1250 S PINELLAS AVE APT 604
TARPON SPRINGS, FL 34689-3746

13-27-15-33286-050-0510
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 510

VALENTINO, PASQUALE
19 ADAMS CT
PEARL RIVER, NY 10965-1502

13-27-15-33286-040-0413
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 413

LIPAROTO, LINDA
1250 S PINELLAS AVE APT 413
TARPON SPRINGS, FL 34689-3743

13-27-15-33286-030-0317
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 317

MAUS, CYNTHIA
7319 BELLOWS FALLS LN
HUDSON, FL 34667-2202

13-27-15-33286-020-0209
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 209

BAY AREA HOLDINGS 13 LLC
18514 US HIGHWAY 19 N STE E
CLEARWATER, FL 33764-2764

13-27-15-33286-010-0114
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 114

NISCHWITZ, PHYLLIS
870 FRANKLIN RD APT P8
LEBANON, OH 45036-4117

13-27-15-33286-010-0111
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 111

MORRIS, DESPINA
1250 S PINELLAS AVE UNIT 111
TARPON SPRINGS, FL 34689-3737

13-27-15-33286-100-1014
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1014

BOYCE, ROBERT M
1250 S PINELLAS AVE APT 1014
TARPON SPRINGS, FL 34689-3755

13-27-15-89795-002-0080
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 8

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-002-0110
TARPON GARDENS PROF OFFICES CONDO BLDG B, UNIT 11

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-89795-001-0010
TARPON GARDENS PROF OFFICES CONDO BLDG A, UNIT 1

1200 S PINELLAS AVENUE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

13-27-15-33286-080-0804
GREEN DOLPHIN PARK CONDO BLDG 800, UNIT 804

FREELAND, BARBARA
200 HARBORVIEW DR PH3
TAVERNIER, FL 33070-2644

13-27-15-33286-070-0713
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 713

OBRIEN, SHARON
1250 S PINELLAS AVE APT 713
TARPON SPRINGS, FL 34689-3749

13-27-15-33286-070-0708
GREEN DOLPHIN PARK CONDO BLDG 700, UNIT 708

TIRIKOS, DIMITRIOS
586 VILLAGE DR
TARPON SPRINGS, FL 34689-2882

13-27-15-33286-050-0511
GREEN DOLPHIN PARK CONDO BLDG 500, UNIT 511

KING, CRAIG A
1250 S PINELLAS AVE APT 511
TARPON SPRINGS, FL 34689-3745

13-27-15-33286-040-0410
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 410

FONTANA, CHARLES TRE
941 SAINT ANNES CT
TARPON SPRINGS, FL 34688-6331

13-27-15-33286-040-0403
GREEN DOLPHIN PARK CONDO BLDG 400, UNIT 403

BAY AREA HOLDINGS 13 LLC
18514 US HIGHWAY 19 N STE E
CLEARWATER, FL 33764-2764

13-27-15-33286-030-0316
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 316

LESTER, KELLY ANN
1250 S PINELLAS AVE UNIT 316
TARPON SPRINGS, FL 34689-3741

13-27-15-33286-030-0315
GREEN DOLPHIN PARK CONDO BLDG 300, UNIT 315

PALAZZI, HUGO
2761 JEFFREY DR
PALM HARBOR, FL 34684-3916

13-27-15-33286-020-0205
GREEN DOLPHIN PARK CONDO BLDG 200, UNIT 205

LOGAN, DAWN
11808 HIGH MEADOW DR
DALLAS, TX 75234-7716

13-27-15-33286-010-0102
GREEN DOLPHIN PARK CONDO BLDG 100, UNIT 102

RENARDO, CAROL
1250 S PINELLAS AVE APT 102
TARPON SPRINGS, FL 34689-3736

13-27-15-33286-100-1013
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1013

KERNEN, DEBRA A
1250 S PINELLAS AVE UNIT 1013
TARPON SPRINGS, FL 34689-3755

13-27-15-33286-100-1007
GREEN DOLPHIN PARK CONDO BLDG 1000, UNIT 1007

HOWARD GREEN PROPERTIES LLC
614 EUNICE DR
TARPON SPRINGS, FL 34689-2415

13-27-15-00000-310-0110
COMMON ELEMENTS DESC AS COM AT NW COR OF NE 1/4 OF SW 1/4 TH ALG E-W C.L. OF SEC 13 S89DE

GREEN DOLPHIN COMMONS INC
2105 OAK CIR
TARPON SPRINGS, FL 34689-6104

13-27-15-57290-000-0010
MERES TOWN CENTER PHASE II LOTS 1, 2 & 3

TARPON MERES PLAZA LLC
4111 W CYPRESS ST
TAMPA, FL 33607-2306

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
AUGUST 18, 2025 / SEPTEMBER 9, 2025 / SEPTEMBER 30, 2025

STAFF REPORT, August 11, 2025

Application No. / Project Title: 25-28 / Tarpon Springs One, LLC, Rezoning

Ordinance: Draft Ordinance #2025-07

Staff: Patricia L. McNeese, AICP
Planning Supervisor

Applicant / Owner: Tarpon Springs One LLC (Thomas Scannell)

Property Size: 17.49 acres total:
- 13.93 acres of uplands
- 3.56 acres of wetlands

Current Land Use: Employment (E) and Preservation (P)

Current Zoning: Industrial Planned Development (IPD)

Proposed Zoning: Industrial Restricted (IR)
Land Conservation (LC)

Location / Parcel ID: 310, 320 and 340 Anclote Road on the North and East side of Anclote Road; Parcel IDs 01-27-15-89136-000-0631, 01-27-15-879136-000-0630 (Lot 63), and, 01-27-15-89136-000-0620 ("Lot 62")

SUMMARY:
The applicant has requested rezoning of the property from Industrial Planned Development (IPD) district to Industrial Restricted (IR) district to expand the allowable uses on the site.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends denial of Ordinance 2025-07 amending the Official Zoning Atlas from Industrial Planned Development (IPD) District to Industrial Restricted (IR). Staff also recommends approval of a zoning district designation of Land Conservation (LC) to correspond with the Preservation (P) Future Land Use Map category that applies to the wetlands on the property. Ordinance 2025-07 has been drafted to include both designation changes. The ordinance can be modified to specify the LC zoning designation alone.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, wooded
Site Features:	The site consists of wooded uplands and wetlands
Vehicle Access:	The property borders both the east-west and north-south corridors of Anclote Road.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Pinellas County: • R-4 (One, Two and Three-Family Residential District) Tarpon Springs: • R-70 (One and Two Family Residential District)	Pinellas County: • Residential Urban (RU) • Residential Medium (RM) Tarpon Springs: • Residential Urban (RU)
South:	Tarpon Springs: • WDII (Waterfront Marine Industry Development District) • WDI-B (Waterfront Commercial Fishing and Tourism Redevelopment District)	Tarpon Springs: • Industrial (I) • Industrial/Employment – Water Dependent (IE-WD)
East:	Tarpon Springs: • IR (Industrial Restricted)	Tarpon Springs: • Employment (E)
West:	Tarpon Springs: • RM (Residential Multifamily)	Tarpon Springs: • Residential Urban (RU) • Resort Facilities Overlay (RFO)

HISTORICAL ZONING TIMELINE:
The property is currently located in the Employment (E) Future Land Use Map (FLUM) category and the Industrial Planned Development (IPD) zoning district. Staff conducted extensive research into the history of the property (all three parcels listed above) including all City records, property records of the Pinellas County Property Appraiser, and, document records of the Pinellas County Clerk of the Circuit Court and Comptroller. No record of a City-approved, or County-approved planned development has been located.

The following is the known zoning-related history of the subject property:

- 1976 Zoning Map: The subject property was zoned TP (Travel Park) and IR (Industrial Restricted).
- 1981 Zoning Map: The subject property was zoned TP (Travel Park).
- September 5, 1989 Zoning Map: The subject property was zoned Residential Multifamily (RM-15) and Neighborhood Business (NB) as shown in Ordinance 89-17 (adjacent property).
- October 10, 1989: The 1989 Comprehensive Plan was adopted under Ordinance 89-35 with policies that preferred the planned development designation for vacant industrial lands north of the Anclote River.
- May 1, 1990: The 1989 zoning map in place at the time was adopted along with the LDC under Ordinance 90-10.
- September 18, 1990: Adjacent vacant property to the east (*not a part of this application*), located at 240 Anclote Road (Lot #64, Parcel ID #01-27-15-89136-000-0640)was annexed into the City and zoned with an IPD designation under Ordinances 90-37 and 90-38 in accordance with the Comprehensive Plan policies in effect at the time.

ADDITIONAL BACKGROUND INFORMATION:

- The survey shows that the property contains tidal wetlands that are directly connected to the Anclote River via a culvert located under Anclote Road. There is also a wetland area at the north end of the property.
- The property is bordered on two sides by residential developments. Highland Grove Manor to the north was platted in 1957 and is essentially a single roadway (Jeru Blvd) with a mix of single-family and multi-family buildings, the majority of which are not annexed into the City. Tarpon Key Subdivision to the west was platted in 2013, is within the City limits, and is built out with single family homes. The area south of the property is occupied by waterfront uses including boat storage and marinas. To the east of this property is the existing vacant parcel at 240 Anclote Road zoned Industrial Restricted.
- The subject property is located in the Coastal High Hazard Area.

ZONING DISTRICT AND FUTURE LAND USE DESIGNATION FEATURES:

	CURRENT ZONING Industrial Planned Development	PROPOSED ZONING Industrial Restricted
Residential Density (dwelling units/acre):	No permanent units; Lodging of 40 du/acre	No permanent units; Lodging of 40 du/acre
Allowable Uses	**LDC Section 78.03 (IPD)**	**LDC Section 25.17 (IR)**
Permitted:	Assembly Halls, Convention Centers; Community Service Uses; Construction Service Establishments; Health Clubs; Light Manufacturing; Office and Research Parks; Warehouses; Wholesale Trade	Construction Material Establishments; Construction Service Establishments ; Light and Heavy Printing Establishments; Light Manufacturing; Light Utility Service; Miniwarehouses; Motor Freight Terminals; Motor Pool Facility; Rental Service Establishments; Research and Development; Vehicle Repair (Minor); Vehicle Sales and Rental Establishments; Warehouses; Wholesale Trade

(continued next page)

Allowable Uses	LDC Section 78.03 (IPD)	LDC Section 25.17 (IR
Conditional:	Commercial Marinas; Communication Towers; Financial Institutions ; Heavy Manufacturing; Hotels/Motels; Miniwarehouses; Tennis or Racquet Club; Yacht Club	Business and Professional Offices; Communication Towers; Community Service Uses; Correctional Institutions; Emergency Service Facilities; Heavy Utility Service; Heliports; Hotels/Motels; Junkyards/Salvage Yards; Retail Sales Establishments; Transportation Terminals; Vehicle Repair (Major); Manufacturing of Recreation Watercraft; Overnight Boarding of Animals; Commercial Recreation Facilities; Schools of General Education
EMPLOYMENT Future Land Use Map Category		
Allowable Uses:	Office; Research/Development, Light/Heavy; Manufacturing, Light/Medium; Wholesale/Distribution; Storage/Warehouse; Marina Facilities	
Allowable Uses Subject to Acreage Thresholds:	3-Acre Maximum: Retail; Personal Services; Lodging 5-Acre Maximum: Commercial/Business Service; Food Crop Production; Transportation/Utility	
Zoning Dimensional Criteria:	**LDC Section 78.03(D)**	**LDC Section 25.17(D)**
Minimum Lot Area	15,000 square feet	5,000 square feet
Minimum Lot Width	150 feet	50 feet
Minimum Lot Depth	n/a	80 feet
Maximum Height	60 feet	40 feet
Minimum Front Yard	20 feet	10 feet
Minimum Side/Street Yard	20 feet	10 feet
Rear Yard	20 feet	25 feet
From Abutting Collector (Anclote Road)	35 feet	n/a
From Adjoining Residential	75 feet	n/a
Floor Area Ratio*	0.50 (IPD), 0.10 (P)	0.50 (IR), 0.10 (P)
Open Space Ratio	0.20	0.15
Impervious Surface Ratio*	0.80 (IPD), 0.20 (P)	0.85 (E/IR), 0.20 (P)

*Employment (E) FLUM category allows floor area ratio of 0.60 and impervious surface ratio of 0.85.

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:
Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code (LDC) provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

1. **The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.**

   Staff Analysis:
   Employment Category
   The property is located within the Employment (E) Future Land Use Map (FLUM) category. The purpose of the Employment category is to "recognize areas developed with, or appropriate to be developed with, a wide range of primary employment uses, flex space, and for uses that have minimum external impacts" (Future Land Use Categories & Rules Table). Both the IPD and the IR zoning designations are aligned with the overlying Employment FLUM category.

   Place-Based Area Map
   The Place-Based Area Map of the Comprehensive Plan classifies this area of the City as Transitional which is described as "areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the U.S. 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for Future Land Use Map amendments and zoning changes will be based on current Future Land Use Map and Comprehensive Plan policies" (Policy FLU 2.1.2.e).

   2045 Comprehensive Plan Policies: These policies demonstrate support for the preservation of the City's existing industrial designations for job creation, and, for the protection of natural features, including wetlands. The planned development approach supports these policies.
   FLU 1.1.7: Protect the City's remaining industrially designated lands from incremental land use amendments to non-industrial uses.
   FLU 1.1.8: Evaluate the permitted and conditional uses within the City's industrial zoning districts and amend, where necessary, to protect the integrity of the industrial designations and priority use of these areas for primary job creation.
   FLU 1.3.1: Require development proposals to evaluate, protect and preserve wetlands and areas of significant upland habitat.
   CON 1.4: Protect and improve the function of all wetlands and areas of significant upland habitat as defined in the Future Land Use Element.
   CON 1.4.1: Preserve and enhance all remaining wetlands during the development review process. On-site wetland alterations that result in a net gain of wetland habitat may be permitted.
   CON 1.4.3: Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code.
   CON 1.4.4: Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to

assess natural systems/biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts.

1989 Comprehensive Plan Policies: These policies show the preferred use of the planned development process, especially for lands designated as "transitional" at the time. The subject property was designated as Transition Industrial on the 1989 Future Land Use Map and is currently located in the Transitional area on the City's 2045 Place-Based Area Map.
9J-5.006(3)(c)4.2: Utilize the Planned Development Performance Zoning concept where use and design control is necessary to assure land use compatiblity, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities;
Future Land Use Map "Transition Industrial" (TLI) VII. Year 2000 Future Land Use Map, D. Transitional Land Uses:

1. Transitional areas are designated where an expansion of the adjoining land use is likely to occur.
2. The expansion shall be deemed consistent with the Tarpon Springs Land use Plan after a compatibility review. However, consistency with the Pinellas Countywide Land Use Plan is required prior to the issuance of development permits.
3. Transitional areas shall be re-evaluated as a primary character is established or begins developing.
4. The transition zones shall be designated as following:
    a. Transition Commercial (TGC)
    b. Transition Office (TGO)
    c. Transition Industrial (TLI)
    d. Transition Tourist Oriented Commercial (TTOCC)
5. *Use of the Planned Development Process shall be preferred* (emphasis added).
6. The Transition Industrial (TLI) zone shall require a 75 foot buffer adjoining residential areas and shall not allow the development of heavy industrial uses.

Planned Development Intent – Section 76.00 of the Land Development Code (LDC): The LDC language below reflects 1989 Comprehensive Plan Section "VII. Year 2000 Future Land Use Map, N. General" and was adopted into the LDC to specifically carry out those policies.

"The intent of the Planned Development District mechanism to carry out the following objectives:

(A) Provide an alternate method of land development not available within the framework of other zoning districts.
(B) To allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features.
(C) To allow the most beneficial use of the site in terms of maintaining compatibility with the adjoining neighborhood.
(D) To preserve significant environmental, topographical, or natural features.
(E) To allow a variety of housing types.
(F) To accommodate a mix of uses.
(G) To offer a high level of recreation and open space amenities.
(H) To ensure the ample provision of open space.
(I) To encourage the orderly concentration of development on vacant parcels of land within the existing developed areas.

(J) To prevent urban sprawl, through the use of infill development and the maximum use of existing public facilities that are currently in place."

The IPD designation of this property aligns with the above Planned Development intent, especially with objectives A, B, C and D, as follows:

(A): Alternate Method of Land Development: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Comprehensive Plan. The IPD mechanism provides for flexibility of design criteria as a way for a development site layout to achieve internal goals while maintaining compatibility with surrounding development. The property is also situated on Anclote Road, a Pinellas County Collector roadway. Access points and traffic generation will be potentially challenging aspects of any development along this corridor which is currently operating at Level of Service "C" and will experience increased traffic as properties develop. The Planned Development framework provides for design flexibility to address those challenges.

(B) Site-Specific Features, and, (D) Preservation of Significant Natural Features: The applicant has provided a surveyed wetland delineation of the property. The Comprehensive Plan prohibits the alteration of wetlands (Policies FLU 1.3.1 and CON 1.4.1). The location and sensitivity of the wetlands (direct connection to the Anclote River) will affect the layout of development. The IPD mechanism provides for flexibility of design criteria as a way for the development site layout to avoid direct impacts to wetlands while minimizing indirect impacts. The IPD design criteria also provides for a minimum 50-foot wetland buffer. If the property is rezoned to IR, the required wetland buffer would be reduced to 25 feet (Policy CON 1.4.3). The habitat classification of the uplands on site has not been determined. If it is classified as significant upland habitat per Policy FLU 1.3.2 of the Comprehensive Plan there may be further preservation requirements that will affect the site development layout.

(C) Beneficial Use of Site; Neighborhood Compatibility: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Comprehensive Plan. The IPD mechanism provides for flexibility in the design of a development site layout to achieve internal goals while maintaining compatibility with surrounding development. Beneficial use of the site is provided for under the current IPD designation. The table on pages 3-4 lists the allowable uses in the IPD and IR zoning districts. The table below provides more detail of the potential effects of the proposed zoning change:

Use Differences with Rezoning from IPD to IR

Newly Allowed under IR	Employment Category Restrictions
Rental and Service Establishments	Subject to 3-acre maximum
Vehicle Sales/Rental	Subject to 3-acre maximum
Retail Sales Establishments	Subject to 3-acre maximum
Overnight Boarding of Animals	Subject to 3-acre maximum
Commercial Recreation Facilities	Subject to 3-acre maximum
Construction Material Establishments	
Light/Heavy Printing Establishments	
Motor Freight Terminals	
Motor Pool Facility	
Vehicle Repair (Major and Minor)	
Manufacturing of Recreation Watercraft	
Correctional Institutions	
Emergency Service Facilities	
Heavy Utility Service	
Heliports	
Junkyards/Salvage Yards	
Schools of General Education	
Transportation Terminals	
No Longer Allowed	**Employment Category Restrictions**
Heavy Manufacturing	Restricted to light/medium manufacturing
Commercial Marinas	
Assembly Halls/Convention Centers	
Health Clubs	
Financial Institutions	
Tennis/Racquet Club	
Yacht Club	
No Change (both zonings allow)	**Employment Category Restrictions**
Community Service Uses	
Construction Service Establishments	
Light Manufacturing	
Office and Research Parks	
Warehouses	
Wholesale Trade	
Communication Towers	
Miniwarehouses	
Hotels/Motels	

The applicant has stated that the zoning change would "provide certainty to prospective buyers, expand the permitted uses available as-of-right, and better conform with the surrounding uses." However staff contends the following:

- Review of the table above shows that, given the types of uses listed and the Employment FLUM category restrictions, several of the new uses that are not currently allowed under the IPD are restricted in size or may be impractical (i.e., heliport, salvage yard, etc.).

- There are additional mechanisms available for a developer to propose a use, mix of uses, and layout designed to fit market needs. Those mechanisms include development agreements, restrictive covenants and similar instruments that would be easier to implement under a Planned Development project.
- Although, as the applicant points out, there is no known site plan for this property, the Planned Development and IPD standards contained in Article V of the Land Development provide a clear set of standards and a list of permitted (by right) and conditional uses for development of the property. The existing IPD zoning *is the certainty* provided to prospective buyers. Since any approved site plan would have expired by now (see LDC Sections 81.00 and 82.00) a new proposal will be required. LDC Section 84.00(A) states, "Once a Preliminary or Final Development Plan has expired, subsequent proposals shall be processed in the same manner as new submissions." Also, LDC Section 85.00(A) of the Land Development Code states "Once a Preliminary Development Plan has been approved, any *amendment* to the Zoning District shall be processed in accordance with the procedures required for a new submission" (emphasis added). The intent of the code here is that the zoning is preserved and need not be re-adopted. It is only that the site plan (development plan) review would be "*processed in the same manner*" as a new application.

IR Comprehensive Plan Consistency Summary

The requested zoning change from Industrial Planned Development (IPD) to Industrial Restricted (IR) is not supported by the Comprehensive Plan, including the Future Land Use Map (FLUM) and the Place-Based Area Map. Since adoption of the 1989 Comprehensive Plan, and continuing to the current 2045 plan, the City's remaining industrial lands are called out for preservation in the transitional context of this general area north of the Anclote River. The primary employment uses encouraged under the Employment FLUM category are better aligned with the IPD allowable uses shown in the tables on pages 3, 4 and 8 of this report. The physical and neighborhood features present some challenges for development design (See LDC Section 76.00, provided above) that the planned development mechanism is best able to address. The planned development framework has been identified in the past as the best means of providing for design flexibility to the benefit of the developer and neighborhood, and, to maximize protection of known environmental features. Staff concludes that a rezoning from IPD to IR for this property is not sufficiently supported by the 2045 Comprehensive Plan.

Preservation Category

The wetlands on the site are located within the Preservation (P) FLUM category. The Preservation category is "intended for areas that are now categorized or appropriate to be categorized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions." The wetlands should properly be rezoned to the Land Conservation (LC) zoning district to maintain consistency with the Preservation FLUM category. The draft language of Ordinance 2025-07 includes this provision.

2. **The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.**

   Staff Analysis: The allowable uses are listed in the table on pages 3-4 and further detailed in the table on page 8. As mentioned in the Comprehensive Plan consistency analysis, this portion of the City north of the Anclote River is in transition with a developing mix of industrial and residential uses on a patchwork of annexed and unincorporated properties. The City is interested in maintaining the employment base provided by the industrial uses in this area. The uses listed under both the IPD and the IR zoning districts are generally appropriate to the area and the intent of the Employment FLUM category. All development proposals in the City, whether by-right, through the Site Plan process, or through the Planned Development process must be consistent with the City's Comprehensive Plan (see review criteria in LDC Section 210.05 and LDC Section 79.00), and therefore must address compatibility issues. In the IR district, uses allowable by conditional use could address compatibility through project adjustments that are non-dimensional (dimensional adjustments would have to be handled through the variance process). In the IPD district compatibility issues for any proposed project could be addressed via the flexible design criteria mechanism of the Planned Development framework, including for dimensional criteria (LDC Section 83.00). Therefore, this criterion is met now without the need to rezone the property.

3. **The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Staff Analysis: The amendment could lead to greater environmental impacts on site due to the reduced wetland setback requirement that would apply, it may reduce the ability to plan a development layout without the need for separate variances, it may reduce available mechanisms for addressing neighborhood compatibility, and, it may reduce the ability to address transportation access/volume issues along Anclote Road.

4. **The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

   Staff Analysis: The City has the capacity to serve the property with City facilities including utilities, solid waste, fire/emergency services and law enforcement services without undue fiscal impacts. Compliance with adopted Levels of Service is expected to be achievable under both the IPD and the IR zoning designations.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project on May 1, 2025 for completeness and conformance to the Land Development Code. The TRC determined that the application was complete and ready for processing. TRC comments are attached.

PUBLIC CORRESPONDENCE:
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. The notice went to 112 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. One comment letter in opposition was received.

ATTACHMENTS:
1. Slide Presentation
2. Draft Ordinance 2025-07
3. Application, Applicant's Narrative, Applicant's Letter
4. Deed
5. Property Survey
6. Historical Zoning Maps and Ordinances
7. Technical Review Committee Comments
8. Legal Public Notice
9. Citizen Correspondence

TARPON SPRINGS ONE, LLC
310, 320, AND 340 ANCLOTE ROAD
REZONING
#25-28

Planning & Zoning Board – August 18, 2025

Board of Commissioners – September 9, 2025 and, September 30, 2025

SUMMARY OF REQUEST

- **#25-28 – Ordinance 2025-07** Rezoning
  - Location: 310, 320 and 340 Anclote Road
  - Future Land Use: Employment (E) and Preservation (P)
  - **ZONING**:
    - Current: Industrial Planned Development (IPD)
    - Proposed: Industrial Restricted (IR)
  - 17.49 acres of property (3 parcels)
    - 13.93 acres of wooded uplands
    - 3.56 acres of wetlands
- **Applicant/Owner:** Tarpon Springs One, LLC; Thomas Scanell
- There is no approved IPD site plan on file with the County or City (see zoning history).

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

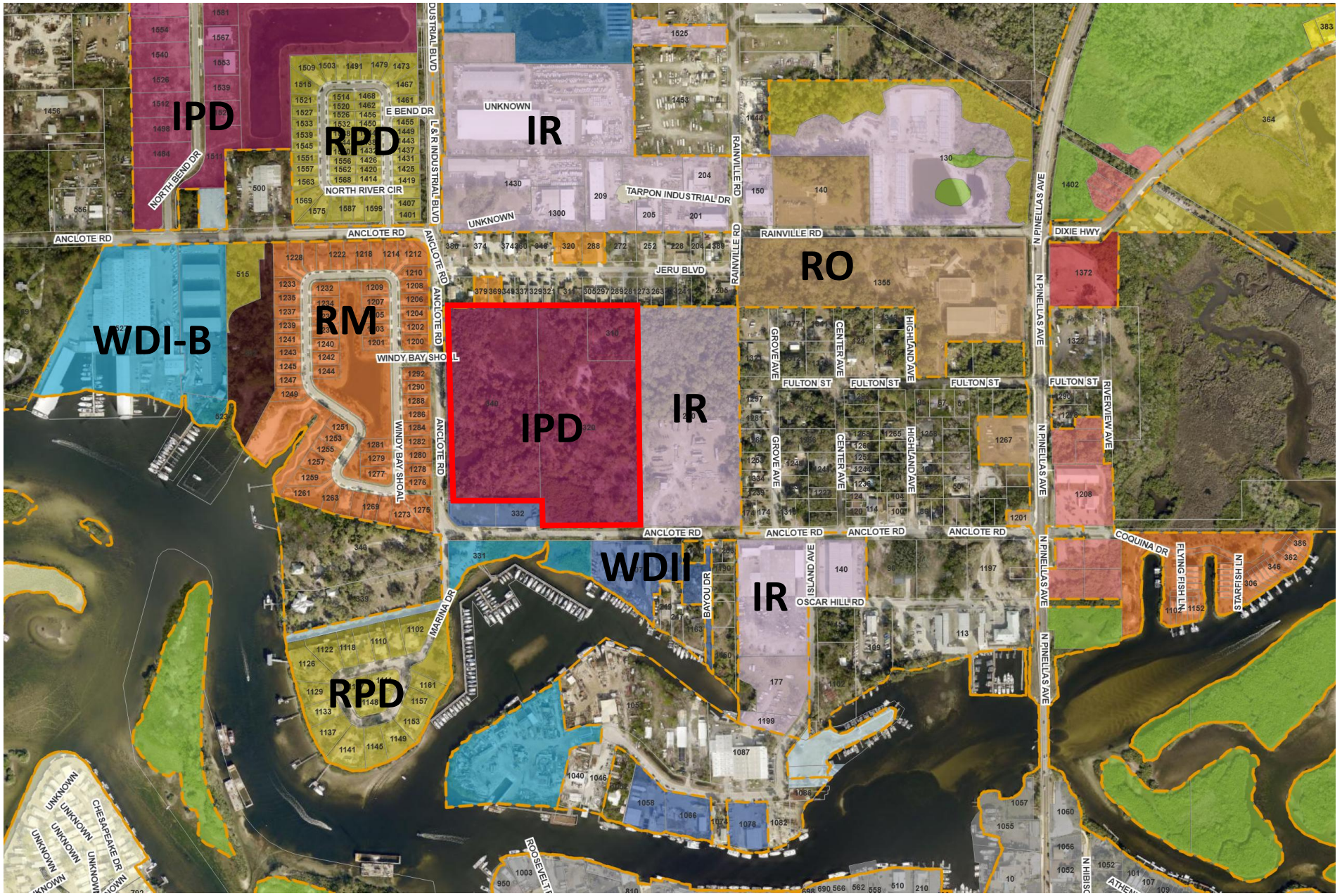
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT – FUTURE LAND USE MAP

Unshaded Areas are in Unincorporated Pinellas County

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

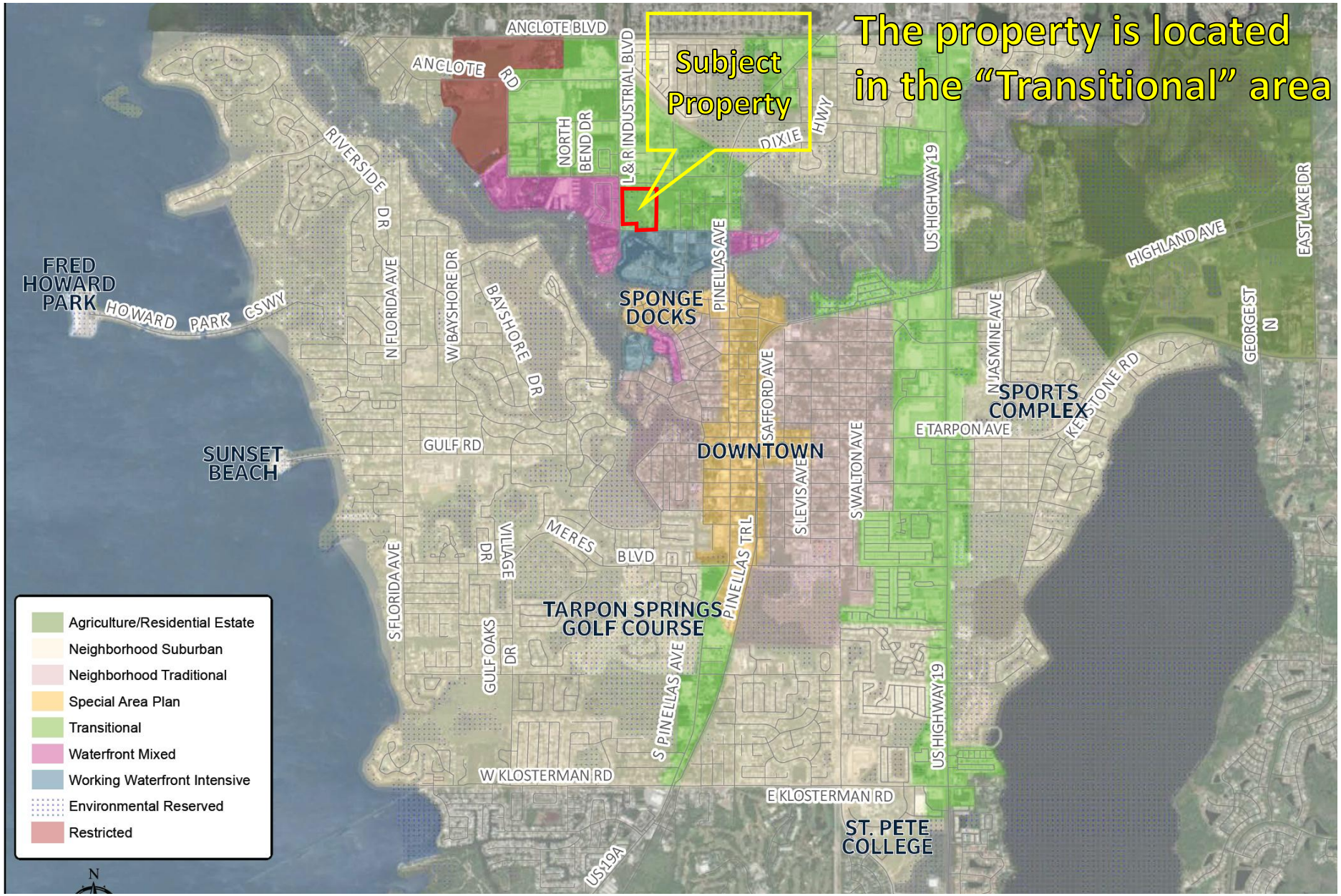
LOCATION & CONTEXT - ZONING



Unshaded Areas are in Unincorporated Pinellas County

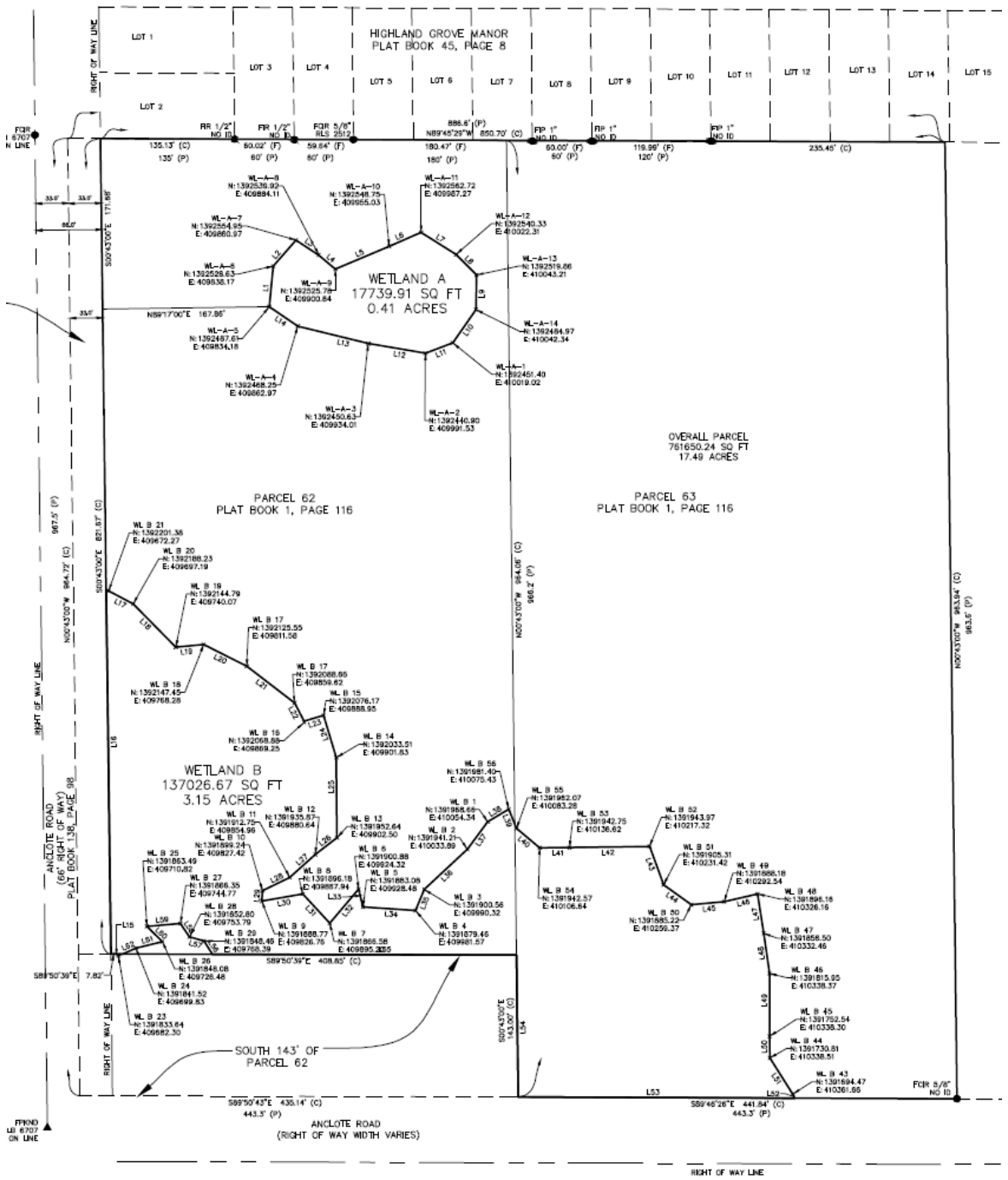
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PLACE-BASED AREA MAP – 2045 COMPREHENSIVE PLAN



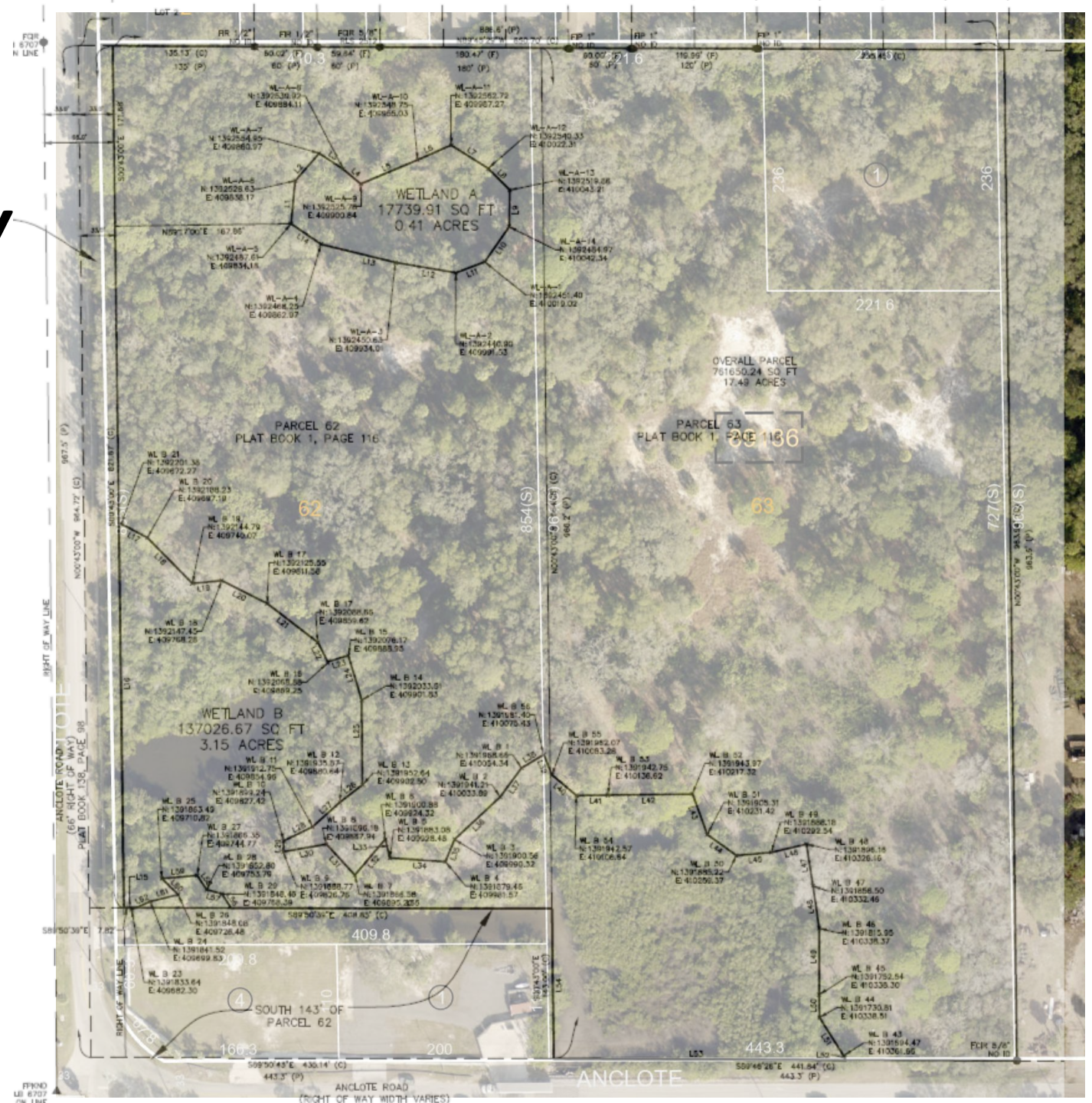
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY OVERLAY

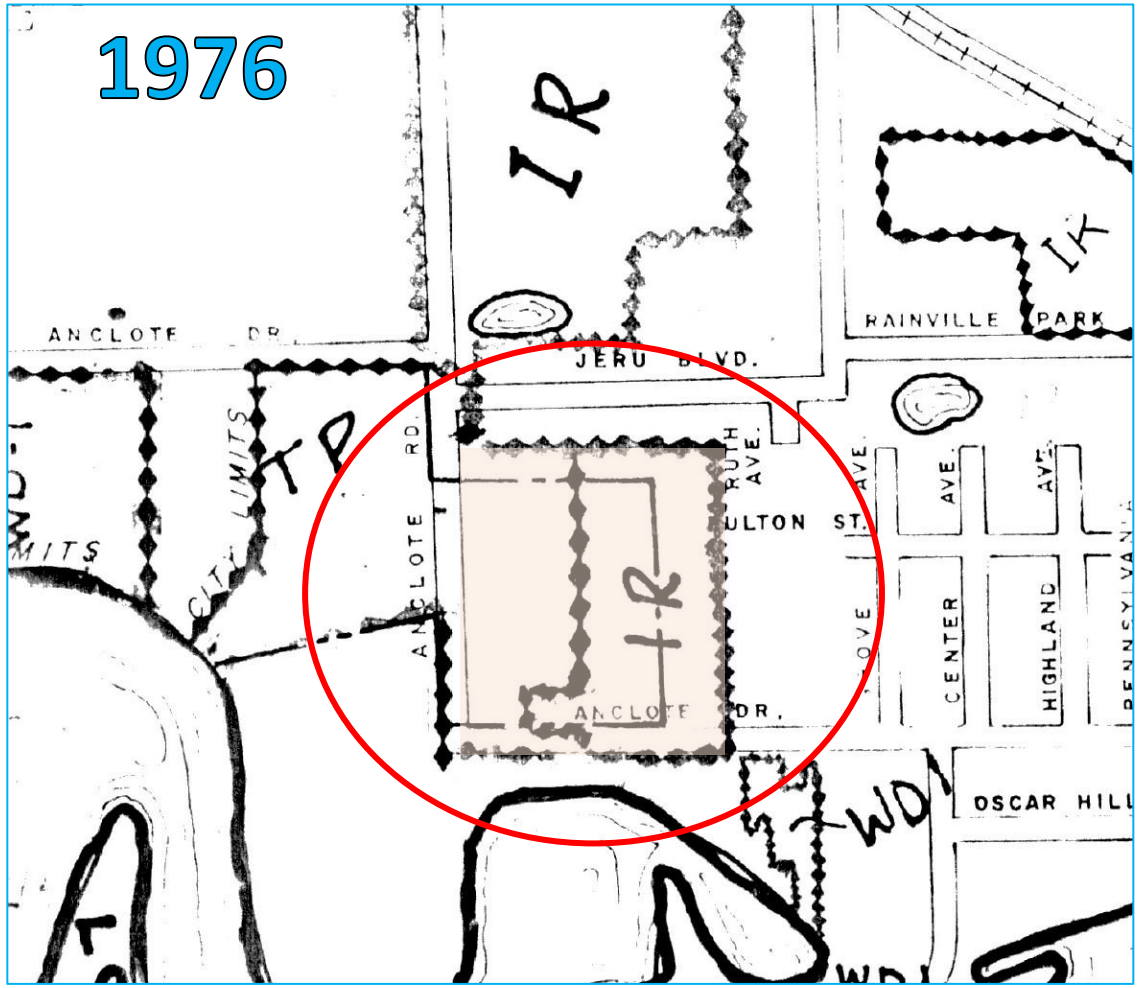


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

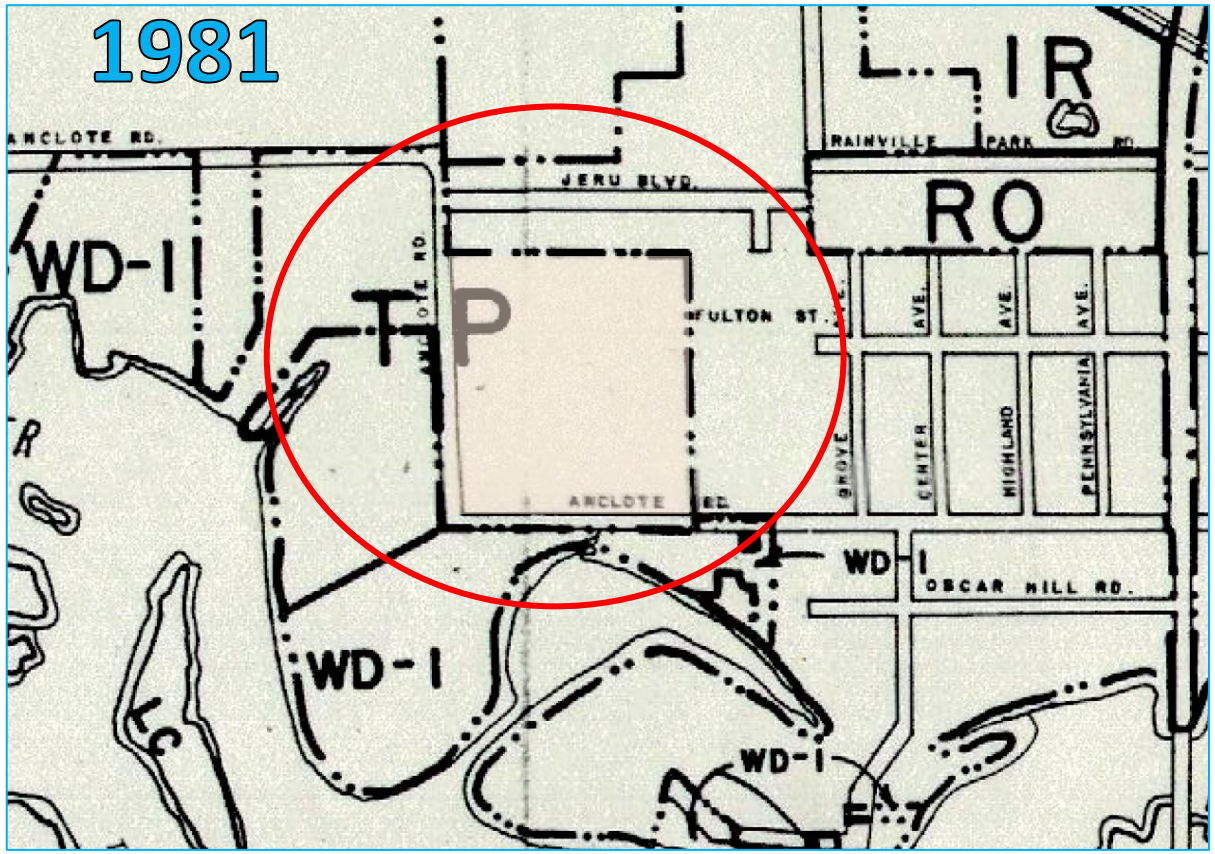
OBLIQUE AERIAL PHOTO
Anclote Road
SITE
Anclote Road

REZONING HISTORY PERSPECTIVE: 1976 AND 1981

Travel Park, Industrial Restricted

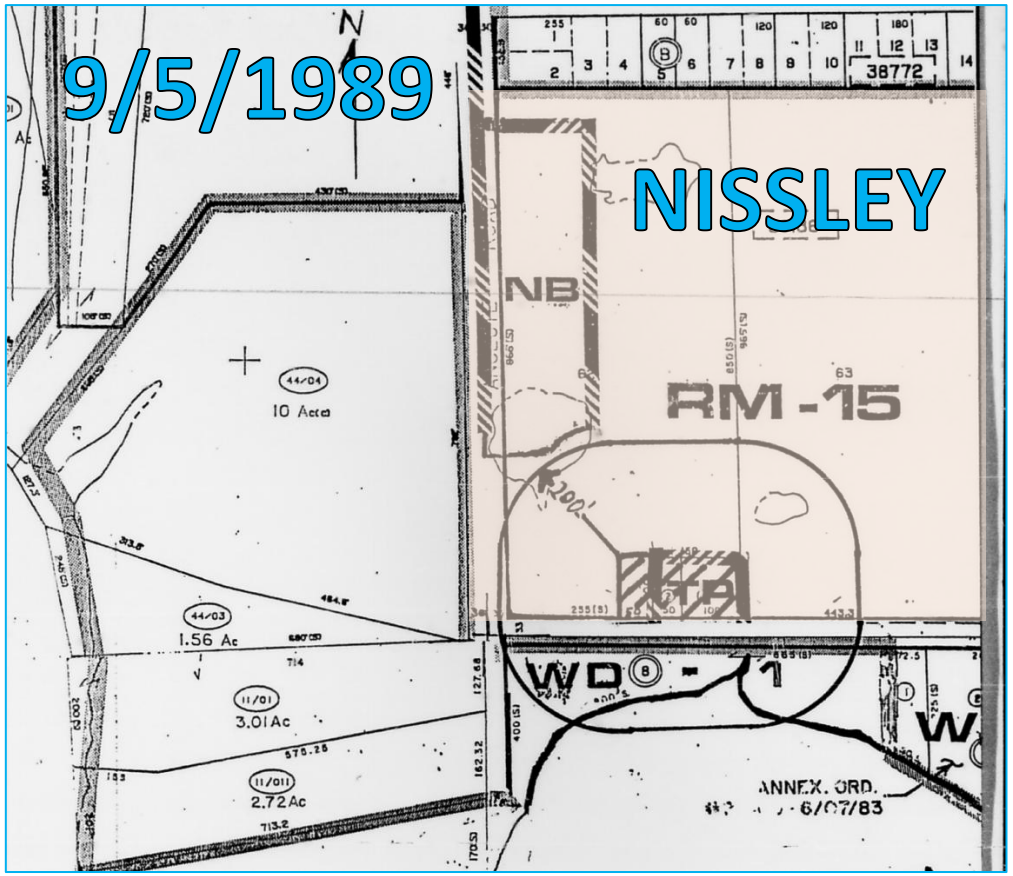


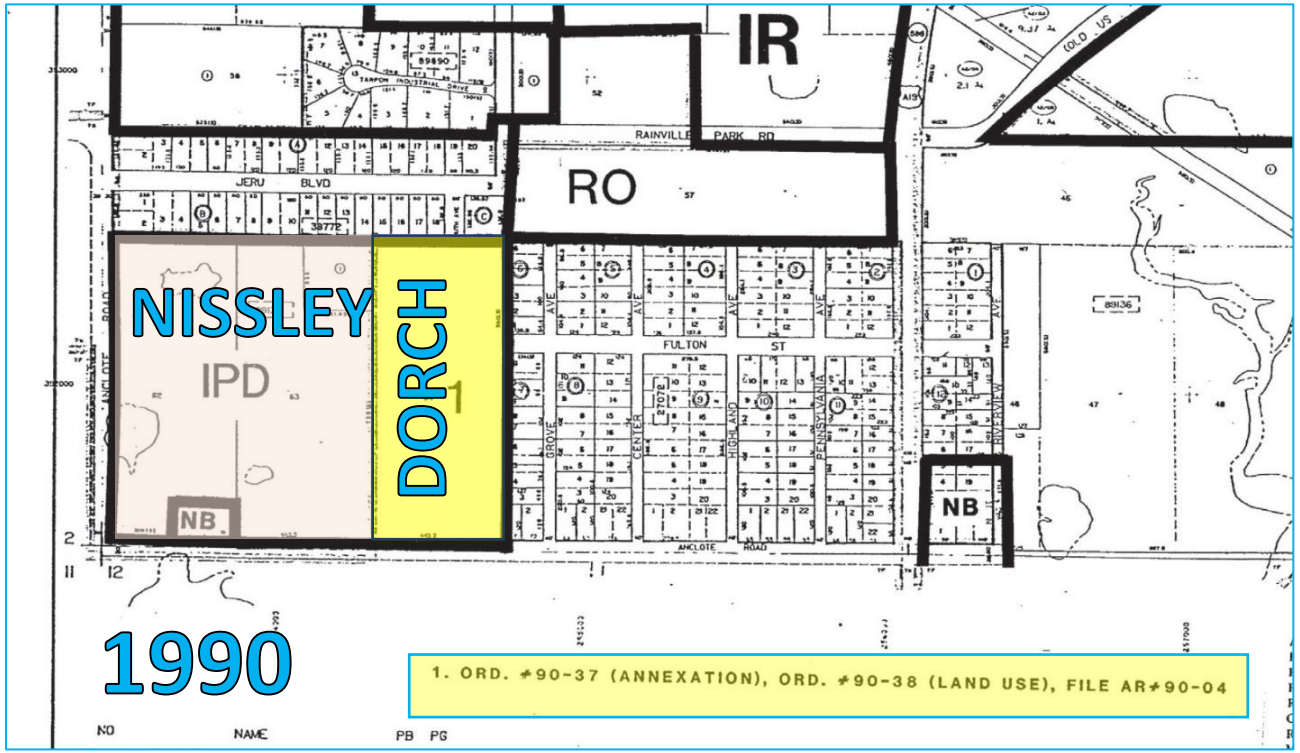
Travel Park



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REZONING HISTORY PERSPECTIVE: 1989-1990





<u>September 5, 1989</u>: Ordinance 89-17: Amending the boat storage yard from Residential Multifamily (RM-15)/Travel Park to Neighborhood Business, shows RM-15 on Nissley property.
<u>May 1, 1990</u>: Ordinance 90-10: Adopting Land Development Code and zoning map showing IPD on Nissley.
<u>September 18, 1990</u>: Ordinance 90-37: Annexing the Dorch property (Adjacent to Nissley) with IPD Zoning as Vacant Land (consistent with 1989 Comprehensive Plan policies that preferred the **planned development** process for vacant lands north of the river)

COMPREHENSIVE PLAN CONSISTENCY

1989 Comprehensive Plan

- Called for utilization of the Planned Development concept and specifies that it is preferred in the Transition Industrial Future Land Use Map category designation on the property.
- Pursuant to the plan policies, properties (including the subject property and the adjacent property) would have been placed in the IPD zoning district without necessarily having a site plan layout adopted.

2045 Comprehensive Plan

- Calls for continued protection of the City's industrial lands for primary job creation and specifies that wetland and significant habitat be protected and appropriately buffered.
- The flexibility of the planned development process is the best means for ensuring the implementation of these policies.

REVIEW CRITERIA – REZONING

1. **Comprehensive Plan Consistency**

   The proposed IR designation for this particular property is not consistent with the 2045 Comprehensive Plan. The current IPD zoning is more appropriate to provide site layout flexibility, maximize protection of known features, and provide for neighborhood compatibility.

2. **Appropriate and Compatible Uses**

   The IR zoning district designation would align with the Employment category of the Future Land Use Map. The Planned Development process provides greater flexibility to address compatibility issues, and property-related characteristics such as environmental features and transportation.

3. **Provide for Efficient and Orderly Development**

   Efficient and orderly development would be compromised by a potential for increased environmental impacts and reduced opportunity to address compatibility issues.

4. **Public Facilities Capacity and Levels of Service**

   The City has the capacity and fiscal ability to continue to serve the property. Development is expected to be able to demonstrate compliance with Level of Service standards.

ADDITIONAL ITEMS TO NOTE:

1. **1989-1990 Actions and Comprehensive Plan guidance show that the planned development zoning designation was preferred under the Plan and shown on the 1990 map.**

   Staff concludes that the IPD zoning was consistent with the policy and procedures at the time.

2. **The IPD zoning is in place and does not have to be re-adopted. It provides for protections for wetlands, neighboring residential and the recognized "Transitional" character, that are consistent with the 2045 Comprehensive Plan, while providing the developer with flexibility in design through the waiver process.**

   A new developer would go through the planned development amendment process for uses by-right and for conditional uses. With respect to wetlands, note that regardless of the zoning, wetlands generally cannot be developed. The wetland setback would be 50 feet for the IPD district and 25 feet for the IR district.

4. **It is noted that neighborhood compatibility must be addressed regardless of the development review process used, since any development must be consistent with the Comprehensive Plan.**

   The planned development process would provide greater flexibility for addressing site layout and compatibility issues.

PRELIMINARY STAFF RECOMMENDATION

#25-28 - ***Denial*** of **Ordinance 2025-07**, Rezoning from Industrial Planned Development District (IPD) to Industrial Restricted (IR) District.

Approval of rezoning from Industrial Planned Development (IPD) to Land Conservation (LC) for the wetland portions of the property currently located in the Preservation (P) Future Land Use Map category.

Public Notice Provided – The request was publicly noticed. One comment letter in opposition was received.

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT AND LAND CONSERVATION (LC) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Official Zoning Atlas designation from Industrial Planned Development (IPD) District to Industrial Restricted (IR) District; and

WHEREAS, the City has determined that an additional amendment of the Official Zoning Atlas from Industrial Planned Development (IPD) to Land Conservation (LC) is appropriate for portions of the property currently located in the Preservation (P) Future Land Use Map category, and

WHEREAS, the Industrial Restricted (IR) District and Land Conservation (LC) District are consistent with the property's existing Future Land Use Map categories of Employment (E) and Preservation (P), respectively; and

WHEREAS, permitted uses within the Industrial Restricted District and the Land Conservation District are compatible with the surrounding and existing land uses; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Zoning Atlas amendment Ordinance on August 18, 2025; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to the Industrial Restricted (IR) District is appropriate.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended to Industrial Restricted (IR) for the property described as,

Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Less and except the South 143 feet of Lot 62,"

Except that the Official Zoning Altas of the City of Tarpon Springs is hereby amended to Land Conservation (LC) for that portion of the above-described property in located in, and corresponding to, the area designated as Preservation (P) on the Tarpon Springs 2045 Comprehensive Plan Future Land Use Map.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 5. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

DRAFT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING & ZONING APPLICATION

INSTRUCTIONS
Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME	EMAIL	
Tarpon Springs One LLC; Thomas Scannell	tom@bgi-usa.com	
ADDRESS 7401 Stringfellow Road		
CITY St. James City	STATE FL	ZIP 33956
PHONE 561-441-1378		

2. APPLICANT(S) *(if different than owner)*

NAME	EMAIL	
ADDRESS		
CITY	STATE	ZIP
PHONE		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME	EMAIL	
Brian J Aungst	BJA@macfar.com	
ADDRESS 625 Court St Unit 200		
CITY Clearwater	STATE FL	ZIP 33756
PHONE 727-441-8966		

4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- ☐ Annexation
- ☐ Conditional Use
- ☐ Discussion Item
- ☐ Development Agreement
- ☐ Future Land Use Amendment
- ☐ Sidewalk Cafe
- ☑ Rezoning
- ☐ Site Plan/Subdivision
- ☐ Right-of-Way Vacation
- ☐ Temporary Use (Dates:_____)
- ☐ Final Plat
- ☐ Minor Plat
- ☐ Planned Development:
  - ☐ Concept
  - ☐ Preliminary
  - ☐ Final

Board of Adjustment Applications (BOA)

- ☐ Variance
- ☐ Nonconforming Lot of Record Variance
- ☐ FAR/ISR Adjustment
- ☐ Sidewalk Waiver
- ☐ After-the-Fact Variance
- ☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Removal Form

** See Page 4 for required Application Addendums.*

5. GENERAL INFORMATION

PROJECT NAME Anclote Rd Industrial
ADDRESS/LOCATION 310,320 & 340 Anclote Rd. Tarpon Springs, FL
TAX PARCEL NUMBER(S) 01-27-15-89136-000-0631; 01-27-15-89136-000-0630; 01-27-15-89136-000-0620
LEGAL DESCRIPTION See Survey
SITE ACREAGE Upland 13.93 Wetland 3.56 Submerged 0 Total 17.49
FLOOD *(check all that apply)* ☑ Zone X ☐ Zone X Shaded ☑ Zone AE ☐ Zone VE ☐ Not in a Flood Zone Base Flood Elevation(s) (BFE): 9,10
COASTAL HIGH HAZARD AREA (CHHA) ☑ Yes, this property is located within the CHHA ☐ No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS *(if applicable)*	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
E/P	IPD	E/P	IR

7. SUMMARY/PURPOSE OF REQUEST

Applicant Seeks to rezone the property from Industrial Planned Development to Industrial Restrictive.

8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:
The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

_____ 3-28-2025
(Applicant's Signature) *(Date)*

OWNER'S SIGNATURE*:
I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to b placed and remain on the property until the processing of the request is complete.

_____ 3-28-2025
(Owner's Signature) *(Date)*

**Not required for discussion item applications*

AGENT AUTHORIZATION:
The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Brian J Aungst _____
(Agent Name, Printed) *(Date)*

_____ _____
(Agent's Signature) *(Date)*

STATE OF FLORIDA)
COUNTY OF PINELLAS ~~Lee~~)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) Online notarization, this 28 day of March, A.D., 2025 by Thomas Scannell (only), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Elsie Stearns
Signature: _____
Stamp:

ELSIE G. STEARNS
MY COMMISSION # HH 226927
EXPIRES: June 9, 2026

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the required addendums as outlined below:

ANNEXATION

☐ General Application Checklist

CONDITIONAL USE

☐ General Application Checklist
☐ Certificate of Concurrency Form
☐ Short Term Rental/Tourist Home Form, if applicable
☐ Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

☐ General Application Checklist

DEVELOPMENT AGREEMENT

☐ Development Agreement Checklist

FUTURE LAND USE AMENDMENT

☐ General Application Checklist
☐ Certificate of Concurrency Form

REZONING

☐ General Application Checklist
☐ Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

☐ General Application Checklist
☐ Site Plan Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

RIGHT-OF-WAY VACATION

☐ General Application Checklist
☐ Letters of No Objection Checklist

FINAL PLAT

☐ Final Plat Application Checklist

MINOR PLAT

☐ General Application Checklist

PLANNED DEVELOPMENT

☐ General Application Checklist
☐ Planned Development Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

☐ General Application Checklist
☐ Variance Application Form, if applicable
☐ Nonconforming Lot Application Form, if applicable
☐ FAR/ISR Application Form, if applicable
☐ Sidewalk Waiver Form, if applicable
☐ After-the-Fact Variance Application Form, if applicable
☐ De Minimis Variance Form, if applicable

HERITAGE PRESERVATOPM BOARD (HPB) APPLICATIONS

☐ General Application Checklist
☐ Certificate of Appropriateness Form
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Designation Removal Form

SIDEWALK CAFE

☐ General Application Checklist
☐ Sidewalk Café Form, if applicable

The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	$675.00	No Cost	$350.00
Single-Family *(Detached, Attached, & Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Multi-Family	$600.00/Building	No Cost	$300.00/Building
Commercial	$2,000.00	No Cost	$1,000.00
Industrial	$3,000.00	No Cost	$1,500.00
Planned Development Applications			
Preliminary Plan *(Residential)*			
1 – 50 Lots	$500.00	No Cost	$200.00
Over 50 Lots	$750.00	No Cost	$300.00
Preliminary Plan *(Multi-Family)*	$600.00/Building	No Cost	$200.00/Building
Preliminary Plan *(Commercial)*	$1,000.00	No Cost	$500.00
Preliminary Plan *(Industrial)*	$1,500.00	No Cost	$750.00
Final Plan *(Residential – Single-Family Detached, Attached, Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Final Plan *(Multi-Family)*	$600/Building	No Cost	$300/Building
Final Plan *(Commercial)*	$2,000.00	No Cost	$1,000.00
Final Plan *(Industrial)*	$3,000.00	No Cost	$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	$250.00	No Cost	$250.00
Site Plan	$250.00	No Cost	$250.00
Downstream Analysis *(as necessary)*	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
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PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	$0	$500.00 Public Notice Fee
Conditional Use	$500.00	$150.00 Public Notice Fee
Discussion Item	$0	-
Development Agreement		
Request to Negotiate	$250.00	-
Development Proposal	$2,500.00	-
Agreement Modification	$1,000.00	-
Agreement Extension	$250.00	-
Future Land Use Amendment	$750.00	$525.00 Public Notice Fee
Rezoning	$750.00	$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	$1,250.00	$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Temporary Use	$100.00	-
Mobile Food Vendor	$25.00	-
Final Plat	$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	$250.00	-
Planned Development		
Conceptual Plan	$250.00	-
Preliminary Plan	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	$500.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	$100.00	-
Sidewalk Café	$250.00	-
Board of Adjustment Applications		
Variance	$250.00	$150.00 Public Notice Fee
Sidewalk Waiver	$250.00	$150.00 Public Notice Fee
De Minimis Variance	$50.00	$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	$250.00	$150.00 Public Notice Fee
Hertiage Preservation Board Applications		
Certificate of Appropriateness	$50.00	$75.00 Public Notice Fee
Designation	$250.00	$75.00 Public Notice Fee
Economic Hardship	$50.00	$75.00 Public Notice Fee

JUSTIFICATION NARRATIVE
REZONING OF 310, 320 & 340 ANCLOTE ROAD

The owner ("*Owner*") of 310, 320 and 340 Anclote Road (collectively, the "*Property*") is requesting a rezoning of the Property from Industrial Planned Development ("*IPD*") to Industrial Restricted ("*IR*"). The Property was given a zoning designation of IPD upon the adoption of the current zoning map under Ordinance No. 1990-10, but that was an area-wide adoption and City staff has confirmed there is no record of there ever being a site plan which would govern the IPD zoning designation for the Property. For over a decade the Owner has marketed the Property for sale, but the inability to provide prospective purchasers of the Property with a definitive site plan under the IPD zoning has made it extremely difficult to keep buyers interested in the Property.

Approval of this application for rezoning from IPD to IR would not only provide certainty for prospective purchasers, but it would expand the permitted uses available as-of-right on the Property and would better conform with the surrounding uses. For example, the property located directly adjacent to the east, 240 Anclote Road, was similarly zoned IPD in 1990 (Ordinance No. 1990-37) but has since rezoned to IR. The Property also has a history of different uses prior to the 1990 rezoning to IPD and it is the Owner's hope that approval of this rezoning request will generate interest in the Property from buyers who are looking to be a part of the fabric of the historic Tarpon Springs community.

MFM
EST.1884
Macfarlane Ferguson & McMullen

One Tampa City Center, Suite 2000
201 N. Franklin Street
P.O. Box 1531 (33601)
Tampa, FL 33602
813.273.4200

WWW.MFMLEGAL.COM
EMAIL: BJA@MACFAR.COM

625 Court Street, Suite 200
P.O. Box 1669 (33757)
Clearwater, FL 33756
727.441.8966

July 7, 2025

City of Tarpon Springs
Attn: Andrew Salzman, Esq., City Attorney
324 East Pine Street
Tarpon Springs, FL 34689
asalzman@unicesalzman.com

Re: Application #25.28 for Rezoning of Property in Tarpon Springs

Dear Attorney Salzman:

Thank you for meeting with my client and I to address my client's concerns related to the rezoning of 310, 320, and 340 Anclote Road in the City of Tarpon Springs (the "Property"). As you know, this is a standard Euclidean rezoning application to amend the zoning designation from IPD to IR. My client's property and the property directly adjacent to the east, 240 Anclote Road, both were rezoned to Industrial Planned Development (IPD) at some point between 1976 and 1979. We know this because City staff provided us the City's Zoning Maps from those two years in response to a public records request for the Property. The purpose of the public records request was to obtain the Ordinance by which the Property became IPD and the associated approval material that is required with a Planned Development zoning designation such as the site development plans and any conditions of approval. To date, City staff have been unable to find the Ordinance nor any associated application, site plan, or conditions of approval which were part of the IPD process, and which would detail the Property's approved development entitlements. There are no current planning staff employees that were employed at the time of the rezoning to IPD, so the current owner nor City staff have any evidence of, nor knowledge of the reasoning as to why the IPD zoning designation was assigned to the Property. What we do know from the Zoning Map from 1976 is that the Property did have a zoning designation of Industrial Restrictive (IR) prior to being rezoned to IPD. The property contiguous to the east also has an IR zoning designation which is the same designation my client is requesting.

Page 2 of the City staff's preliminary presentation states that "it is presumed that the IPD zoning was intentionally designated at the time of zoning map adoption under Ordinance 1990-10." The adoption of Ordinance 1990-10 was for the overall adoption of the Comprehensive Zoning and Land Development Code for the City of Tarpon Springs, not an Ordinance specific to

my client's Property. Ordinance 1990-10 applies to the entire City and is not in any way relevant to the pending rezoning application that my client has made. As outlined above, the Property already had the designation of IPD on the 1979 Zoning Map, so the Property was not "intentionally designated" IPD with Ordinance 1990-10, it was only a part of that Ordinance by virtue of being located within the City limits of Tarpon Springs, and for that matter has equal relevance to anyone who owned a single-family home with the City limits of Tarpon Springs. My client is concerned that reference to Ordinance 1990-10 and any assumptions of City staff give the misimpression that that within that Ordinance there is some site-specific reasoning for the Property's IPD designation.

As noted above, City staff has acknowledged that the reasons behind the rezoning of my client's Property are unknown and it is not known what use or site plan was approved for this site. As such, it currently sits unentitled and undevelopable which has made it impossible for my client to market or sell the property. The site is unentitled, because there is no path for anyone to simply submit a "by right" site plan that meets the current requirements of an existing zoning category. The way it stands now, someone wanting to develop the property would have to essentially rezone the Property to IPD once again. Normally, a site with a planned development designation would be submitting a modification to the already approved plan, or simply submitting a site building permit application based upon the associated Planned Development plans. This is why the site is not currently developable.

My client has owned the property for nearly 20 years and has actively marketed it but the uncertainty surrounding the current unknown IPD zoning designation has made it impossible to sell for any use. As you know, Rezoning applications are quasi-judicial and require competent substantial evidence to support either approval or denial. Respectfully, we are concerned that the assumptions contained in the preliminary staff presentation do not meet the competent substantial evidence standard and we respectfully request this statement of presumption and reliance upon the unrelated Ordinance 1990-10 be removed.

Page 9 of the City's staff presentation states that the current IPD zoning provides more flexibility than the IR zoning designation. However, the IR zoning has less restrictive buffers/setbacks, more allowable uses, and a simpler approval process than the IPD zoning which requires a conditional site plan specific process for any proposed use. Therefore, the IR zoning is objectively a more flexible zoning designation, and it was the Property's historic zoning designation prior to 1979 based on the City's Zoning Maps. Also on Page 9, it states that the Planned Development process provides more options to address compatibility issues. However, the property immediately to the east has the same neighboring zoning designations, and that property is zoned IR. Page 9 of the preliminary staff presentation then goes on to state that there are "Employment category limitations" without providing any reasoning, nor context for this statement. The IR category provides for more uses and many different employment opportunities all of which are compatible with the Employment future land use category, and there are no factual limitations within the Employment category for the allowable uses within IR.

Most importantly, the City staff presentation acknowledges that the proposed IR zoning is more consistent with the Employment category than the IPD zoning category which we believe should allow City staff to support our application. We believe the IR zoning designation is more consistent with the underlying Employment land use and provides more Employment related opportunities than the current unknown and unentitled IPD zoning designation from the 1970s.

We also believe that the staff presentation should be revised so that there are more factual and accurate statements made within it. My client is concerned that assumptions within the presentation that could influence the decision of the Planning and Zoning Board, along with the Board of City Commissioners and may run afoul of the competent substantial evidence standard required of quasi-judicial proceedings.

The final comment on page 9 of the presentation from City staff is that, "[t]here is no compelling rationale for a rezoning of this property at this time." Based on this comment, City staff seems to be holding my client's rezoning application to a heightened standard of review above and beyond the competent substantial evidence standard. Again, the staff's preliminary presentation is based on assumptions without any evidentiary or legislative support. Moreover, even using this heightened standard it can be argued that there is no compelling rationale for this property to remain IPD due to the lack of an associated site plan, no associated conditions of approval and no entitlements nor allowable uses.

We are respectfully requesting the City take these concerns which have been discussed in our meeting and during the TRC meetings into consideration and to consider modifying the staff presentation to the P&Z Board. We greatly appreciate the time you and City staff have put into this application and for the City's consideration of this request. As always, please feel free to contact me via e-mail (bja@macfar.com) or by telephone (727-444-1403) to discuss. Thank you.

Sincerely yours,

/s/ *Brian Aungst, Jr.*

I#: 2006086587 BK: 14976 PG: 9, 03/08/2006 at 02:17 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $28000.00 KEN BURKE, CLERK OF COURT PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR13

Prepared by and return to:

Carter & Thomas Law Offices, LLP
1515 N. Federal Highway, Suite
Boca Raton, FL 33432
561-368-7474
File Number: **7843.01**

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 2nd day of **March, 2006** between **Eleanore S. Nissley, a widow, individually, and as Trustee of a testimentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993** whose post office address is **145 Phelps Road, Ridgewood, NJ**, grantor, and **Tarpon Springs One, LLC, a Florida limited liability company** whose post office address is **9771 87th Place South, Boynton Beach, FL 33437**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County**, Florida, to-wit:

Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.
Less and except the South 143 feet of Lot 62.

Parcel ID # 01-27-15-89136-000-0620
Parcel ID # 01-27-15-89136-000-0630
Parcel ID # 01-27-15-89136-000-0631

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 145 Phelps Road, Ridgewood, NJ.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Dariusz M. Wroniski

Witness Name: Michele Verost

Eleanore S. Nissley, Individually and as Trustee

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me this 1st day of March, 2006 by Eleanore S. Nissley, a widow, individually, and as Trustee of a testimentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993, who [_] is personally known or [X] has produced a driver's license as identification.

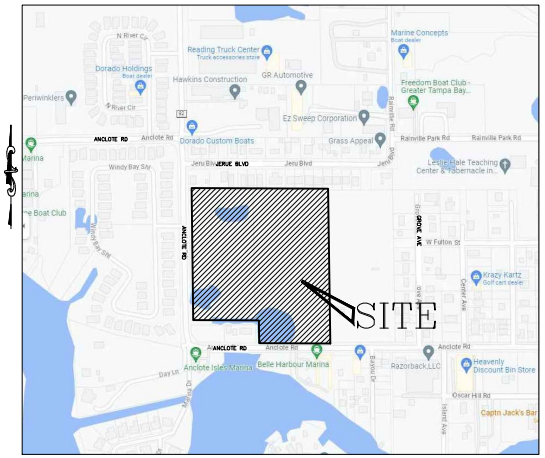
[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

CYNTHIA A HARRSCH
Notary Public
State of New Jersey
My Commission Expires Oct 30, 2007



SITE MAP
NOT TO SCALE

PROPERTY ADDRESS= ANCLOTE RD, TARPON SPRINGS, FLORIDA, 34689
SURVEYED AREA =761650.24 SQ FT SQUARE FEET OR 17.49 ACRES, MORE OR LESS

LEGEND

CMF (CONCRETE MONUMENT FOUND) 4", NUMBER DENOTED		FOUND CHISEL X	
CMS (4X4 CONCRETE MONUMENT (FDOT SET)		FOUND DRILL HOLE	
5/8" CAPPED IRON ROD LB 7352 SET		BENCH MARK	
CMF (CAPPED IRON ROD) SIZE AND NUMBER DENOTED		TRAVERSE POINT	
PIF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED		RAILROAD SPIKE FOUND	
NAIL & DISK FOUND (NUMBER DENOTED)		EXISTING ELEVATION	
NAIL & DISK SET (UNLESS)			

BC	BACK OF CURB	(P)	PLAT DATA
BM	BENCHMARK	P.B.	PLAT BOOK
(C)	CALCULATED DATA	PC	POINT OF CURVATURE
C.M.	CHORD BEARING	POT	PERMANENT CONTROL POINT
C.M.	CENTERLINE	PT	POINT OF TANGENCY
CONC.	CONCRETE	POB	POINT OF BEGINNING
D	DELTA	POC	POINT OF COMMENCEMENT
(D)	DEED OR DESCRIPTION	POL	POINT ON LINE
EP	EDGE OF PAVEMENT	PRM	PERMANENT REFERENCE MONUMENT
(F)	FIELD DATA	PT	POINT OF TANGENCY
F.A.	FLOWLINE	R	RADIUS
L	ARC LENGTH	(R)	RADIAL LINE
(NR)	NON-RADIAL LINE	R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK	O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.C.P.	REINFORCED CONC. PIPE	ELEV.	ELEVATION
P.V.C.	POLYVINYL CHLORIDE		

INTERSTATE		CONCRETE POWER POLE	
STATE ROAD		UTILITY POLE	
US HIGHWAY		OVERHEAD UTILITIES	
SIGN		ANCHOR WIRE	
SIGNS		FLIGHT POLE	
PARKING SPACES			
HANDICAP SPACE			

MONITOR WELL		TELEPHONE PEDESTAL	OUTLET CONTROL STRUCTURE
WATER METER		ELECTRIC RISER	GUARD INLET
WATER SERVICE		ELECTRIC BOX	GRATE INLET
BLOWOFF		TRANSFORMER	STORM MANHOLE
WELL		CABLE PEDESTAL	SANITARY MANHOLE
FIRE HYDRANT		GAS RISER	SEWER SERVICE
GATE VALVE		GAS METER	LIFT STATION
GAS LINE		CABLE TV RISER	IRRIGATION SERVICE
CABLE LINE		GUY WIRE	MITERED END SECTION
			BACK FLOW PREVENTER
			CLEANOUT
			AIR RELIEVE VALVE

DESCRIPTION:

LOTS 62 AND 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
LESS AND EXCEPT THE SOUTH 143 FEET OF LOT 62.

SURVEYORS NOTE:

1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A "33' R/W PER (PROPERTY APPRAISERS) MAP FORMAL R/W DEDICATION NOT PROVIDED". A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S.00°43'00"E. BEING THE EAST RIGHT OF WAY LINE OF ANCLOTE ROAD. (ASSUMED).

2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.

3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.

4. RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "AE" & "X", AS PER F.I.R.M. PANEL NO. 12103C0017 H DATED 08/24/20201, (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)

6. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

7. ELEVATIONS IF SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

8. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT, COMMITMENT NUMBER 10912291, DATED DATED 03/06/2023 AND LAST REVISED 03/15/2023. NO OTHER INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.

9. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.

10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.

11. BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR VERIFIED BY THIS OFFICE.

12. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

SPECIFIC PURPOSE SURVEY
OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

#	REVISION	DATE	BY
1	REVISED WETLANDS	07/10/2023	DC

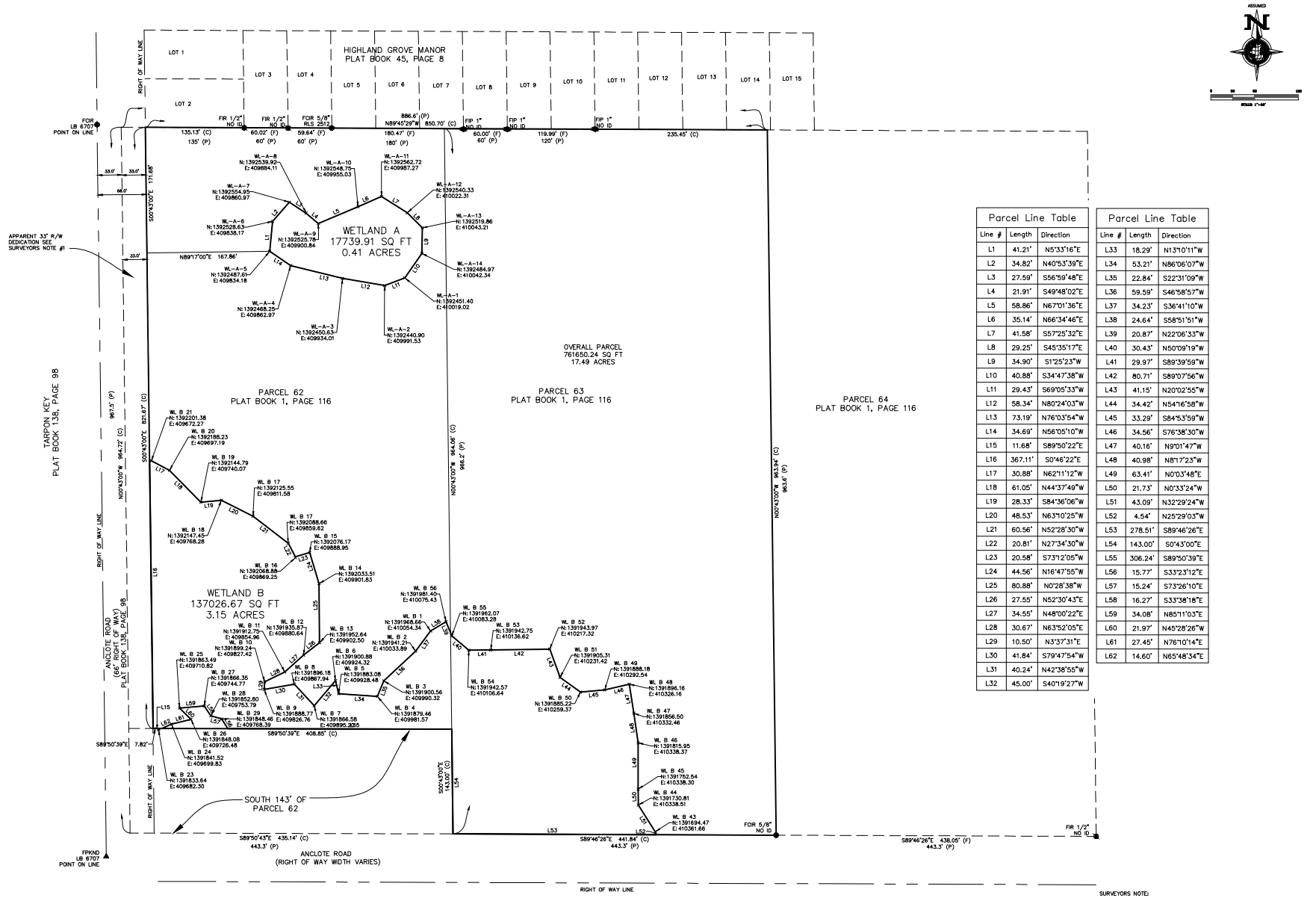
ATWELL
ATWELL, LLC
CERTIFICATE OF AUTHORIZATION LB 0007932
3803 TAMPA ROAD, SUITE 1001, OLDSMAR, FLORIDA 34677
(813) 514-1788 WWW.ATWELL-GROUP.COM

Scale: 1"= NONE | Drawn by: AG | FB/PG: NONE | JOB: 23001469 | DATE: 04/28/2023

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SURVEY DEPICTED HEREON WAS PREPARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M. DATE OF SURVEY 04/28/2023
FLORIDA CERTIFICATE NO. 7329

SHEET# 1 OF 2



Parcel Line Table		
Line #	Length	Direction
L1	41.21'	N53°33'16"E
L2	34.82'	N40°53'39"E
L3	27.59'	S56°59'48"E
L4	21.91'	S49°48'02"E
L5	58.86'	N67°01'36"E
L6	35.14'	N66°34'46"E
L7	41.58'	S57°25'32"E
L8	29.25'	S45°35'17"E
L9	34.90'	S1°25'23"W
L10	40.88'	S34°47'38"W
L11	29.43'	S69°05'33"W
L12	58.34'	N80°24'03"W
L13	73.19'	N76°03'54"W
L14	34.69'	N56°05'10"W
L15	11.68'	S89°50'22"E
L16	367.11'	S0°46'22"E
L17	30.88'	N62°11'12"W
L18	61.05'	N44°37'49"W
L19	28.33'	S84°36'06"W
L20	48.53'	N63°10'25"W
L21	60.56'	N52°28'30"W
L22	20.81'	N27°34'30"W
L23	20.58'	S73°12'05"W
L24	44.56'	N16°47'55"W
L25	80.88'	N0°28'38"W
L26	27.55'	N52°30'43"E
L27	34.55'	N48°00'22"E
L28	30.67'	N63°52'05"E
L29	10.50'	N3°37'31"E
L30	41.84'	S79°47'54"W
L31	40.24'	N42°38'55"W
L32	45.00'	S40°19'27"W

Parcel Line Table		
Line #	Length	Direction
L33	18.29'	N13°10'11"W
L34	53.21'	N86°06'07"W
L35	22.84'	S22°31'09"W
L36	59.59'	S46°58'57"W
L37	34.23'	S36°41'10"W
L38	24.64'	S58°51'51"W
L39	20.87'	N22°06'33"W
L40	30.43'	N50°09'19"W
L41	29.97'	S89°39'59"W
L42	80.71'	S89°07'56"W
L43	41.15'	N20°02'55"W
L44	34.42'	N54°16'58"W
L45	33.29'	S84°53'59"W
L46	34.56'	S76°38'30"W
L47	40.16'	N9°01'47"W
L48	40.98'	N8°17'23"W
L49	63.41'	N0°03'48"E
L50	21.73'	N0°33'24"W
L51	43.09'	N32°29'24"W
L52	4.54'	N25°29'03"W
L53	278.51'	S89°46'26"E
L54	143.00'	S0°43'00"E
L55	306.24'	S89°50'39"E
L56	15.77'	S33°23'12"E
L57	15.24'	S73°26'10"E
L58	16.27'	S33°38'18"E
L59	34.08'	N85°11'03"E
L60	21.97'	N45°28'26"W
L61	27.45'	N76°10'14"E
L62	14.60'	N65°48'34"E

SURVEYORS NOTES:

1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A "33' R/W PER (PROPERTY APPRAISERS) MAP FORMAL R/W DEDICATION NOT PROVIDED". A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

SPECIFIC PURPOSE SURVEY

OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

#	REVISION	DATE	BY
1	REVISED WETLANDS	07/06/2023	DC

ATWELL
BEING ADVANCED
CERTIFICATE OF AUTHORIZATION #29923
3633 S.E. FIRST STREET, STUART, FLORIDA 34994
(561) 844-0900 (561) 220-8470 FAX

Scale: 1"= 60' | drawn by: DC/AG | FB/PG: NONE | JOB: 23001469 | DATE: 04/28/2023

SHEET# 2 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M.#7329
FLORIDA CERTIFICATE NO. 7329

DATE OF SURVEY 04/28/2023

1976 Zoning Map

GULF OF MEXICO

LAKE TARPON

Note: City Limits extends to the west line of the Intercoastal Waterway there.

ZONING MAP LEGEND

Agricultural Residential District	AR
Residential, Single Family District	R100
Residential, Single Family District	R70
Residential, Multi-Family District	RM
Residential, Office District	RO
Resort Residential District	RR
Mobile Home Park District	MHP
Travel Park District	TP
Neighborhood Business District	NB
Highway Business District	HB
General Business District	GB
Waterfront Development District	WD 1 - WD 2
Industrial Restricted District	IR
Land Conservation District	///// (LC)

GRAPHIC SCALE IN FEET 0 400 800 1200 1600 2000 2500

CITY OF TARPON SPRINGS
OFFICIAL ZONING MAP

ADOPTED	7-20-76
EFFECTIVE	8-3-76
REVISION	9-12-78
REVISION	6-5-79
REVISION	1-7-80
REVISION	(P.C.)

1981 Zoning Map

CITY OF TARPON SPRINGS ZONING MAP

AR	AGRICULTURAL RESIDENTIAL DISTRICT	RO	RESIDENTIAL OFFICE DISTRICT
R-100	RESIDENTIAL SINGLE FAMILY DISTRICT: 4.0 UNITS/ACRE MAX.	MHP	MOBILE HOME PARK DISTRICT
R-100A	RESIDENTIAL SINGLE FAMILY DISTRICT: 4.0 UNITS/ACRE MAX.	TP	TRAILER PARK DISTRICT
R-70	RESIDENTIAL SINGLE FAMILY DISTRICT: 6.0 UNITS/ACRE MAX.	NB	NEIGHBORHOOD BUSINESS DISTRICT
R-70A	RESIDENTIAL SINGLE FAMILY DISTRICT: 6.0 UNITS/ACRE MAX.	GB	GENERAL BUSINESS DISTRICT
RM	RESIDENTIAL MULTI-FAMILY DISTRICT: DENSITY AS NOTED	HB	HIGHWAY BUSINESS DISTRICT
RR	RESORT RESIDENTIAL DISTRICT: DENSITY AS NOTED	IB	INTENSIVE BUSINESS DISTRICT
RR-2	RESORT RESIDENTIAL DISTRICT-2: 15.0 UNITS/ACRE MAX.	IR	INDUSTRIAL RESTRICTED DISTRICT
		WD-1,2	WATERFRONT DEVELOPMENT DISTRICTS
		LC	LAND CONSERVATION DISTRICT

REVISIONS & AMENDMENTS

Nº	ORD. Nº	DATE	DESCRIPTION
1	N/A	9/18/81	add Adoption & Eff. dates ; add note ; correct zone lines
2	81-25	9/21/81	add OLSHAN annexation ; RR 7.5 Units/ Acre Max.
3	81-31	10/20/81	South side of Lemon St., RM to GB, No map change required.
4	81-32	10/20/81	AR to R100, Fantelis property, south of land fill & north of Oakleaf Village.
5	81-33	11/3/81	HB Kouloumis, RM to R 70 Orange Hgts. ; RM 15 to RM 7.5 Pappin.
6	81-36	11/17/81	add REED annexation ; E. 500' HB & remainder RM 7.5 u.p.a.
7	81-37	11/17/81	add MacGREGOR annexation ; RR-7.5 u.p.a.
8	81-38	11/17/81	add SINGLETON annexation ; WD-1
9	81-41	12/15/81	Weidman & Kousaios parcels, west of Fla. Ave. RR-7.5 to RR-10
10	82-02	1/19/82	Grandview Heights Sub. RM-15 to RM-4
11	82-06	4/6/82	SARAVANOS annexation : HB
12	82-07	4/20/82	REZONE : IR to HB
13	82-08	5/4/82	Rezone Clark property : RR-5 to RO
14	NA	5/26/82	Correct ownership boundary of WD-2
15	82-11	6/1/82	Annex Clark parcel (W. 1/2 lot 50): RO
16	82-16	8/3/82	Rezone Oakleaf Village RM-15 to R-70A
17	82-18	8/17/82	Annex Rowan parcel (Recett Way & Scenic Blvd.), R-70
18	82-21	9/7/82	Rezone area off Coburn, Ventnor & Sunset R-5 & R-10 to R-100
19	82-23	10/5/82	Rezone area N. of Orange & S. of Livecok R-70 to R70A
20	82-25	1/2/82	Rezone Blair Clark parcel RO to RM 8
21	82-28	12/7/82	Rezone Contonis parcels, w. end Harrison GB to RM-15
22	83-09	6/7/83	Rezone B. & Gray Annexation-Anclote Rd. WD-1
23	83-13	6/21/83	RM-15 to IB - Tsavaris, Howard & Vaporis w. side Safford b/w Cypress & Pine.
24	83-18	9/6/83	Annex. Papaoshristou - US 19 C-2 to HB
25	83-19	9/6/83	Harbour Watch (Pt. Alexis) RR-4 to RR-8
26	83-20	9/6/83	Stamos-Riverhead Village RM-15 to RM7.5
27	83-32	12/6/83	REZONE WHITCOMB PL. FROM R-100 TO RM-4 PUD & LC
28	N/A	1/19/84	ADD STREETS
29	84-02	2/7/84	Simeon RM15 to IB cor. Cypress & Safford
30	84-04	3/6/84	Bradley Const. US19-HB Dist.

0 400 800 1200 1600 2400

SCALE: 1" = 800'

ADOPTED: 9-15-81 ORDINANCE No. 81-27 EFFECTIVE: 9-15-81 DRAWN BY: B. CHATTERTON

PREPARED BY THE CITY OF TARPON SPRINGS PLANNING DEPARTMENT

NOTE:

CITY LIMITS EXTEND TO THE WEST LINE OF THE INTRACOASTAL WATERWAY

GULF OF MEXICO

Ordinance 89-17

ORDINANCE 89-17

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY DESCRIBED HEREIN (Z/LU #89-2), LOCATED ON THE NORTH SIDE OF ANCLOTE ROAD APPROXIMATELY 1100 FEET WEST OF GROVE AVENUE, FROM TP (TRAILER PARK) AND RM 15 (RESIDENTIAL MULTIFAMILY 15 DU/ACRE), TO NB (NEIGHBORHOOD BUSINESS), AND AMENDING THE FUTURE LAND USE MAP BY CHANGING THE LAND USE CLASSIFICATION FROM MDR (MEDIUM DENSITY RESIDENTIAL) AND TF (TOURIST FACILITIES OVERLAY) TO NB (NEIGHBORHOOD BUSINESS), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, upon public hearing with due public notice before the Board of Commissioners on May 2, 1989, and Sept. 5 , 1989, it was determined that the rezoning and land use change of the property described in Attachment A as set forth herein would be compatible with surrounding properties, and best serve the public interest without depriving the owner thereof of its lawful rights.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, that:

1. The Official Zoning Map of the City of Tarpon Springs is hereby amended to provide for the following (Z/LU #89-2):

Zoning Classification: from TP (Trailer Park) and RM-15 (Residential Multifamily 15 du/acre) to NB (Neighborhood Business);

2. The Future Land Use Map of the City Tarpon Springs is hereby amended to provide for the following (Z/LU # 89-2):

City Land Use Classification: MDR (Medium Density Residential) with a Tourist Facility Overlay, to NB (Neighborhood Business);

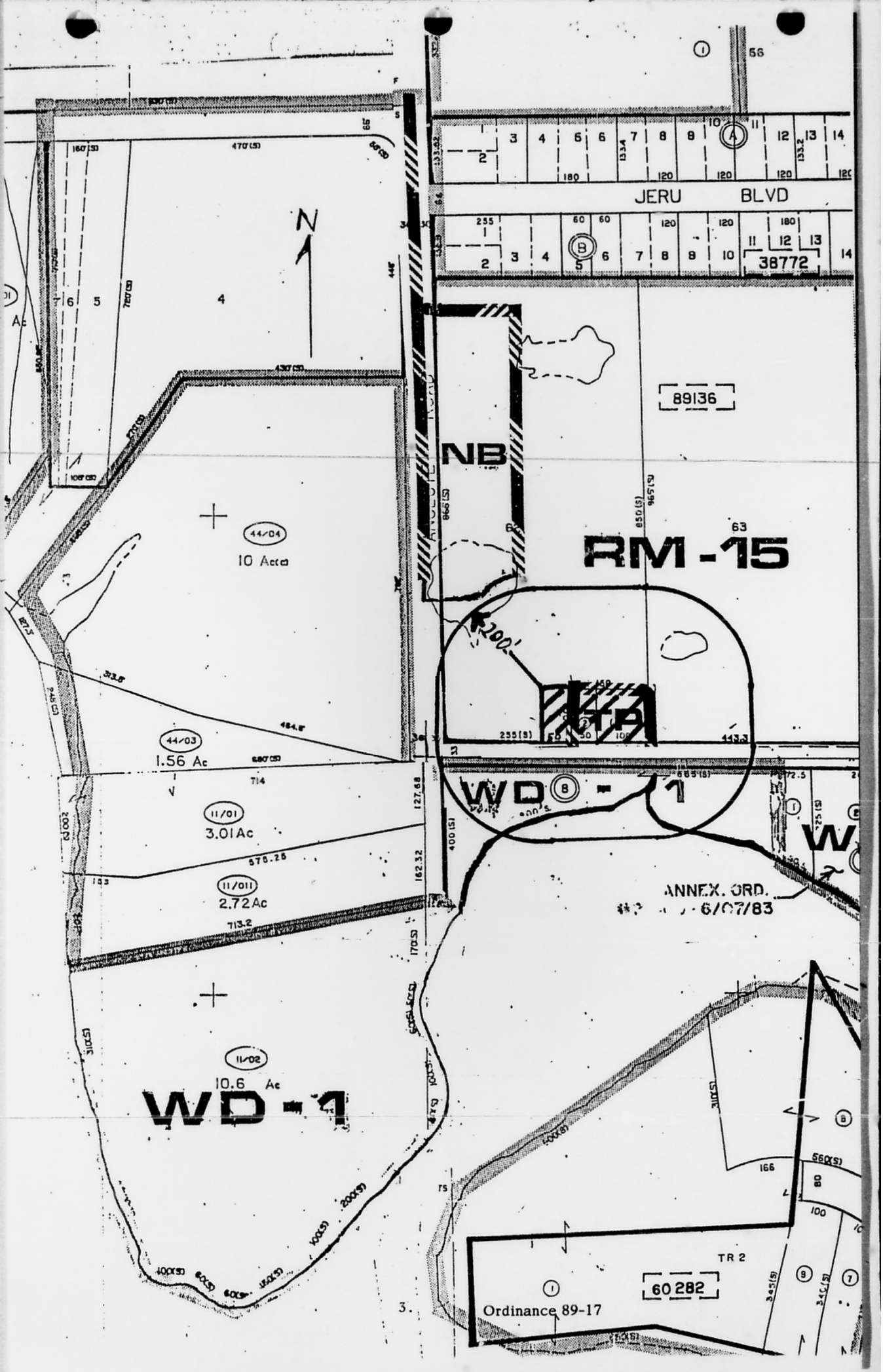
3. This ordinance shall become effective upon adoption.

EXHIBIT A

That part of Lot 62, TAMPA-TARPON SPRINGS LAND CO., SUBDIVISION of Section 1, Township 27 South, Range 15 East, according to plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Described as follows: For a point of reference, commence at the Southwest corner of Section 1, Township 27 South, Range 15 East; thence South 89 deg. 47'52" East, 342.81 feet; thence North 00 deg. 45'19" West, 33.00 feet to the Point of Beginning; thence run North 00 deg. 45' 19" West, 110 feet; run thence North 89 deg. 47'52" West, 50 feet; thence South 00 deg. 45'19" East, 110 feet; thence South 89 deg. 47'52" East, 50 feet to the Point of Beginning of the tract described herein.

This legal description is made a part of a certain Quit Claim Deed dated May 29, 1986, by and between A. B. LANGFORD and ELOISE LANGFORD, his wife, and ELOISE LANGFORD, a married woman, of land situate lying and being in the County of Pinellas, State of Florida, to wit:

Being a part of Tract 62, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 1, Township 27 South, Range 15 East, Pinellas County, Florida, as shown on Plat Recorded in Plat Book 1, Page 116 of the Public Records of Hillsborough County, Florida. Being further described as follows: For a Point of Reference, commence at the Southwest corner of said Section 1, Township 27 South, Range 15 East, run thence S 89°47'52" E, 242.81 feet, thence N 0°45'19" W, 33.00 feet to a Point of Beginning, thence continue N 0°45'19" W, 110.00 feet, thence S 89°47'52" E, 100.00 feet, thence S 0°45'19" E, 110.00 feet, thence N 89°47'52" W 100.00 feet, to the Point of Beginning.


JERU BLVD
38772
89136
NB
RM-15
63
10 Acres
44/04
44/03
1.56 Ac
11/01
3.01Ac
11/011
2.72Ac
11/02
10.6 Ac
WD-1
WD-8-1
TR 2
60.282
Ordinance 89-17
ANNEX. ORD.
6/07/83

PASSED and ADOPTED this 5th day of September ,1989.

Tom Ash
TOM ASH, MAYOR-COMMISSIONER

Glenn A. Davis
GLENN A. DAVIS, MAYOR PRO TEMPORE

Bessie N. Lontakos
BESSIE N. LONTAKOS, COMMISSIONER

Anita E. Protos
ANITA E. PROTOS, COMMISSIONER

Wayne O'Brien
WAYNE O'BRIEN, COMMISSIONER

MOTION BY: COMMISSIONER PROTOS
SECOND BY: COMMISSIONER LONTAKOS

VOTE ON MOTION

COMMISSIONER O'BRIEN	Yes
COMMISSIONER PROTOS	Yes
COMMISSIONER LONTAKOS	Yes
COMMISSIONER DAVIS	Yes
MAYOR ASH	Yes

ATTEST:
SEAL
Kathy M. Alesafis
KATHY M. ALESAFIS
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

Alan S. Zimmet
ALAN S. ZIMMET
CITY ATTORNEY

Ordinance 90-10

ORDINANCE #90-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ADOPTING THE TARPON SPRINGS COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE TO IMPLEMENT THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN PURSUANT TO THE REQUIREMENTS OF CHAPTER 163.3202, FLORIDA STATUTES; PROVIDING THAT SAID LAND DEVELOPMENT CODE IS CONSISTENT WITH THE COMPREHENSIVE PLAN; PROVIDING FOR GENERAL PROVISIONS, DISTRICT REGULATIONS AND OFFICIAL ZONING ATLAS, SUPPLEMENTARY DISTRICT REGULATIONS, SPECIAL REGULATIONS, PLANNED DEVELOPMENT REGULATIONS, DEVELOPMENT AGREEMENTS, HISTORIC PRESERVATION, PLAN CONSISTENCY AND CONCURRENCY MANAGEMENT, DEVELOPMENT STANDARDS, SUBDIVISION REGULATIONS, SIGN REGULATIONS, ADMINISTRATION AND ENFORCEMENT, BOARDS AND AGENCIES, DEFINITIONS, AND FEES AND CHARGES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Section 163.3161 et seq., Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, The City of Tarpon Springs Comprehensive Plan required under said Act has been adopted by the City and found to be in compliance with said Act by the Florida State Department of Community Affairs (DCA); and

WHEREAS, Section 163.3202, Florida Statutes, requires each local government in the State of Florida to adopt or amend and enforce land development regulations that are consistent with and implement the adopted Comprehensive Plan; and

WHEREAS, Section 163.3202, Florida Statutes, establishes the minimum necessary provisions to implement the adopted Comprehensive Plan, and

WHEREAS, The City has addressed the minimum necessary provisions

through a Land Development Code; and

WHEREAS, the deadline for adopting the minimum necessary provisions for the City of Tarpon Springs is May 1, 1990; and

WHEREAS, workshops on all the Land Development Code provisions were held before the Planning and Zoning Board for the City and before the Board of Commissioners for the City of Tarpon Springs; and

WHEREAS, public hearings were held after due public notice before the Planning and Zoning Board for the City on April 16, 1990 and before the Board of Commissioners for the City of Tarpon Springs on April 17, 1990 and May 1, 1990, and

WHEREAS, after considering all written and verbal communications on said Code the City of Tarpon Springs has determined it necessary and desirable to adopt the Tarpon Springs Zoning and Land Development Code and Official Zoning Atlas dated May 1, 1990.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, that:

Section 1. Adoption of Land Development Regulations

The Tarpon Springs Comprehensive Zoning and Land Development Code attached as Exhibit A is hereby adopted in conformance with, and pursuant to, the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3184, Florida Statutes, et. seq.

Section 2. Adoption of Official Zoning Atlas

The Official Zoning Atlas dated May 1, 1990 attached as Exhibit B is hereby adopted.

Section 3. Membership of Boards Established by the Comprehensive Zoning and Land Development Code

All present Board members of those Boards established by the Comprehensive Zoning and Land Development Code shall serve out their present terms. Reappointments to said Boards shall be made in accordance with the requirements of the Tarpon Springs Comprehensive Zoning and Land Development Code.

Section 4. Effective Date

This Ordinance shall become effective immediately upon adoption.

PASSED and ADOPTED this 1st day of May ,1990.

ANITA E. PROTOS, MAYOR-COMMISSIONER

GLENN A. DAVIS, MAYOR PRO TEMPORE

WAYNE O'BRIEN, COMMISSIONER

GEORGE BOBOTAS, COMMISSIONER

LULAMAE WOLFE, COMMISSIONER

MOTION BY: COMMISSIONER WOLFE
SECOND BY: COMMISSIONER DAVIS

VOTE ON MOTION

COMMISSIONER WOLFE	YES
COMMISSIONER BOBOTAS	YES
COMMISSIONER O'BRIEN	NO
COMMISSIONER DAVIS	YES
MAYOR PROTOS	YES

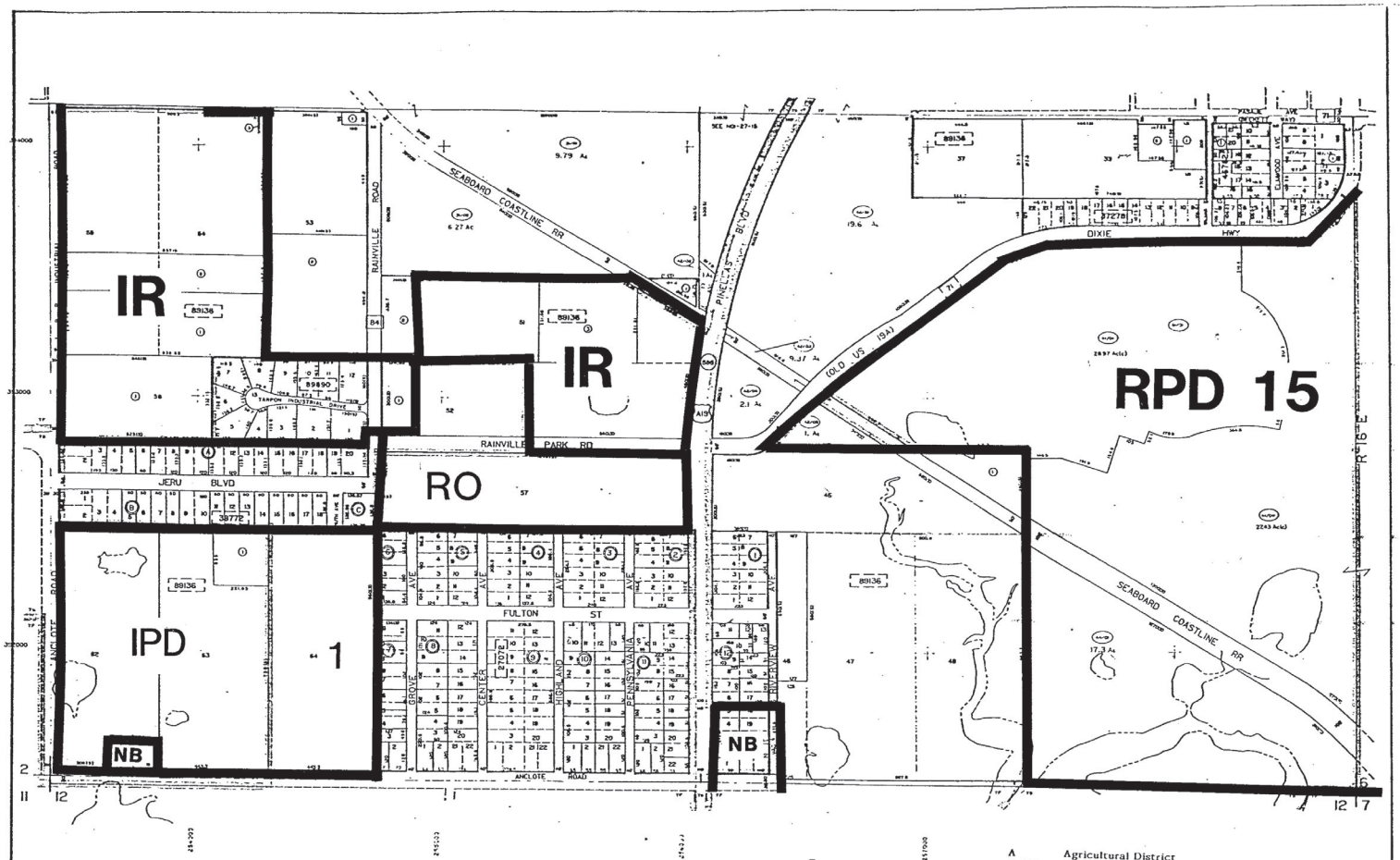
ATTEST:

KATHY M. ALESAFIS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

ALAN S. ZIMMET
CITY ATTORNEY

1989-1990 Zoning Map



1. ORD. #90-37 (ANNEXATION), ORD. #90-38 (LAND USE), FILE AR#90-04

NO	NAME	PB PG
27072	FAIRVIEW *BLOCKS 1 TO 10. TARPON SPRINGS	09/018
37278	HARSHAW HEIGHTS	19/049
38772	HIGHLAND GROVE MANOR	45/008
46782	KING'S ADD TO ALTA VISTA	16/045
89136	TAMPA & TARPON SPRINGS LAND CO	H1/116
	INDEX UPDATE	
89890	TARPON INDUSTRIAL CENTER	93/065

A	Agricultural District
R-100	Single Family Residential District
R-100A	Single Family Residential District
R-70A	Single Family Residential District
R-70	One and Two Family Residential District
CRM	Conditional Residential Mix District
RM	Residential Multifamily District
MHP	Mobile Home Park District
TP	Trailer Park District
RO	Residential Office District
NB	Neighborhood Business District
HB	Highway Business District
CS	Commercial Service District
GB	General Business District
IB	Intensive Business District
WDI	Waterfront Development District
WDI-A	Waterfront Commercial Fishing Development District
WDII	Waterfront and Marine Industry Development District
IR	Industrial Restricted District
IH	Industrial Heavy District
RPD	Residential Planned Development District
CPD	Commercial Planned Development District
IPD	Industrial Planned Development District
LC	Land Conservation District

PROPERTY OWNERSHIP MAP
PINELLAS COUNTY
RONALD J. SCHULTZ
PROPERTY APPRAISER

SCALE 1"=200 FT
DATE OF MAP: 10/17/79

COUNTY LOCATOR

SHEET MATCH

N02-27-15	N01-27-15	N06-27-16
S02-27-15	S01-27-15	S06-27-16
N11-27-15	N12-27-15	N07-27-16

LEGEND

REVISIONS

DATE	BY	CHANGES OR ADDITIONS
09/87	REF	UPDATE
11-92	MLES	"
2/94	JSC	UPDATE
3/96	EF	UPDATE
3/96	FEC	UPDATE

SECTION S ½ 01
TOWN 27 SOUTH, RANGE 15 EAST

PINELLAS COUNTY FLA.
INST # 90-280807

*** OFFICIAL RECORDS ***
BOOK 7404 PAGE 1972

PINELLAS COUNTY FLA.
~~INST # 90-267028~~

*** OFFICIAL RECORDS ***
~~BOOK 7393 PAGE~~ 68

This document is being rerecorded due to an error in Exhibit A of the document originally recorded. This document includes the corrected Exhibit A and supersedes that in OR Book 7393, Pages 68 through 72.

Ordinance 90-37

ORDINANCE 90-37

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING CERTAIN LANDS DESCRIBED HEREIN (AR #90-4) AND CONTIGUOUS TO THE CITY OF TARPON SPRINGS, LOCATED WITHIN PINELLAS COUNTY, FLORIDA, LOCATED AT 240 ANCLOTE ROAD, REDEFINING THE BOUNDARY LINES OF THE CITY OF TARPON SPRINGS TO INCLUDE SUCH PROPERTY, PROVIDING THAT THE ZONING AND LAND USE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PINELLAS COUNTY UNTIL AN AMENDMENT OF THE COUNTYWIDE FUTURE LAND USE PLAN IS AUTHORIZED, AND PROVIDING AN EFFECTIVE DATE.

11 RECORDING
ACCT COTS 466
REC 24.00
FEES
MTF
PTG
P/C
DOC
INT
TOTAL 24.00

WHEREAS, Ida B. Dorch has filed a petition (AR #90-4) requesting the City of Tarpon Springs to annex her property described below, located in Pinellas County, Florida, and

WHEREAS, the petition contains the signature of the owner of the property to be annexed, which is contiguous to other real property in the City of Tarpon Springs, is reasonably compact, and

WHEREAS, a finding has been made that the proposed land use designation by the City requires an amendment to the Countywide Future Land Use Plan, and

RE
11 RECORDING
ACCT 466
COTS
REC 28.50
FEES
MTF
PTG
P/C
DOC
INT
TOTAL 28.50

WHEREAS, notice has been duly published as required by Florida Statutes,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, that:

1. Pursuant to Section 171.044, Florida Statutes, the City of Tarpon Springs does hereby annex (AR #90-4) the following described lands located in Pinellas County, Florida:

SEE ATTACHED EXHIBIT A

KARLEEN F. DEBLAKER, CLERK
~~OCT 2, 1990 4:42PM~~

RETURN TO:
CITY CLERK'S OFFICE
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004

KARLEEN F. DEBLAKER, CLERK
OCT 17, 1990 5:06PM

*** OFFICIAL RECORDS ***
BOOK 7393 PAGE 69

*** OFFICIAL RECORDS ***
BOOK 7404 PAGE 1973

2. Pursuant to Section 171.062(2), Florida Statutes, and the requirements of the interlocal planning agreement with Pinellas County, the area annexed by this ordinance shall be subject to the zoning and land use restrictions of Pinellas County until an amendment to the Countywide Future Land Use Plan has been authorized.

3. A copy of this ordinance duly certified shall be filed with the Clerk of the Circuit Court of Pinellas County and with the Department of State.

4. This ordinance shall become effective upon adoption.

24167547 WJB 10-17-90 16:56:17
11 3010 - 00000466
ORD-DORCH
RECORDING 1 $28.50
TOTAL: $28.50
CHARGE AMOUNT $28.50

RETURN TO:
CITY CLERK'S OFFICE
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004

EXHIBIT A

IPD (INDUSTRIAL PLANNED DEVELOPMENT)

Tract 64, map or plat entitled "Tampa and Tarpon Springs Land Company" as recorded in Plat Book H1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida, was formerly a part, less the South 33.00 feet for road right-of-way and less the North and East 75.00 feet for a land conservation buffer lying in Section 1, Township 27 South, Range 15 East.

LC (LAND CONSERVATION)

The North and East 75.00 feet of Tract 64, map or plat entitled "Tampa and Tarpon Springs Land Company" as recorded in Plat Book H1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part lying in Section 1, Township 27 South, Range 15 East.

Ordinance 90-38

24163922 WJB 10-02-90 16:33:02
11 3010 - 00000466
ORD-DORCH: IDA B.
RECORDING 1 $24.00
TOTAL: $24.00
CHARGE AMOUNT $24.00

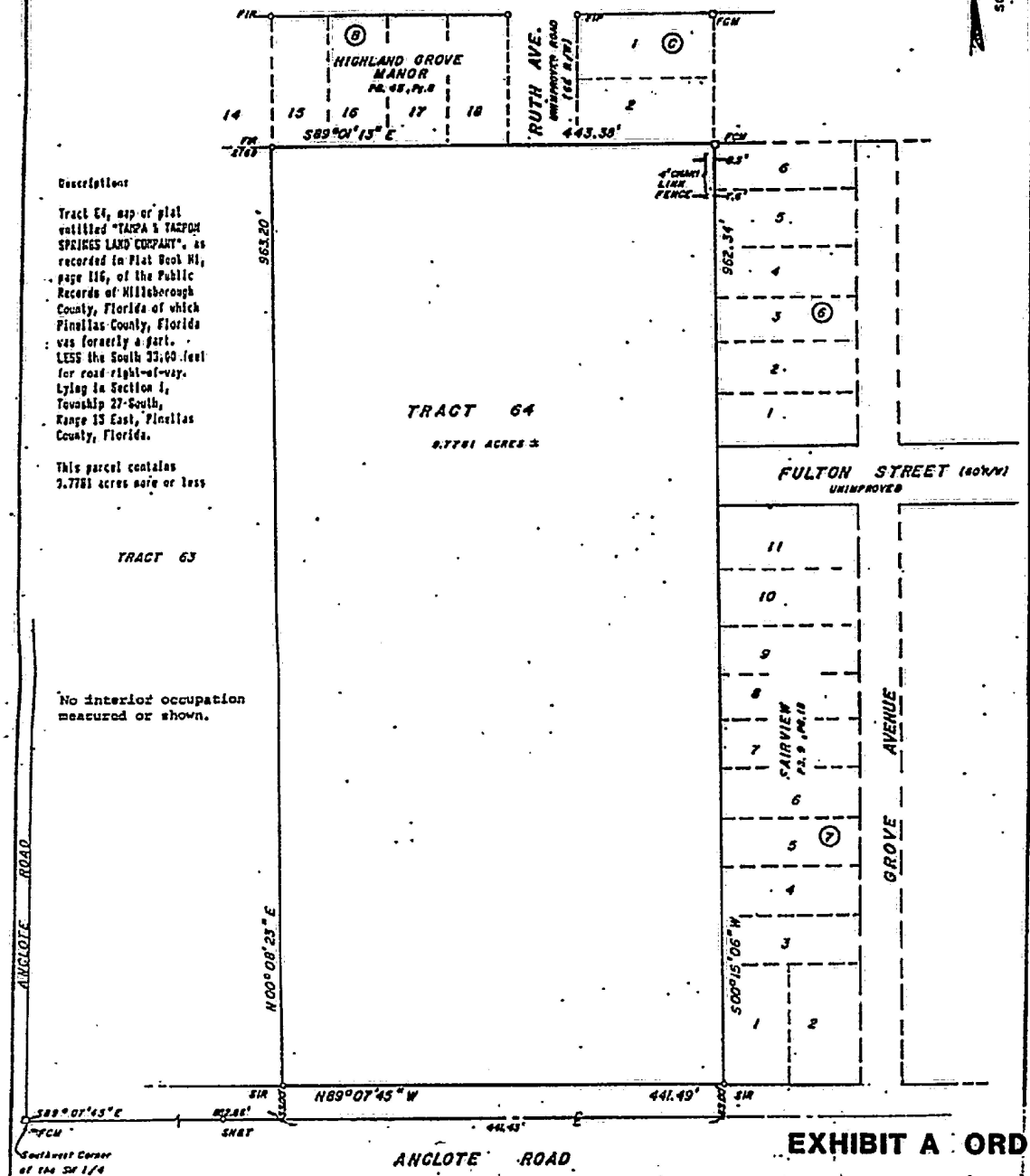
RETURN TO:
CITY CLERK'S OFFICE
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004

BOUNDARY SURVEY · A PORTION OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST · PINELLAS COUNTY, FLORIDA

Prepared for & Certified to:
Ida Dorch

Basis of Bearings Assumed South boundary of the Southwest 1/4 of Section 1, Township 27 South, Range 15 East: S 89°07'45" E.

SCALE 1" = 100'



Description:

Tract 64, map or plat entitled "TAMPA & TARPON SPRINGS LAND COMPANY", as recorded in Plat Book H1, page 116, of the Public Records of Hillsborough County, Florida of which Pinellas County, Florida was formerly a part. LESS the South 33.00 feet for road right-of-way. Lying in Section 1, Township 27-South, Range 15 East, Pinellas County, Florida.

This parcel contains 9.7781 acres more or less

No interior occupation measured or shown.

Southwest Corner of the SW 1/4 of Sec. 1, Twp. 27 S., Rge 15 E.

EXHIBIT A ORD #90-37

This parcel lies in Flood Zone "A12" (Base Flood Elevation 11') per Flood Insurance Rate Map, Community Panel No. 125139 0017 C, map revised June 1, 1983, National Flood Insurance Program, Federal Emergency Management Agency.

MICHAEL BAKER ASSOCIATES
LAND SURVEYORS and PLANNERS
9 SOUTH SAFFORD AVENUE
TARPON SPRINGS, FLORIDA 34689
(813) 938-6016 (813) 443-7525

SCALE: 1" = 100'	DATE
DRAWN BY: MW	
CHECKED BY: MB	
FB 207 P. 25	4/19/90

NOTE: COPIES OF THIS MAP NOT BEARING THE SURVEYOR'S EMBOSSED SEAL ARE NOT VALID.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS UNLESS SHOWN HEREON AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLA. STATE BOARD OF LAND SURVEYORS AND CHAPTER 61G17-6, F.A.C.

MICHAEL J. BAKER, F.L.S. — FLORIDA REG. NO. 4016

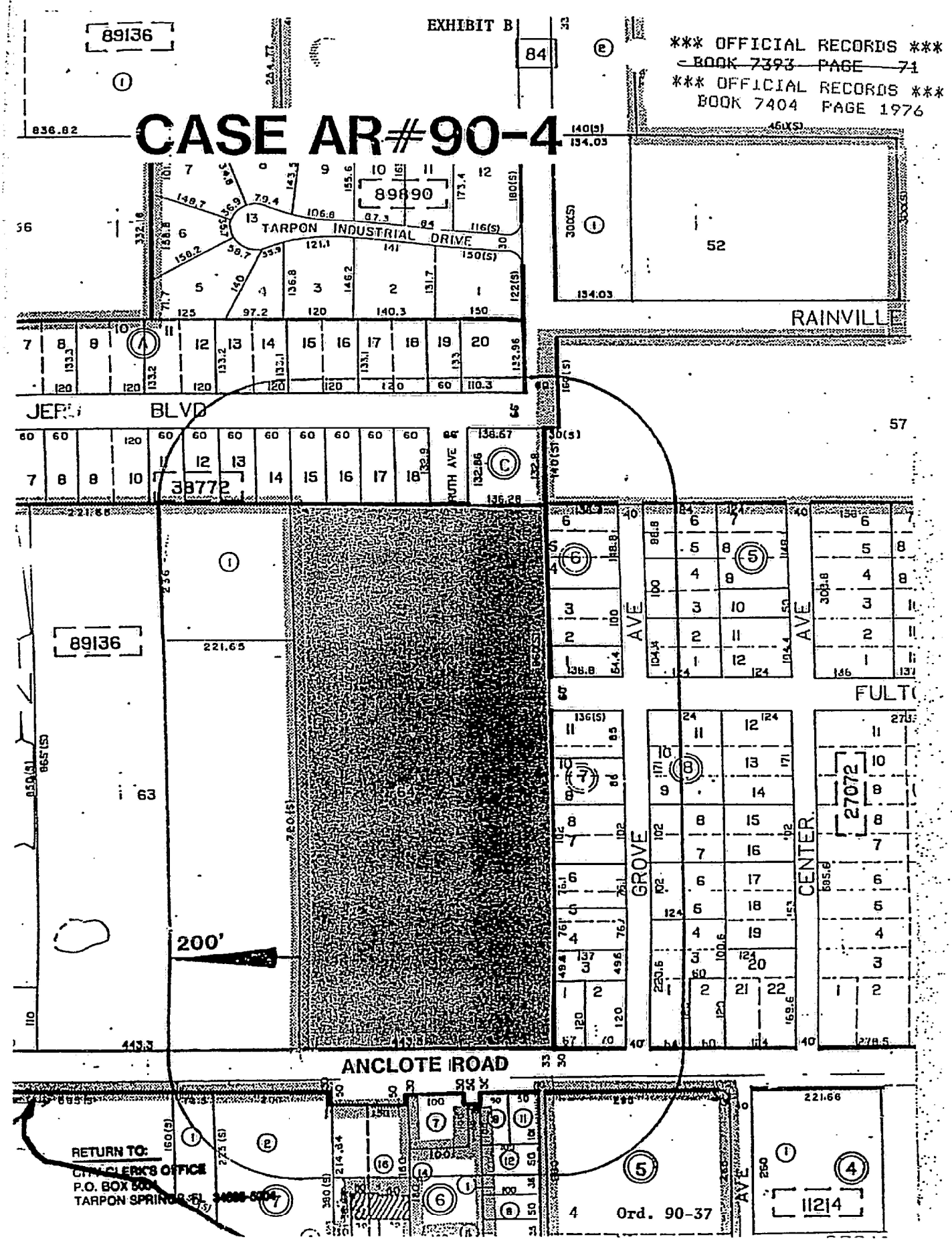


EXHIBIT B
*** OFFICIAL RECORDS ***
~~BOOK 7393 PAGE 71~~
*** OFFICIAL RECORDS ***
BOOK 7404 PAGE 1976
CASE AR#90-4
89136
84
89890
TARPON INDUSTRIAL DRIVE
RAINVILLE
JERRY BLVD
38772
RUTH AVE
89136
221.65
200'
ANCLOTE ROAD
GROVE AVE
CENTER AVE
FULTON
27072
11214
RETURN TO:
CITY CLERK'S OFFICE
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004
4 Ord. 90-37

*** OFFICIAL RECORDS ***
BOOK 7404 PAGE 1977

*** OFFICIAL RECORDS ***
~~BOOK 7393 PAGE~~ 72

PASSED and ADOPTED this 18th day of September ,1990.

ANITA E. PROTOS, MAYOR-COMMISSIONER

GLENN A. DAVIS, MAYOR PRO TEMPORE

WAYNE O'BRIEN, COMMISSIONER

GEORGE BOBOTAS, COMMISSIONER

LULAMAE WOLFE, COMMISSIONER

MOTION BY: COMMISSIONER Wolfe
SECOND BY: COMMISSIONER Bobotas

VOTE ON MOTION

COMMISSIONER WOLFE Yes
COMMISSIONER BOBOTAS Yes
COMMISSIONER O'BRIEN Yes
COMMISSIONER DAVIS No
MAYOR PROTOS Yes

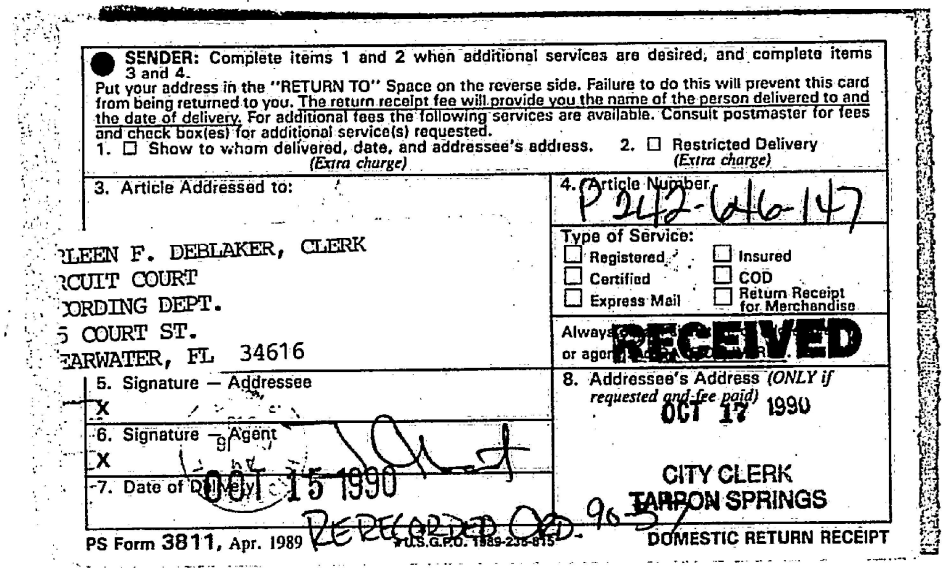
ATTEST:

KATHY M. ALESAFIS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

ALAN S. ZIMMET
CITY ATTORNEY

RETURN TO:
CITY CLERK'S OFFICE
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004



● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:

LEEN F. DEBLAKER, CLERK
RCUIT COURT
ORDING DEPT.
5 COURT ST.
ARWATER, FL 34616

4. Article Number
P 242-646-147

Type of Service:
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

Always
or agor

RECEIVED
OCT 17 1990
CITY CLERK
TARPON SPRINGS

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery
OCT 15 1990

8. Addressee's Address *(ONLY if requested and fee paid)*

RECORDED O.R. 9637

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-235-815 DOMESTIC RETURN RECEIPT

City of Tarpon Springs, Florida

POST OFFICE BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004

DATE: October 22, 1990

FROM: Kathy M. Alesafis, CMC - CITY CLERK & COLLECTOR

SUBJECT: Annexation Ordinance 90-37

Enclosed is your copy of RE-RECORDED Ordinance 90-37. Please destroy previous copies of this document.

Thank you.

DISTRIBUTION FOR ANNEXATIONS

COUNTY ADMINISTRATOR'S OFFICE

COUNTY BUILDING DEPT.

COUNTY ELECTIONS OFFICE (Certified)

COUNTY ENGINEERING/ PUBLIC WORKS

COUNTY PLANNING DEPT.

COUNTY PROPERTY APPRAISER

COUNTY SHERRIFF'S DEPT.

COUNTY TAX ASSESSOR'S OFFICE

Karleen F. DeBlaker
Clerk of Circuit Court
315 Court Street
Clearwater, FL 33516

Municipal Code Corporation
R. L. Laslie, VP/Supplements
P.O. Box 2235
Tallahassee, FL 32304

Southwest Florida Water Management District
Brooksville, FL 33512

The Honorable Jim Smith
Secretary of State
Div. of Elections-Rm. 1802
Tallahassee, FL 32399-0250

Florida Dept. of State
Bureau of Adm. Code
Div. of Elections-RM 1802
Tallahassee, FL 32399-0250

Department of Treasury
Office of Revenue Sharing
Washington, D.C. 20226

Revenue & Economic Analysis
Off. of Planning & Budgeting
Office of the Governor
Tallahassee, FL 32301

~~The~~ Executive Office of ~~The Governor~~ GOVERNOR OPB/REA.
The Capitol
Tallahassee, FL ~~32301~~ 32399-0001
Att. Kelley Poole

IN-HOUSE DISTRIBUTION

__ Police Dept.
__ Fire Dept
__ Building Dept.
__ Engineering Dept.
__ Public Works Director
__ Public Works/Bernice Foster
__ Public Utilities (Linda Kouremetis)
__ Recreation Dept.
__ Planning Dept. (Certified)
__ Copy to original Minutes
__ Ordinance Copy File
__ City Manager

TO RECORD

ORIGINAL ORDINANCE NEEDS:

__ MAP

__ Stamp on bottom of each page "Return to City Clerk"

__ Transmittal Letter (Include copies of the ordinance to County Department in separate envelopes with albel.)

Mr. John Appel-H.C. 5001
General Telephone of FLA
1280 E. Cleveland Street
Clearwater, FL 33717

Florida Power Corporation
Attention: Norman Hill
P.O. Box 1264
Tarpon Springs, Fl 33589

United Stated Post Office
Attn: Postmaster
135 E. Lemon Stret
Tarpon Springs, FL 34689

Bay Cities Gas Corp.
5151 George Road
Tampa, FL 33634

Ben's Bottled Gas Co.
Div. of Dasher Oil
1124 S. Pinellas Ave.
Tarpon Springs, FL 34689

City of Clearwater
Accounts Manager-Utilities
900 Chestnut St.
P.O. Box 4749
Clearwater, FL 34618

Empire Gas Corp. of PR
P.O. Box 303
Lebanon, MO 65536

F & Y Incorporated
P.O. Box 1485
Tarpon Springs, FL 34689

Ferrell Gas
1 Liberty Plaza
Liberty, MO 64068

~~Florida Power Corp.~~
~~P.O. Box 14042~~
~~St. Petersburg, FL 33733~~

Jerry's Oil Company
1110 Pine Lake Dr. S.
Tampa, FL 33612

Northside Propane
17602 N. U.S. Hwy 41
Lutz, FL 33549

Peoples Gas System
215 Madison St.
Tampa, FL 33602

Petrolane Gas Service
P.O. Box 1410
Long Beach, CA 90801

Suburban Propane
P.O. Box 206
Whippany, NJ 07981

Sunrise Propane
P.O. Box 161
Port Richey, FL 34673

Synergy Gas Corp of Fl
P.O. Box 1200
Farmingdale, NY 11735

Tru-Value Gas
10111 State Road 52
Hudson, Fl 34669

American Pioneer Tele.
135 W. Central Blvd.
Orlando, Fl 32801

AT & T Comm./Southern St.
412 Mt. Kemble Ave. G120
Morristown, NJ 07960

Cable & Wireless
1919 Gallows oad
Virenna, VA 22181

Cellular One
250 Australian Ave. S.
West Palm Beach, Fl 33401

Central Communications
3212 NW 9th Avenue
Ft. Lauderdale, Fl 33309

Communication Prop. of Fl
P.O. Box 10767
Greenville, SC 29603

Florida Cellular
1155 Peachtree St NE
Atlanta, Ga 30367-6000

GTE Florida Incorporated
Tax Department
19845 N. U.S. 31
P.O. Box 407
Westfield, IN 46074

International Appraisal
110 Pleasant
Upper Saddle, NJ 07458

Jacksonville SMSA
1115 Peachtree St., N.E.
Room 15G08
Atlanta, GA 30367-6001

MCI Telecommunication Corp
1133 19th Street NW
Washington, DC ~~20036~~ 20059
ATTN: TAX DEPT 0505/091

Metromedia Long Distance
1 Harmon Plaza
Secaucus, NJ 07094

Microtel
1515 S. Federal Hwy #400
Boca Raton, Fl 33432-7404

Pronet, Inc.
2400 Lakeside Blvd. #450
Richardson, Tx 75081

Southernnet, Inc.
P.O. Box 2729
Greenville, SC 29602-2729

South Tel, Inc.
707 N.E. 3rd Avenue
Ft. Lauderdale, Fl 33304

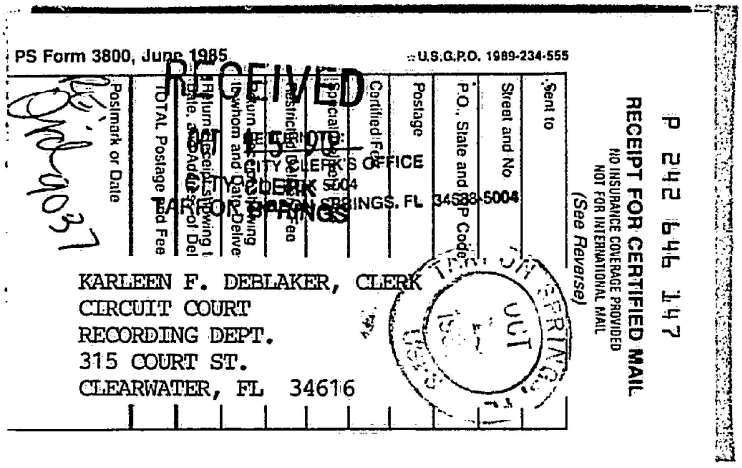
Telus Communications, Inc.
1080 NW 163 Avenue
Miami, Fl 33169

Transcall America
1515 Federal Hwy Ste. 400
Boca Raton, Fl 33432

U.S. Sprint Comm. Co.
P.O. Box 8490
Kansas City, Mo 64114

TNC Telenational Communications
7300 Woolworth Ave.
Omaha, NE 68124

US Sprint Communications Co.
c/o Sprint/United Tax Dept.
2330 Shawnee Mission Pkwy
Westwood, KS 66205



PS Form 3800, June 1985 U.S.G.P.O. 1989-234-555

P 242 646 147

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to

Street and No

P.O., State and ZIP Code

Postage

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing to Whom and Date Delivered

Return Receipt Showing to Whom, Date, and Address of Del

TOTAL Postage and Fees

Postmark or Date

RECEIVED
FEB 07
CITY CLERK'S OFFICE
CITY CLERK
CLEARWATER, FL 34615-5004

CLERK'S OFFICE
CLERK
SPRINGS, FL 34638-5004

KARLEEN F. DEBLAKER, CLERK
CIRCUIT COURT
RECORDING DEPT.
315 COURT ST.
CLEARWATER, FL 34616

City of Tarpon Springs, Florida

KATHY M. ALESAFIS
City Clerk & Collector

Cemetery Records
Collections
Occupational Licenses
Public Records
Special Assessments/Liens
Supervisor of Elections
Voter Registration

October 12, 1990

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P- 247-646-147

Karleen F. De Blaker
Clerk of Circuit Court
315 Court Street
Clearwater, Florida 33526

Re: Account Number 3010-00000466

Attention: Recording Department

Dear Ms. DeBlaker:

Please have the enclosed corrected original Ordinance #90-37 re-recorded and returned to the City Clerk and charge to our Credit Account.

Should there be any questions, please call this office as soon as possible.

Thank you for your continued cooperation and assistance.

Sincerely,

Kathy M. Alesafis

Kathy M. Alesafis, CNC
CITY CLERK & COLLECTOR

Ord #90-37
sent back for
Correction &
re-recording —
When re-recorded
send copies to
all on list.

324 East Pine Street • P.O. Box 5004 • Tarpon Springs, FL 34688-5

City of Tarpon Springs, Florida

324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(813) 938-3711
FAX (813) 937-8199

MEMORANDUM October 10, 1990

TO: KATHY M. ALESAFIS, CMC, CITY CLERK AND COLLECTOR

FROM: RONALD F. PIANTA, AICP, PLANNING AND ZONING DIRECTOR

SUBJECT: ORDINANCE #90-37

It has come to our attention that Ordinance #90-37 was recorded with the legal description for Ordinance #90-38 attached. We have spoken to the City Attorney and Pinellas County recording office and the following procedure should be used:

Because the legal advertising for Ordinance #90-37 was complete and proper the Ordinance can be refiled with the Pinellas County recording office using the correct legal description. It was suggested by the recording office that language similar to the following be typed on the face of the Ordinance:

"This document is being rerecorded due to an error in Exhibit A of the document originally recorded. This document includes the corrected Exhibit A and supersedes that in OR Book 7393, Pages 68 through 72."

Please contact me if you have any questions. The corrected document will be prepared by our office.

cc: Alan S. Zimmet, City Attorney
File AR #90-4

City of Tarpon Springs, Florida

POST OFFICE BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004

October 22, 1990

Karleen F. DeBlaker
Clerk of Circuit Court
315 Court Street
Clearwater, Florida 33526

Dear Ms. DeBlaker:

Enclosed are copies of Re-RECORDED copies of Ordinance 90-37 in individually addressed envelopes for distribution. It would be greatly appreciated if these could be distributed to the following:

County Administrator's Office
County Building Department
County Elections Office
County Engineering/Public Works Office
County Planning Department
County Appraiser's Office
County Sheriff's Department
County Tax Assessor's Office
Pinellas County Planning Council

PLEASE DO NOT RE-RECORD!!!

Thank you for your continued cooperation and assistance.

Sincerely,

Kathy M. Alesafis, CMC
CITY CLERK & COLLECTOR

FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

October 10, 1990

Ms. Kathy M. Alesafis
City Clerk
City of Tarpon Springs
Post Office Box 5004
Tarpon Springs, Florida 34688-5004

Dear Ms. Alesafis:

This will acknowledge receipt of the copy of Ordinance No. 90-37, annexing certain lands into the City of Tarpon Springs, which was filed in the office on October 1, 1990.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/vm

RECEIVED
OCT 12 90
CITY CLERK
TARPON SPRINGS

Resent-P242-646-117

P 316400 887

City of Tarpon Springs, Florida

KATHY M. ALESAFIS
City Clerk & Collector

September 27, 1990

Cemetery Records
Collections
Occupational Licenses
Public Records
Special Assessments/Liens
Supervisor of Elections
Voter Registration

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Karleen F. De Blaker
Clerk of Circuit Court
315 Court Street
Clearwater, Florida 33526

Re: Account Number 3010-00000466

Attention: Recording Department

Dear Ms. DeBlaker:

Please have the enclosed original Ordinance #90-37 recorded and returned to the City Clerk and charge to our Credit Account.

Also enclosed are copies of this document in individually addressed envelopes for distribution. It would be greatly appreciated if these could be distributed to the following:

County Administrator's Office
County Building Department
County Elections Office
County Engineering/Public Works Office
County Planning Department
County Property Appraiser's Office
County Sheriff's Department
County Tax Assessor's Office
Pinellas County Planning Council.

Thank you for your continued cooperation and assistance.

Sincerely,

Kathy M. Alesafis, CMC
CITY CLERK & COLLECTOR

FROM THE DESK OF.....

KATHY M. ALESAFIS
CITY CLERK & COLLECTOR

Ron P 10/5/90

docuerror —

* Wrong legal was recorded

ltr w/sheet of CA on how to correct

—

PHONE CALL

FOR KMA DATE 10/8 TIME 11:34 A.M. P.M.

M Ron Pianta

OF

PHONE AREA CODE NUMBER EXTENSION

MESSAGE RE: ANNEXATION CD

	PHONED
	RETURNED YOUR CALL
	PLEASE CALL
	WILL CALL AGAIN
✓	CAME TO SEE YOU
	WANTS TO SEE YOU

SIGNED

TOPS FORM 4003

PS Form 3800, June 1985 ☆U.S.G.P.O. 1989-234-555

P 242 646 117

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to

Street and No.

P.O., State and ZIP Code

Postage

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt showing to whom and Date Delivered

Return Receipt showing to whom, Date, and Address of Delivery

TOTAL Postage and Fees

Postmark or Date

RETURN TO:
CITY CLERK'S OFFICE
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004

KARLEEN F. DEBLAKER, CLERK
CIRCUIT COURT
RECORDING DEPT.
315 COURT ST.
CLEARWATER, FL 34616

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:

KARLEEN F. DEBLAKER, CLERK
Circuit Court
Recording Dept.
315 Court St.
Clearwater, FL 34616

4. Article Number
P 316 400 887

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Apr. 1989 Ord 9057 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:

KARLEEN F. DEBLAKER, CLERK
CIRCUIT COURT
RECORDING DEPT.
315 COURT ST.
CLEARWATER, FL 34616

4. Article Number
P 242-646-117

Type of Service:
☒ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery 10/2

8. Addressee's Address *(ONLY if requested and fee paid)*

RECEIVED
OCT 6 1989
CITY CLERK
TARPON SPRI

PS Form 3811, Apr. 1989 Annexation Ord 9057 DOMESTIC RETURN RECEIPT

902321390

ST. PETERSBURG TIMES

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }

Published Daily
St. Petersburg, Pinellas County, Florida

Before the undersigned authority personally appeared A. Reider who on oath says that he is Legal Clerk of the Clearwater Times a daily newspaper published at St. Petersburg, in Pinellas County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter RE: Ord. No. 90-37/Annexation

_____ in the _____ Court was published in said newspaper in the issues of Aug. 23, 30, Sept. 1, 6, 13, 1990.

Affiant further says the said Clearwater Times is a newspaper published at St. Petersburg, in said Pinellas County, Florida, and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as second class mail matter at the post office in St. Petersburg, in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. A. Reider

Sworn to and subscribed before me this 13th day of Sept. A.D. 19 90

Mary A. McMahon
(SEAL) Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXPIRES MAR. 9, 1992
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires _____ 19____

LEGAL NOTICE LEGAL NOTICE

NOTICE OF ENACTMENT OF ANNEXATION ORDINANCE

Public Hearing and Enactment of the following entitled Ordinance, Tarpon Springs City Commission — Tarpon Springs Cultural Center, 101 S. Pinellas Avenue, beginning at 6:30 p.m., Tuesday SEPTEMBER 18, 1990.

ORDINANCE 90-37

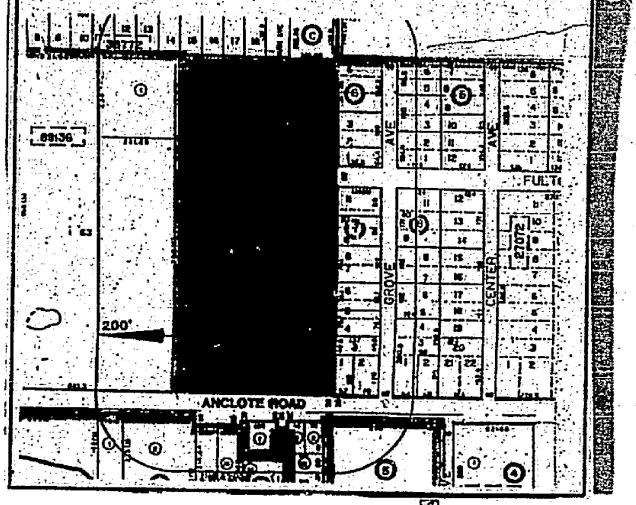
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING CERTAIN LANDS DESCRIBED HEREIN (AR #90-4) AND CONTIGUOUS TO THE CITY OF TARPON SPRINGS, LOCATED WITHIN PINELLAS COUNTY, FLORIDA, LOCATED AT 240 ANCLOTE ROAD, REDEFINING THE BOUNDARY LINES OF THE CITY OF TARPON SPRINGS TO INCLUDE SUCH PROPERTY, PROVIDING THAT THE ZONING AND LAND USE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PINELLAS COUNTY UNTIL AN AMENDMENT OF THE COUNTYWIDE FUTURE LAND USE PLAN IS AUTHORIZED, AND PROVIDING AN EFFECTIVE DATE.

which, upon adoption, shall annex the property generally described in the map attached hereto. Copies of the proposed ordinance and a complete legal description by metes and bounds may be inspected by the public at the office of the City Clerk, City Hall, 410 N. Ring Avenue, Tarpon Springs, Florida, prior to said time and date. Those persons interested may be present for the purpose of being heard with respect to the proposed ordinance.

If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he 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.

The City of Tarpon Springs does not furnish verbatim transcripts. Interested parties should make necessary arrangements for the verbatim transcripts in advance."

CITY OF TARPON SPRINGS, FLA.
KATHY M. ALESAFIS, CMC — CITY CLERK & COLLECTOR
(902321390) 8/23, 30, 9/1, 6, 13



City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**25.28** PNZ - Anclote Road Industrial
Project Address	310 Anclote Rd Tarpon Springs, FL 34689 United States
Files and Attachments	Survey_310 Anclote Road.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet 2 | Comment 00001 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: If tree removal will be needed for construction, at time of permitting a tree removal application and supporting documentation will be required. A New

Construction Checklist can be found at https://www.ctsfl.us/building-development-department/tree-and-site-information/

[Sheet 2 | Comment 00002 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: Silt fence and tree barricade installation is required prior to land clearing. An inspection is required for compliance. It is contractor's responsibility to call for inspection.

Fire

[Sheet 1 | Comment 00003 | Survey_310 Anclote Road.pdf]

Kevin Wodrich

Not enough information to give comments. Comments to be provided with more complete plan.

K. Wodrich, Fire Marshal 4/21/25

Planning and Zoning

[Comment 00004]

Patricia McNeese

The property is in the Employment (E) and Preservation (P) Future Land Use Map (FLUM) categories and in the Industrial Planned Development (IPD) zoning district. The property was placed in the IPD zoning district under Ordinance 1990-10 adopting the current Land Development Code and the Zoning Atlas. A copy of the ordinance language, without the exhibits, is being transmitted with these comments. There is no adopted planned development associated with the property.

The property has features that may present some challenges for a development layout, including wetlands and potential transportation challenges associated with Anclote Road, a Pinellas County roadway. In the absence of information to the contrary, staff has concluded that the IPD zoning was intentionally established to recognize these features, and to provide design flexibility for this property under the planned development framework (see Land Development Code Section 76.00 "Purpose and Intent" and LDC Section 79.00 Review Criteria for Planned Developments).

[Comment 00006]

Patricia McNeese

The applicant has provided a narrative rationale for the requested change to Industrial Restricted (IR). The applicant has stated that the rezoning would expand the permitted uses available as of right on the property. The uses allowable in the IPD district are found in LDC Section 78.03. The uses allowable in the IR district are found in LDC Section 25.17. The uses allowable in the Employment (E) Future Land Use Map category are found in the Future Land Use Categories & Rules Table.

[Comment 00007]

Patricia McNeese

This transmission of TRC comments includes copies of historical zoning maps for the applicant's information. Staff will research the zoning history further and report findings and status back to the applicant.

[Comment 00008]

Patricia McNeese

This document includes comments resulting from the May 1, 2025 meeting of the Technical Review Committee meeting.

Public Services

[Sheet 1 | Comment 00005 | Survey_310 Anclote Road.pdf]

Heather Estright

Not enough information to provide comments.

39374

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter APP 25-28 was published in said newspaper by print in the issues of 05/28/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this **05/28/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Deirdre A Bonett
My Commission HH 601171
Expires 1/4/2029

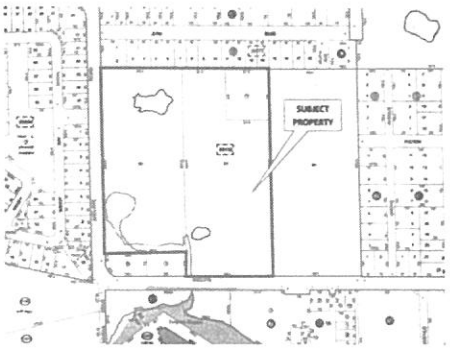
LEGAL NOTICE

NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT AND LAND CONSERVATION (LC) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinance will be held before the Planning & Zoning Board on

Monday, June 16, 2025 at 6:30 P.M.,

and before the Board of Commissioners on:
Tuesday, July 8, 2025 at 6:30 P.M. (1st Reading)
Tuesday, July 22, 2025 at 6:30 P.M. (2nd Reading)

ALL PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he 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.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION #25-28

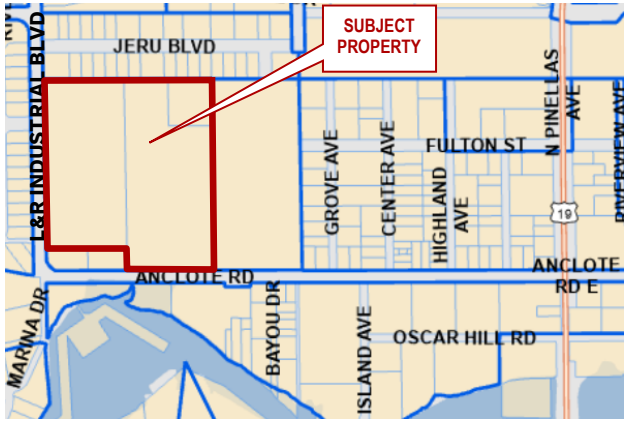
05/28/25 39374-1

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ZONING MAP AMENDMENT APPLICATION #25-28

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611
or email us at planning@ctsfl.us.

«AddressBlock»



Application Description: An ordinance of the City of Tarpon Springs, Florida, to amend the official zoning atlas for 17.49 acres, more or less, of real property located at 310, 320 and 340 Anclote Road, on the north and east sides of Anclote Road approximately 2,000 feet west of the intersection of Anclote Road and North Pinellas Avenue, from Industrial Planned Development (IPD) district to, Industrial Restricted (IR) District and Land Conservation (LC) District.

(Please Reference Application #25-28)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, June 16, 2025** at **6:30 p.m.** and the Board of Commissioners will hold two public hearings on **Tuesday, July 8, 2025** at **6:30 p.m.** and on **Tuesday, July 22, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.** All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

June 9, 2025

Planning and Zoning Department
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689

Re: Opposition to Application No. 25-28 — Proposed Zoning Amendment Change from Industrial Planned Development (IPD) to Industrial Restricted (IR)

Dear Planning and Zoning Board Members,

On behalf of the Tarpon Key Homeowners Association, we are writing to express our strong opposition to the proposed amendment to the Official Zoning Atlas under Application No. 25-28, which seeks to rezone the property directly across from our community's main entrance to Industrial Restricted (IR).

This proposed change would directly and significantly impact the Tarpon Key community as well as the Riverbend community. The introduction of an increased industrial environment at this location is wholly incompatible with the family-oriented atmosphere we have worked hard to cultivate. We have serious concerns regarding increased traffic volume, elevated noise levels, and heightened safety risks—especially along a roadway that was never designed to support increased industrial traffic. These changes would not only diminish the quality of life for our residents but also have a detrimental effect on property values throughout the neighborhood.

When the City approved the Tarpon Key and Riverbend developments, it accepted a responsibility to support, promote, and develop the infrastructure necessary to ensure the safety, stability, and well-being of these residential communities. The proposed rezoning undermines those efforts and places an industrial footprint in an area already struggling with the challenges of a mixed-use zone.

This section of the city is not an appropriate location for additional industrial development. Rather than continue to add conflicting uses to an already delicate area, the city should take this opportunity to create a positive long-term asset for the North Anclote area. We urge you to consider a more suitable and community-minded use for this property—such as a public park—which would serve the growing population and improve the overall livability of this part of Tarpon Springs.

The path forward must be guided by thoughtful planning, community safety, and a vision for a cohesive and prosperous city. Approving this rezoning would send the opposite message.

We respectfully request that the Planning and Zoning Department deny Application No. 25-28.

Sincerely,

Gregory Barnes, President
Tarpon Key Homeowners Association
On Behalf of the Tarpon Key HOA Board and Residents