



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, OCTOBER 20, 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. August 21, 2023
 - ii. September 15, 2025
 - iii. September 18, 2023

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

7. ORDINANCES AND RESOLUTIONS

- a. **Resolution 2025-62; Conditional Use to allow for a restaurant/tavern in the T4b transect of the Special Area Plan; 325 E Lemon Street (Application #25-69) (Quasi-judicial)**

8. BOARD AND STAFF COMMENTS

9. ADJOURNMENT

MINUTES*
 PLANNING & ZONING BOARD
 CITY OF TARPON SPRINGS, FLORIDA
 AUGUST 21, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, AUGUST 21, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

Merlin Seamon	Chairperson
N. Mike Kouskoutis	Vice-Chairperson
Robert Rockelein	Member
Georganna Frantzis	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
 Kimberly Creighton 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 read the purpose/mission of the Planning and Zoning Board
3. **CALL TO ORDER/ROLL CALL**
 Recording Secretary Creighton called the roll.
4. **APPROVAL OF MINUTES**
 - a. February 27, 2023

Motion: Mr. Kouskoutis
Second: Ms. Early

To approve February 27, 2023, as presented.

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

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

6. APPLICATION #23-74, RESOLUTION 2023-28 (QUASI-JUDICIAL) SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 417 SOUTH PINELLAS AVENUE

Staff:

Mrs. Keen gave background information and indicated that Staff found the application for site plan approval consistent with the applicable review criteria and recommended approval of Resolution 2023-28, 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. 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 in the State of Florida.

APPLICANT:

Andrew Pavalis, 417 S Pinellas Avenue, noted that everything would be built to code.

PUBLIC:

There were no members of the public who wished to speak.

Motion: Mr. Kouskoutis
Second: Ms. Frantzis

to approve Application 23-74, Resolution 2023-28, as presented.

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

7. APPLICATION #23-74, RESOLUTION 2023-27 (QUASI-JUDICIAL) CONDITIONAL USE APPROVAL FOR PROPERTY LOCATED AT 122 WEST CEDAR STREET (LOT 11)

Staff:

Mrs. Keen gave background information and indicated that Staff recommended approval of Resolution 2023-27, with the following condition:

1. A building permit for the construction of the single-family dwelling shall be obtained within 1 year of the effective date.

Applicant:

Tom Zabit, 122 W Cedar Street, noted that they wanted to build an additional home, so they could use it for visitors and/or for rental.

Public:

John Priestley, 121 W Cedar Street, spoke in support of the application.

Tina Bucuvalas, 115 Athens Street, noted that she was not in favor of the application because she did not believe it fit into the Greektown Cultural Area.

Motion: Mr. Rockelein
Second: Mr. Kouskoutis

to approve application 23-74, Resolution 2023-27, to include Staff's recommended condition and to add that the property be maintained as a single-family residence.

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

8. APPLICATION #21-170 (QUASI-JUDICIAL) FOR PROPERTY LOCATED AT 38652 U.S. HIGHWAY 19 NORTH

A. ORDINANCE 2023-12 FOR ANNEXATION

B. ORDINANCE 2023-10 FOR FUTURE LAND USE MAP AMENDMENT

C. ORDINANCE 2023-11 FOR REZONING

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of the following:

1. **Ordinance 2022-03** annexing 0.92 acres into the City of Tarpon Springs municipal boundary.
2. **Ordinance 2022-04** amending the Future Land Use Map (FLUM) from Pinellas County land use designation ROR (Residential Office Retail) to City of Tarpon Springs land use designation CG (Commercial General).
3. **Ordinance 2022-05** amending the Official Zoning Atlas from Pinellas County zoning designation CP (Commercial Parkway) to City of Tarpon Springs zoning designation HB (Highway Business).

Items that did not conform to the City of Tarpon Springs Land Development Code (LDC) would be accepted as legal nonconforming standards with this annexation, and include the following:

- Section 127.04, LDC: Vehicle stacking of 5 spaces per drive-through (15 total provided) instead of 6 spaces per drive-through (18 total required)
- Section 139.01, LDC: Dumpster enclosure is 10 feet by 10 feet in size. City requirement is 12 feet by 12 feet.
- Section 143.05, LDC: Parking lot buffers are five (5) feet wide. City requirement is eight (8) feet wide. Minimum tree planting, however, appears to meet or exceed City requirement.

- Section 127.06, LDC: City design standards for traffic control signage and lighting not met.
- Section 189.01, LDC: The side setback for the freestanding sign is ten (10) feet. City requirement is fifteen (15) feet.

Applicant:

There was no applicant present.

Motion: Mr. Kouskoutis
Second: Ms. Early

to approve Ordinance 2023-12, incorporating the Board’s findings, minutes, and actions from the January 24, 2022, meeting.

Ms. Early	Yes
Ms. Frantzis	Yes
Mr. Rockelein	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes
Motion: Mr. Kouskoutis	
Second: Mr. Rockelein	

to approve Ordinance 2023-10, incorporating the Board’s findings, minutes, and actions from the January 24, 2022, meeting.

Ms. Early	Yes
Ms. Frantzis	Yes
Mr. Rockelein	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes
Motion: Mr. Kouskoutis	
Second: Mr. Rockelein	

to approve Ordinance 2023-11, incorporating the Board’s findings, minutes, and actions from the January 24, 2022, meeting.

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

9. AMENDMENTS TO THE LAND DEVELOPMENT CODE (LEGISLATIVE)

A. APPLICATION #22-109, HURRICANE SHELTER IMPACT AND COASTAL HIGH HAZARD AREA

I. ORDINANCE 2022-24

II. RESOLUTION 2023-26

B. APPLICATION #22-115, ORDINANCE 2023-08, FEES AND CHARGES

C. APPLICATION #23-85, ORDINANCE 2023-09, DEVELOPMENT ORDER EXPIRATIONS

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of Applications 22-109; Ordinance 2022-24 and Resolution 2023-26, Application 22-115; Ordinance 2023-08, and Application 23-85; Ordinance 2023-09.

Motion: Mr. Kouskoutis

Second: Mr. Rockelein

to approve Ordinance 2022-24, with the design criteria back in place.

Ms. Early Yes

Ms. Frantzis Yes

Mr. Rockelein Yes

Mr. Kouskoutis Yes

Mr. Seamon Yes

Motion: Ms. Frantzis

Second: Mr. Rockelein

to approve Ordinance 2023-08.

Ms. Early Yes

Ms. Frantzis Yes

Mr. Rockelein Yes

Mr. Kouskoutis Yes

Mr. Seamon Yes

Motion: Mr. Kouskoutis

Second: Mr. Rockelein

to approve LDC Amendment Ordinance 2023-09.

Ms. Early Yes

Ms. Frantzis Yes

Mr. Rockelein Yes

Mr. Kouskoutis Yes

Mr. Seamon Yes

10. STAFF COMMENTS

Mrs. McNeese noted that there was a Comprehensive Plan Workshop, in the 2nd Floor Media Room, on August 30, 2023, at 6:00 P.M.

11. BOARD COMMENTS

Mr. Seamon asked if there was any new information regarding the Live Local Act. Mrs. McNeese indicated that there was one inquiry, but that it had not become a formal application yet. She further noted that the Board should watch the TRC Agenda for any applications that might come through.

12. ADJOURNMENT

Mr. Seamon adjourned the meeting at 8:21 P.M.

Chairperson

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

DRAFT



**MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
SEPTEMBER 15, 2025**

The Planning and Zoning Board of the City of Tarpon Springs, Florida met in the City Hall Auditorium/Commission Chambers, 324 E. Pine Street, on Monday, September 15, 2025, at 6:30 PM with the following present:

Alternate Member Julie Wade
Member Lori Rainaldi Weaver
Member Susan Swenson
Member Derla Early
Member Robert Rockelein
Chairperson N. Mike Kouskoutis

ABSENT/EXCUSED: Member Matthew Collins
Vice-Chairperson Justin Vessey

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

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

2. ROLL CALL

The Board Secretary called the roll.

3. PLEDGE OF ALLEGIANCE

Mayor Koulianos led the Pledge of Allegiance to the Flag.

4. REFLECTION

Mr. Rockelein lead the reflection.

5. CONSENT AGENDA

- a. Minutes
- i. August 18, 2025, Draft Minutes for Approval

MOTION: None
SECOND: None

to approve minutes from August 18, 2025, as presented, except with the change, to change Mrs. Rainaldi-Weaver's title to member.

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

Yes: Alternate Member Wade
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Chairperson Kouskoutis

No: None

- ii. July 17, 2023, Draft Minutes for Approval

MOTION: Member Rockelein

SECOND: Member Early

to approve minutes of July 17, 2023, as presented.

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

Yes: Alternate Member Wade,
Member Rainaldi Weaver,
Member Swenson,
Member Early
Member Rockelein
Chairperson Kouskoutis

No: None

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney 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 25-55:** Annexation, Future Land Use Map amendment, and Rezoning of property located at 630 July Drive; **(Quasi-Judicial, Legislative)**

- i. **Ordinance 2025-12:** Annexation **(Quasi-Judicial)**

- ii. **Ordinance 2025-13:** Future Land Use Map Amendment **(Legislative)**

- iii. **Ordinance 2025-14:** Rezoning **(Quasi-Judicial)**

Staff:

Mrs. McNeese provided background information and indicated that staff had determined that the intent of the Land Development Code (LDC) criteria, particularly Section 208.00(G), was met. Although the detached garage on the property did not comply with the current City LDC standards with respect to the minimum rear yard setback, staff determined that this would not create an “undue burden” or hardship with respect to City resources. Staff recommended approval of the following:

1. Ordinance 2025-12 (quasi-judicial) to annex approximately 0.610 acres into the City of Tarpon Springs municipal boundary,

2. Ordinance 2025-13 (legislative) to amend the Future Land Use Map (FLUM) from Pinellas County land use designation RU (Residential Urban) to City of Tarpon Springs designation RU (Residential Urban), and,

3. Ordinance 2025-14 (quasi-judicial) to amend the Official Zoning Atlas from Pinellas County zoning district R-4 (One, Two and Three Family Residential) to City of Tarpon Springs zoning district R-70 (One and Two Family Residential).

MOTION: Member Rockelein

SECOND: Alternate Member Wade

to approve Application 2025-55, for Ordinances 2025-12, 2025-13, and 2025-14, as presented.

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

Yes: Alternate Member Wade
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Chairperson Kouskoutis

No: None

- b. **Ordinance 2025-15: Land Development Code Amendment, Mobile Food Dispensing Vehicle Ordinance, Removing Sunset Provision (Application 25-63)(Legislative)**
Mrs. McNeese provided background information and indicated that staff recommended the adoption of Ordinance 2025-15, as written.

MOTION: Alternate Member Wade
SECOND: Member Rockelein

to approve Ordinance 2025-15, as presented.

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

Yes: Alternate Member Wade
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Chairperson Kouskoutis
No: None

8. **BOARD AND STAFF COMMENTS**

Mrs. McNeese noted that she sent a refresher for the rules and procedures of the Planning and Zoning Board Meetings to each member, and that she was available for questions.

Mr. Rockelein asked whether the community engagement session that was held relating to the downtown plan included many residents and asked if it was a positive or negative experience.

Mrs. McNeese indicated that the session was positive and that there were about fifty (50) residents in attendance, which was a good turnout, based on her experience in Tarpon Springs.

9. **ADJOURNMENT**

Chairperson Kouskoutis adjourned the meeting at 07:09 PM.

Chairperson

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

MINUTES*
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
SEPTEMBER 18, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, SEPTEMBER 18, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

Merlin Seamon	Chairperson
N. Mike Kouskoutis	Vice-Chairperson
Nick Zembillas	Member
Georganna Frantzis	Member
Robert Rockelein	Member
Derla Early	Alternate Member

ABSENT Justin Vessey Member

ALSO PRESENT:

Renea Vincent	Planning and Zoning Director
Patricia McNeese	Principal Planner
Caroline Lanford	Principal Planner
Allie Keen	Senior Planner
Regina Kardash	Board Attorney
Kimberly Creighton	Recording Secretary

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

Chairperson Seamon called the meeting to order at 6:31 P.M. and asked everyone to stand for the Pledge of Allegiance.

2. PURPOSE/MISSION (OPTION OF CHAIR)

Chairperson Seamon read the purpose/mission of the Planning and Zoning Board

3. CALL TO ORDER/ROLL CALL

Recording Secretary Creighton called the roll.

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

5. APPLICATION #23-58 CONDITIONAL USE FOR PROPERTY LOCATED AT 427 EAST TARPON AVENUE.

This item is deferred to the November 20, 2023, meeting at the applicant's request.

6. APPLICATION #23-28 FOR PROPERTY LOCATED AT 1750 SOUTH PINELLAS AVENUE:

- a. **ORDINANCE 2023-14** FOR ANNEXATION (QUASI-JUDICIAL)
- b. **ORDINANCE 2023-15** FOR FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE)
- c. **ORDINANCE 2023-16** FOR REZONING (QUASI-JUDICIAL)

Staff:

Mrs. McNeese gave background information and indicated that Staff was concerned that the property was currently the subject of active code enforcement under Pinellas County jurisdiction and would continue as such if annexed by the City. This may not be consistent with the City's annexation and Comprehensive Plan consistency standards. Staff advised that it may not be appropriate to annex the property at this time. Staff therefore recommended denial of the following:

- a. **Ordinance 2023-14** annexing approximately 1.3 acres into the City of Tarpon Springs municipal boundary (Quasi-judicial decision of the Board).
- b. **Ordinance 2023-15** amending the Future Land Use Map (FLUM) from Pinellas County land use designation CG (Commercial General) to City of Tarpon Springs land use designation CG (Commercial General) (Legislative decision of the Board).
- c. **Ordinance 2023-16** amending the Official Zoning Atlas from Pinellas County zoning designation C-2 (General Commercial and Services) to City of Tarpon Springs zoning designation HB (Highway Business) (Quasi-judicial decision of the Board).

Applicant:

Doreen E. Saccardo, 31 Baywood Drive, Palm Harbor, noted that the code violation with the County was from May, so it was not too long. She noted that the tenants did the work and that she was working with the county to resolve the violations.

Motion: Mr. Rockelein

Second: Mr. Vessey

To reopen the public hearing so the board can ask the applicant another question.

Vote: Upon a viva voce vote the motion was passed:

(Continued)

APPLICATION #23-28 FOR PROPERTY LOCATED AT 1750 SOUTH PINELLAS AVENUE: (CONTINUED)

Motion: Mr. Kouskoutis

Second: Mr. Rockelein

To approve Application 23-28, as presented.

Vote: The motion failed upon a roll call vote as follows:

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

7. APPLICATION #23-81 FOR PROPERTY LOCATED AT 1599 RAINVILLE ROAD:

- a. **ORDINANCE 2023-17** FOR ANNEXATION (QUASI-JUDICIAL)
- b. **ORDINANCE 2023-18** FOR FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE)
- c. **ORDINANCE 2023-19** FOR REZONING (QUASI-JUDICIAL)

Staff:

Mrs. McNeese gave background information and indicated that Staff was concerned that the property was currently occupied by a legal nonconforming use that would continue as such if annexed by the City. This may not be consistent with the City's annexation and Comprehensive Plan consistency standards. Staff advised that it may not be appropriate to annex the property at this time. Staff therefore recommended denial of the following:

- a. **Ordinance 2023-17** annexing approximately 4.82 acres into the City of Tarpon Springs municipal boundary (quasi-judicial decision of the Board).
- b. **Ordinance 2023-18** amending the Future Land Use Map (FLUM) from Pinellas County land use designation E (Employment) to City of Tarpon Springs land use designation IL (Industrial Limited) (Legislative decision of the Board).
- c. **Ordinance 2023-19** amending the Official Zoning Atlas from Pinellas County zoning designation E-1 (Employment-1) to City of Tarpon Springs zoning designation IR (Industrial Restricted). (Quasi-Judicial decision of the Board).

Applicant:

Jennifer Nishijima, 405 Orangewood Ave, gave permission for Ricky Huff, 1602 Ridgewood Avenue, Clearwater, to speak on her behalf. Mr. Huff noted that the applicant did not object to the staff recommendation of denial.

(Continued)

APPLICATION #23-81 (CONTINUED)

Motion: Mr. Kouskoutis

Second: Ms. Early

To deny Application 23-81.

Vote: The motion passed upon a roll call vote as follows:

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

8. STAFF COMMENTS

Mrs. McNeese asked about the next Comprehensive Plan Workshops and asked for direction from the Board. Consensus of the Board was that the next Comprehensive Plan Workshop would be on September 25, 2023.

9. BOARD COMMENTS

Mr. Seamon noted that this is another item to add to his list of problematic processes.

10. ADJOURNMENT

Mr. Seamon adjourned the regular session meeting at 8:19 pm.

Chairman

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



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[OCTOBER 20, 2025 / NOVEMBER 4, 2025]

STAFF REPORT

Application No. / Project Title: #25-69 (The Rusty Key Tavern)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Thomas Scott / Benjamin Spiegel/Driftline Holdings LLC
Property Size: +/- 0.41 acres
Current Zoning: T4b (Residential + Industrial/Office)
Current Land Use: AC (Activity Center) / Downtown Gateway Character District
Location / Parcel ID: 325 E. Lemon Street / 12-27-15-77778-402-0270
Resolution #: #2025-62

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to allow a restaurant/tavern in the T4b (Residential + Industrial/Office) transect district of the Sponge Docks and CRA Special Area Plan (SAP). Additionally, the applicant is requesting warrant approval to allow up to 124 seats, 75 more than typically allowed by right, in order to obtain a special restaurant alcohol license. The applicant is proposing to utilize 2,500 square feet of the existing building for the restaurant/tavern.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends *approval* of Resolution 2025-62, including the warrant request for increased seating, with the following conditions:

1. The maximum total number of seats shall be limited to 124.
2. The walkway connecting the Lemon St. public sidewalk and proposed main entrance (west side entry) shall be widened to a minimum of 4 feet and extended to connect to the existing pedestrian walkway leading to the city parking lot to the north. This improvement shall be included with the building permit application for the interior modifications.
3. The Lemon Street door must remain operational and have the appearance of an entryway.
4. A local business tax receipt must be obtained within 12 months.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	One-story commercial building (2-tenant spaces proposed), parking lot, a few trees and some landscaping.
Vehicle Access:	This property can be accessed from both E. Lemon Street and S. Grosse Ave.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District
South:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District
East:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District
West:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District

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 restaurant/tavern within a portion (approximately 2,500 square feet) of the existing building on the subject property. The property was previously a brewery (Silverking Brewing) up until late 2022.
2. The subject property is located in the City’s Special Area Plan’s Downtown Gateway Character District where a mix of uses that support the downtown are encouraged. The subject property is located just on the edge of downtown, being only one block east of the Downtown Character District and only one block south of Tarpon Avenue. The surrounding area is comprised of a mixture of industrial, office, commercial and residential uses.
3. The subject property is located within the City’s Historic District, and the existing building is a contributing-altered structure. The original brick portion of the building was the City’s jailhouse, and the remaining portion was a firehouse. At this time, the applicant is not proposing any modifications to the exterior of the building/site. However, the property owner is currently seeking Heritage Preservation Board approval to replace windows and install new doors on the firehouse side of the building (#25-82).
4. Typically, retail establishments located within the T4b transect district are limited to a maximum of 49 seats. The intent of this was to ensure compatibility with surrounding residential uses, while still allowing for supporting neighborhood commercial. According to the provided floor plan, the restaurant will offer both indoor and outdoor seating totaling 124 seats. The applicant has indicated the increased seating is necessary to obtain the special restaurant alcohol license from the state (minimum 120 seats). The SmartCode allows flexibility in meeting specific provisions of the code if it is justified by the overall intent of the code (review by warrant). The subject site is unique, in that it is a historic building that was converted into a brewery. The property is located at the edge of downtown within an area where a mix of uses, including restaurants, bars, and cafes, are prevalent. It is of staff’s opinion that a warrant to increase the maximum number of seats is justifiable for the proposed use because it meets the overall intent established in both the SmartCode and Special Area Plan, which is to encourage compact, pedestrian-oriented, mixed-use neighborhoods.
5. The Fire Marshal reviewed this application and the proposed seating floor plan. Based on the preliminary calculations, it was determined that the indoor occupancy is around 95 people. This is consistent with the proposed seating plan provided by the applicant (92 indoor seats, 32 outdoor seats).
6. The SmartCode encourages primary entrances from the street. The applicant is proposing to utilize the west side entrance from the parking lot as the main entrance to the restaurant instead of the entrance off Lemon St. The primary reason is due to the location of the kitchen, which is situated near the Lemon St. entrance. There is an existing walkway from the public sidewalk to the side entrance, however, it is only 2.5 feet wide. The adjacent property to the north is a city-owned parking lot. There is an existing 4-foot wide sidewalk that terminates from the parking lot into the northwest corner of



the subject site. A connection to this sidewalk to the restaurant entrance would not only help justify the side entry but also enhance pedestrian circulation onsite and throughout downtown meeting the overall intent of the Special Area Plan.

7. The remaining +/- 4,500 square feet of the building will be occupied by a custom printing and fulfillment business (Infinite Print). This use is allowed by right in the T4b transect zone. According to the narrative provided, Infinite Print's hours of operation will be opposite and not interfere with those of the restaurant. Further, the printing processes used do not produce noise or odors that would be bothersome to restaurant customers.
8. The proposed project represents the adaptive reuse of a nonconforming structure. Per Section 4.2.6 of the SmartCode, if the building is not undergoing substantial modification, it does not require the provision of additional parking or on-site stormwater handling.

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 significant modifications to the existing site. All interior renovations/modifications will comply with the Florida Building Code.

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 property is in the Downtown Gateway Character District of the City's Special Area Plan. This property is located on the edge of downtown in a transitional area, which is characterized by a mixture of uses including retail, office, industrial, and residential. The property is only one block south of Tarpon Avenue, where there are several restaurants, breweries, bars, and cafes similar to the proposed use. Further, the subject property was previously occupied by a brewery. The proposed use as outlined by the applicant is consistent with the overall intent of the Special Area Plan and is compatible with the existing and planned uses in this area.

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

Provisional Findings: The conditional use is consistent with the goals, objectives, and policies of all elements of the City's Comprehensive Plan and the overall intent of the 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 located within the City's Historic District, and the existing building is classified as contributing-altered. The applicant does not have any exterior modifications planned for the building at this time requiring review and approval from the Heritage Preservation Board. The proposed use will not negatively impact the historic significance of the structure, rather make use of an existing historic building within the heart of downtown. This property is not located within an environmentally sensitive area.



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

Provisional Findings: The site is in a mixed-use area that includes industrial, office, commercial, and residential. The proposed restaurant/tavern will occupy an existing structure within the City's downtown that was recently utilized as a brewery and is not expected to adversely impact surrounding 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: There are existing facilities available to serve this property and the proposed use will not require extension of new public services to the site and will not substantially affect the ability of the City to provide adequate public facilities.

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 restaurant/tavern makes use of an existing historic building within the City's Special Area Plan. The use will enhance and carry out the intent of the Special Area Plan and support the existing downtown uses. The City does not expect to incur any costs in providing public facilities.

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

Provisional Findings: The proposed use is not expected to adversely impact the general health, safety, and welfare. The applicant will be required to meet all applicable building, fire, and health department codes and will obtain a local business tax receipt to operate the restaurant/tavern.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this application on September 4, 2025, for completeness and conformance with the Land Development Code, Comprehensive Plan, SmartCode, Special Area 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 74 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2025-62
3. Application
4. Narrative
5. Proposed Seating Plan
6. Existing Floor Plan
7. Survey
8. Certificate of Concurrency Form

THE RUSTY KEY TAVERN

#25-69

Planning & Zoning Board Meeting – October 20, 2025

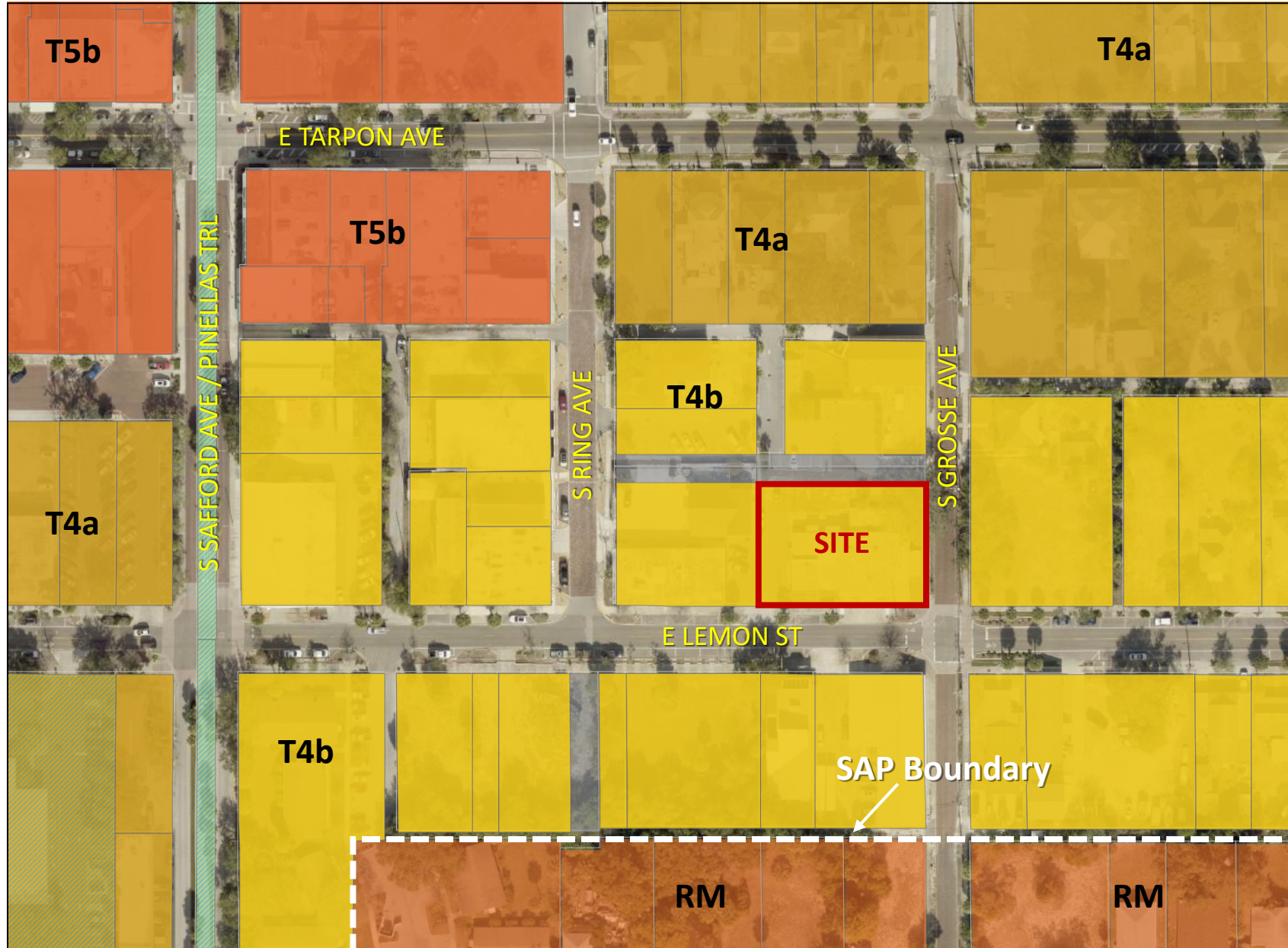
Board of Commissioners Meeting – November 4, 2025



SUMMARY OF REQUEST

- **Resolution #2025-62 – Conditional Use (#25-69)**
 - Location: 325 E. Lemon Street
 - Property Size: +/- 0.41 acres
 - Current Land Use: AC (Activity Center) / Downtown Gateway Character District
 - Current Zoning: T4b (Residential + Industrial/Office)
 - Proposed Use of Property: Restaurant/Tavern
- **Owner**: Driftline Holdings LLC (Benjamin Spiegel)
- **Agent/Applicant**: Thomas Scott

LOCATION



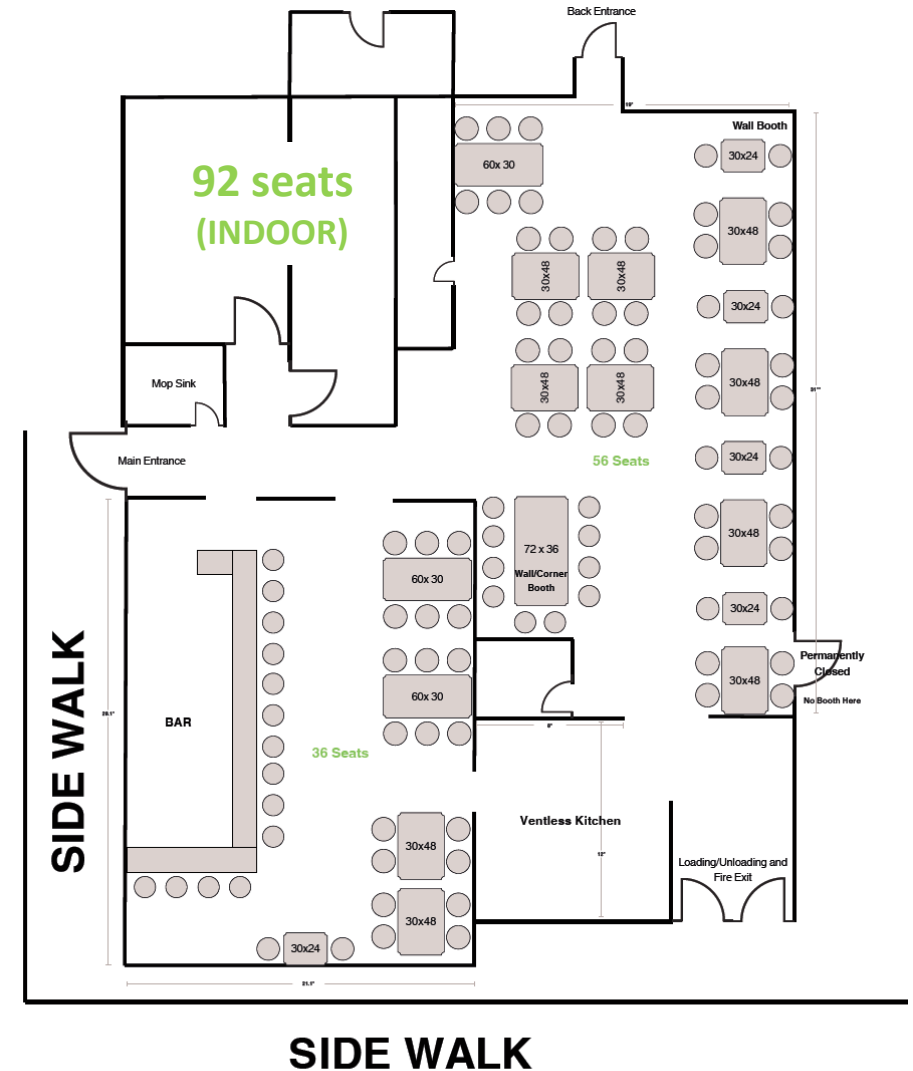
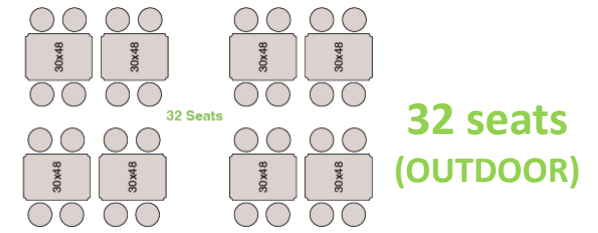
PROPOSED RESTAURANT

- Former site of Silverking Brewing (up to 2022)
- +/- 2,500 sqft. of Existing Building
- Indoor & Outdoor Seating
- Historic Structure (Contributing-Altered)
 - Original Brick Portion (Restaurant Location) was the City's Jailhouse.
 - Remaining Portion was a firehouse.
 - No exterior modifications proposed at this time.
- Remaining portion of building occupied by custom printing & fulfillment business (Infinite Print)
 - Hours of operation will be opposite.
 - Printing processes do not produce noise or odors that would be bothersome to restaurant customers.

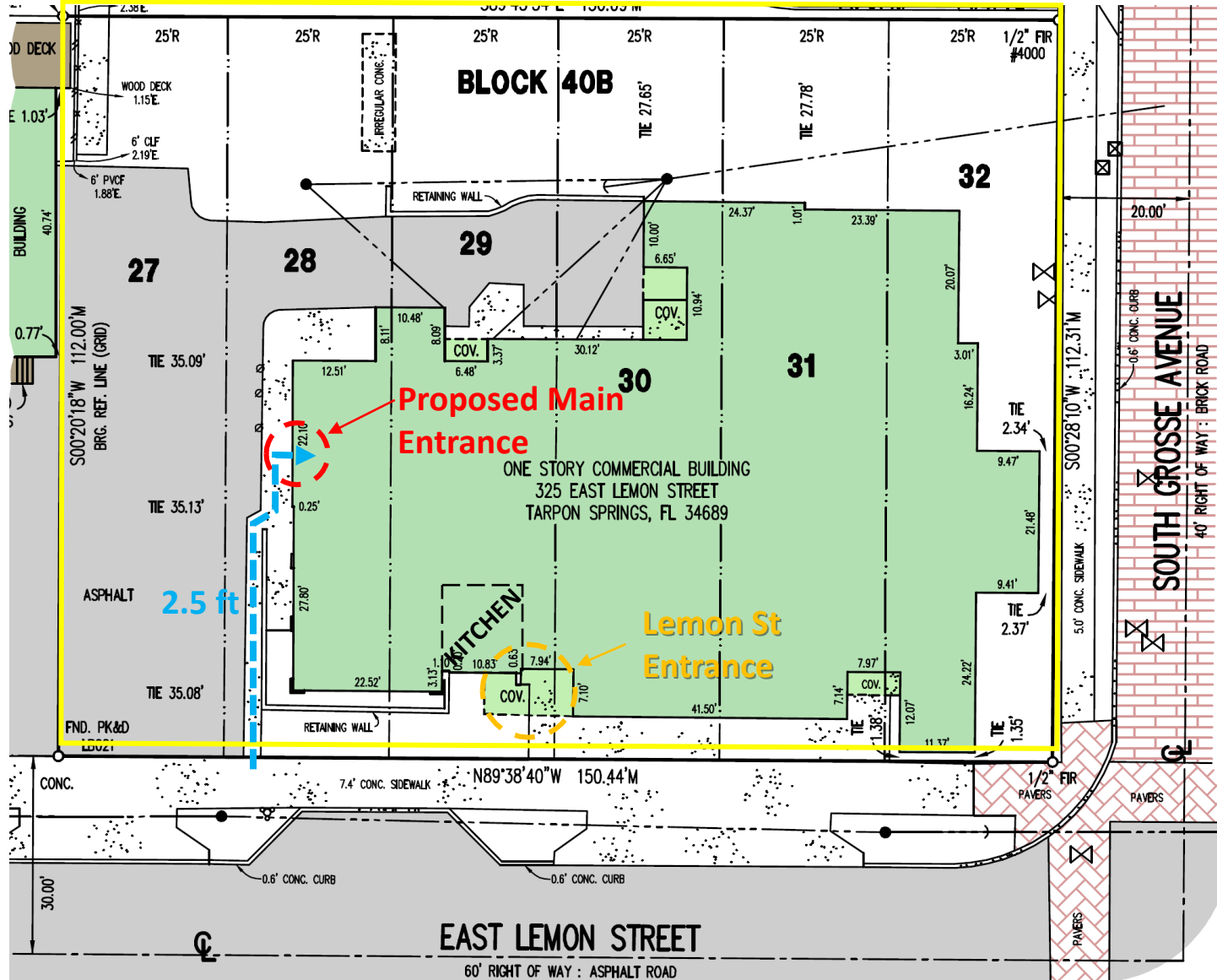


SEATING

- **T4b – Retail Establishment Limitations (Adjustable by Warrant)**
 - Seating:
 - Limitation = Max. 49 Seats
 - Proposed = 124 Seats
 - Indoor = 92 Seats
 - Outdoor = 32 Seats
 - Fire Marshal Review:
 - Occupancy (Indoor) = 95 persons
- **Considerations**
 - Special Restaurant Alcohol License requires minimum 120 seats.
 - Historic building was previously converted and utilized as a brewery.
 - Property is located at the edge of downtown (one block south of Tarpon Ave) in a mixed use area.



PEDESTRIAN ACCESS



PEDESTRIAN ACCESS





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 property is in the Downtown Gateway Character District and located on the edge of downtown, characterized by a mixture of uses including retail, office, industrial, and residential. The property is only 1 block south of Tarpon Ave., where there are several restaurants, breweries, bars, and cafes similar to the proposed use. Further, the property was previously a brewery up until 2022. The proposed use is consistent with the intent of the SAP and compatible with the existing and planned uses in this area.
- 3) The use is consistent with the Comprehensive Plan.**
- 4) The use will not adversely impact historical or environmental resources.** The property is in the historic district in a contributing-altered structure. There are no exterior modifications planned at this time requiring HPB approval. The proposed use will not negatively impact the historic significance of the structure, rather make use of an existing historic building within the heart of downtown. The property is not in an environmentally sensitive area.

REVIEW CRITERIA – CONDITIONAL USE

- 5) **The use will not adversely affect adjoining property values.** The site is in a mixed-use area that includes industrial, office, retail, and residential. The proposed restaurant/tavern will occupy an existing structure within the City’s downtown that was recently utilized as a brewery and is not expected to adversely impact surrounding property values.
- 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.** The use utilizes an existing historic structure and enhances and carries out the intent the SAP and supports existing downtown uses.
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed use is not expected to adversely impact the general health, safety, and welfare. The applicant will be required to meet all applicable building, fire, and health department codes and will obtain a local business tax receipt to operate the restaurant/tavern.



PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-62

Staff recommends *approval*, including the warrant request for increased seating, with the following conditions:

1. The maximum number of seats shall be limited to 124.
2. The walkway connecting the Lemon St. public sidewalk and proposed main entrance (west side entry) shall be widened to a minimum of 4 feet and extended to connect to the existing pedestrian walkway leading to the city parking lot to the north. This improvement shall be included with the building permit application for the interior modifications.
3. The Lemon St. door must remain operational and have the appearance of an entryway.
4. A local business tax receipt must be obtained within 12 months.

Public Notice – 74 mailed notices; Staff has received no responses.

RESOLUTION NO. 2025-62

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #25-69 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW A RESTAURANT WITH UP TO 124 SEATS AT 325 EAST LEMON STREET, IN THE T4B (RESIDENTIAL - INDUSTRIAL/OFFICE) TRANSECT 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 restaurant/tavern on property located at 325 E. Lemon Street in the T4b (Residential – Industrial/Office) transect of the Special Area Plan; and,

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area requires conditional use approval for such use; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of October 20, 2025; and,

WHEREAS, 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: FINDINGS

Application #25-69 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 #25-69 under Resolution 2025-62, requesting Conditional Use approval to allow a restaurant/tavern on property located at 325 E. Lemon Street is approved, including the warrant request for increased seating, with the following conditions:

1. The maximum total number of seats shall be limited to 124.
2. The walkway connecting the Lemon St. public sidewalk and the proposed main entrance (west side entry) shall be widened to a minimum of 4 feet

and extended to connect to the existing pedestrian walkway leading to the city parking lot to the north. This improvement shall be included with the building permit applicable for the interior modifications.

3. The Lemon St. door must remain operational and have the appearance of an entryway.
4. A local business tax receipt must be obtained within 12 months.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption.

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. All required application fees (see [Fee Schedule \(PDF\)](#)) **must be paid prior to the application being scheduled for Technical Review Committee (TRC)**. Fees can be paid in person or mailed.

Property Owner(s) Name*

Property Owner(s) Email*

Benjamin Spiegel/Driftline Holdings LLC

Bds@spiegees.com

Property Owner(s) Address*

Property Owner(s) Phone*

1454 Columbia Ave, Palm Harbor, FL 34683

7275429032

Applicant(s) Name (If different than owner)

Applicant(s) Email

Thomas Scott

tommy997@yahoo.com

Applicant(s) Address

Applicant(s) Phone

704 Pine St, Tarpon Springs FL 34689

7132945517

Agent/Representative (If applicable)

First and Last Name

Agent/Representative Email

Email Address

Agent/Representative Address

Street, City, State, and Zip Code

Agent/Representative Phone

Phone Number

Application Type (Check all that apply)*

- Annexation
- 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*

The Rusty Key Tavern

Tax Parcel ID(s)*

12-27-15-77778-402-0270

[Look Up Parcel ID](#)

Project Location

325 East Lemon St
Tarpon Springs, FL 34689

Flood Zone

- Zone X
- Zone AE
- Zone VE
- Not in a Flood Zone

Coastal High Hazard Area (CHHA)

- Yes, property is in the CHHA
- No, property not in the CHHA

Site Acreage*
.41

Base Flood Elevation (BFE)

Elevation(s)

Current Land Use*

AC (Activity Center) ▾
(Choices are alphabetized)

[Lookup Land Use](#)

Current Zoning*

T4b ▾
(Choices are alphabetized)

[Lookup Zoning](#)

Proposed Land Use

-- Select One -- ▾
(If applicable)

Proposed Zoning

-- Select One -- ▾
(If applicable)

Summary / Purpose of Request*

Looking to turn the already existing 2500 SF taproom, that was previously used by Silverking Brewing, into a restaurant/tavern with a combined seating capacity of 130 (inside and outside). As I understand it, the current zoning is for 49 seats and this needs a conditional use permit to go above the 49.

Electronic Signature Agreement*

By checking the "I Agree" box below, you acknowledge that **1)** this form and other applicable application addendums will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on these forms to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with these forms are completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Thomas Scott

Date*

8/17/2025

Electronic Signature

I, as the property owner or as an authorized representative of the property owner, 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.

Electronic Signature*

Date*

Thomas Scott

8/17/2025



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](tel:727-942-5611).

The Rusty Key Tavern - Narrative

1. Executive Summary

The Rusty Key Tavern will be a Celtic-themed neighborhood tavern located in the historic 1909 jailhouse at 325 East Lemon Street in Historic Downtown Tarpon Springs, Florida. The tavern blends traditional Celtic hospitality with the rich historical character of the building, offering a unique and memorable dining and entertainment experience. With a menu that features thin-crust Chicago style “tavern” pizza, toasted sandwiches and a hearty Guinness stew, alongside a robust drink selection and multiple TVs for sports enthusiasts, The Rusty Key Tavern aims to become a local landmark and tourist hotspot.

2. Business Concept

The Rusty Key Tavern is looking to be a friendly neighborhood pub, offering a distinct dining atmosphere with a strong identity rooted in Celtic traditions located in the original jailhouse built in 1909 with a pricing strategy that reflects the current demographics of Tarpon Springs. With 2,200 square feet of indoor space and both indoor and outdoor seating, the tavern has a 110 maximum indoor capacity with a large additional outdoor space. The goal is to attract both locals and tourists, sports fans, and those seeking a historic and lively neighborhood pub environment.

3. Menu Highlights

The goal of the food offering at The Rusty Key Tavern is to have a simple menu with a small choice of excellent options. We would rather limit the size of the menu and focus on being the best at what we offer.

- Chicago style thin-crust “Tavern” pizza
- Texas style pizza rolls
- Irish stew
- Chili
- Selection of sandwiches, majority toasted/baked
- Irish nachos
- Irish Breakfast (select promotional days and times)
- Loaded baked potato
- Salad options
- Rotating local craft beer, domestics and imports (Guinness, Harp, Smithwick’s, etc)
- Full liquor bar with unique themed cocktails and a number of special Irish Whiskeys and Single Malt Scotch selections to stick with the theme.

4. Operations Plan

- Hours of Operation for 2026
 - Jan - Feb
 - Mon - Tues - Closed
 - Wed - Thurs: 4pm - 12am
 - Fri - Sun: 12pm - 12am
 - March - Dec
 - Mon - Tues: 4pm - 12am
 - Wed - Thurs: 2pm - 12am
 - Fri - Sun: 12pm - 12am
- Staff - 8 to 10 total

5. Market Opportunity

Tarpon Springs is a vibrant tourist town known for its historic sponge docks and Greek heritage. There is currently no traditional pub/tavern in the historic downtown district and there are currently no Celtic-themed taverns within 10 miles of Tarpon Springs that offer this kind of immersive experience, creating a niche opportunity. The Rusty Key Tavern will tap into the local love for history, sports, and craft food while also drawing in tourists looking for a one-of-a-kind pub destination.

The population of Tarpon Springs is 26,168 (2024 census data), having grown 4.1% since 2000. The median age is 55.7, with 14,152 people between the ages of 25 and 65 (the target market for the Rusty Key Tavern). The median household income is \$68,87. Developers are currently placing a lot of faith in Tarpon Springs future with a large number of apartments and townhomes being built, which would help attract a younger crowd, lowering the median age in the coming years. We fully expect the population of Tarpon Springs to continue to grow, with the timing being perfect for a project of this nature.

6. Marketing Strategy

Target Demographic:

- Locals aged 25–65 looking for a unique pub experience
- Tourists exploring historic Tarpon Springs
- Sports fans seeking a chill game-day destination (10 strategically placed TVs)
- Young professionals for happy hour and evening gatherings
- Late night food (pizza and rolls)

The Rusty Key Tavern will use a mix of digital and community-based marketing. In addition, a schedule of events and focused promotions:

- Grand opening event with live Irish music, original songwriters, local musicians and specials
- Weekly trivia/bingo nights

- Dart League
- Limited live music (traditional folk and original songwriters)
- Social media campaigns (Facebook, Instagram, Google)
- Annual St Paddy's Day event
 - At least 3 additional events to have a quarterly financial bump
- Sports: College Football, NFL, MLB and NHL
 - Look to partner with college alums/fan base for watch parties
- 6 Nations tournament
- Collaborations with local historical and tourism organizations, breweries and businesses
- Seasonal promotions for major events and holidays
- Home of the "Late Night Pie" - specials on late night, to go food

Competitive Advantages:

- Only Celtic themed establishment in Tarpon Springs
- Historic jail location creates a unique ambiance and potential tourist attraction
- Strong neighborhood pub ambiance and sports friendly environment
- Unique menu offerings which are pub staples
- Ownership experience, marketing/promotions expertise and local reputation

SWOT Analysis:

<u>Strengths</u>	<u>Weaknesses</u>
Unique location and theme	Small Kitchen
Great menu mix	Seasonal tourist fluctuations
Strong sports/event draw	No prior brand awareness
Indoor/outdoor flexibility	A block off the main street
Ownership Experience	
<u>Opportunities</u>	<u>Threats</u>
Events, live music nights	Local competition
Partner with Local Breweries	Rising costs
Food delivery expansion	Economy
	Industry Trends

Infinite Print (Next Door)

Infinite Print is a custom printing and fulfillment business specializing in apparel (direct-to-garment), signage, and promotional products. Our production is entirely indoors and operates much like a standard office or small retail shop, quiet equipment, water-based inks and eco-friendly materials, and no strong odors.

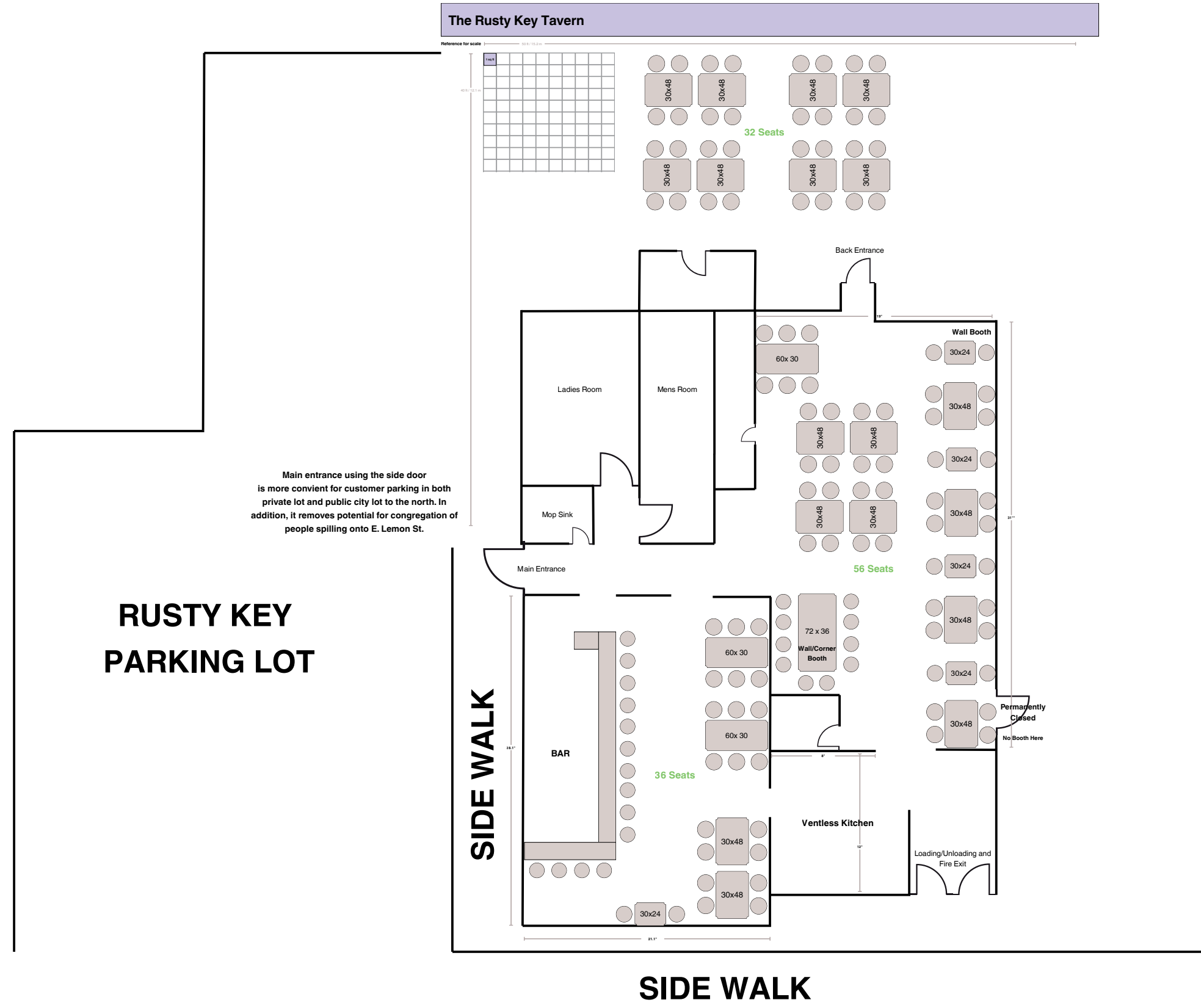
We use non-toxic, water-based inks, and all printing processes are environmentally safe. Waste is minimal and disposed of through standard practices; there is no discharge into plumbing.

Hours of operation are typical daytime business hours, so there will be no late-night activity. Noise is limited to the level of a small office (printers, phones, and light conversation) and will not interfere with other tenants or patrons.

We proudly provide services for many local businesses and print for a wide range of local establishments, supporting the community while keeping operations clean and professional.

CITY PARKING LOT

The Rusty Key Tavern



**RUSTY KEY
PARKING LOT**

SIDE WALK

SIDE WALK

EAST LEMON ST

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF SHARP DESIGN STUDIO, LLC. ANY USE OF THIS DRAWING WITHOUT WRITTEN CONSENT BY SHARP DESIGN STUDIO, LLC IS PROHIBITED.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS ARE NOT TO BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY. WRITTEN DIMENSIONS SHALL GOVERN.

CLIENT
BENJAMIN SPIEGEL

PROJECT NUMBER:

PROJECT NAME:
325 E LEMON ST. RENOVATION

PROJECT ADDRESS:
325 E LEMON ST,
TARPON SPRINGS, FL
34689.

DESIGN
DEVELOPMENT

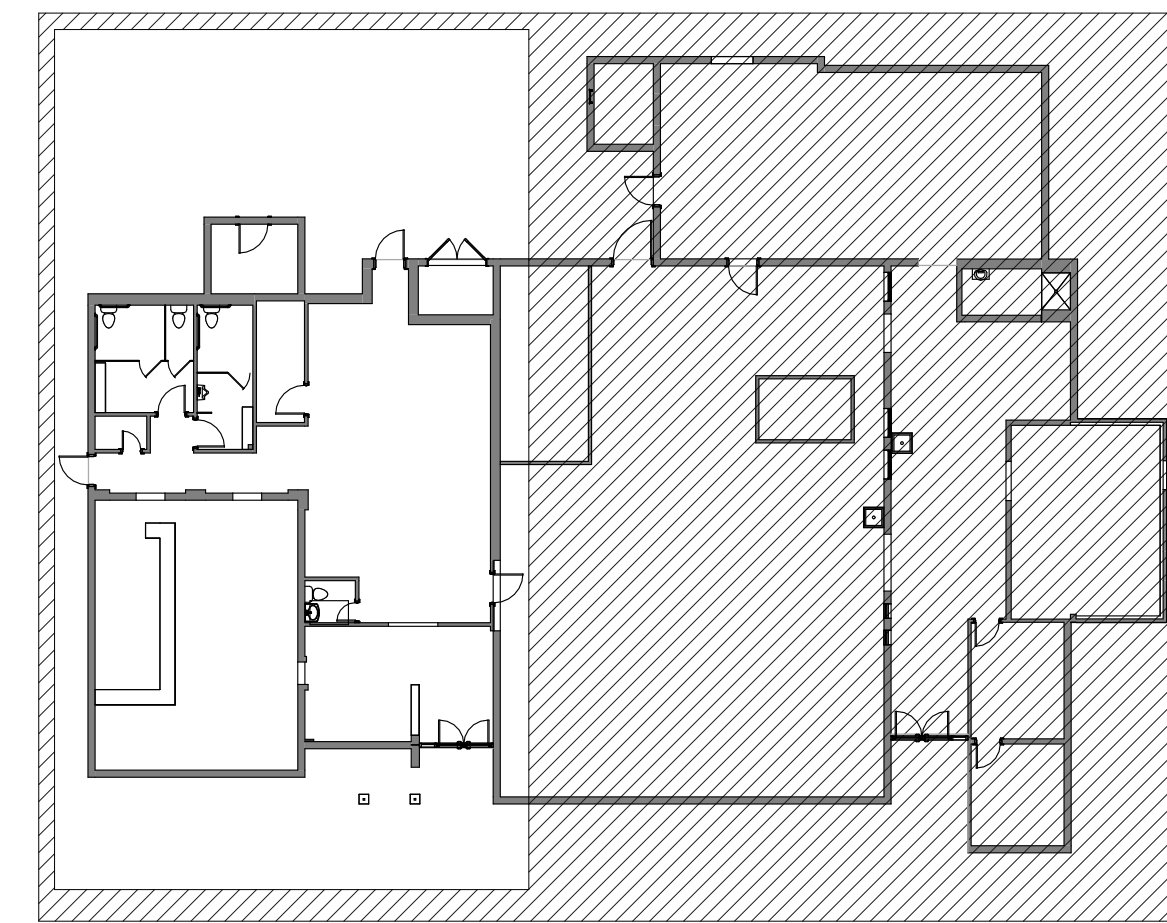
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Author
ISSUE DATE:
06/30/2025

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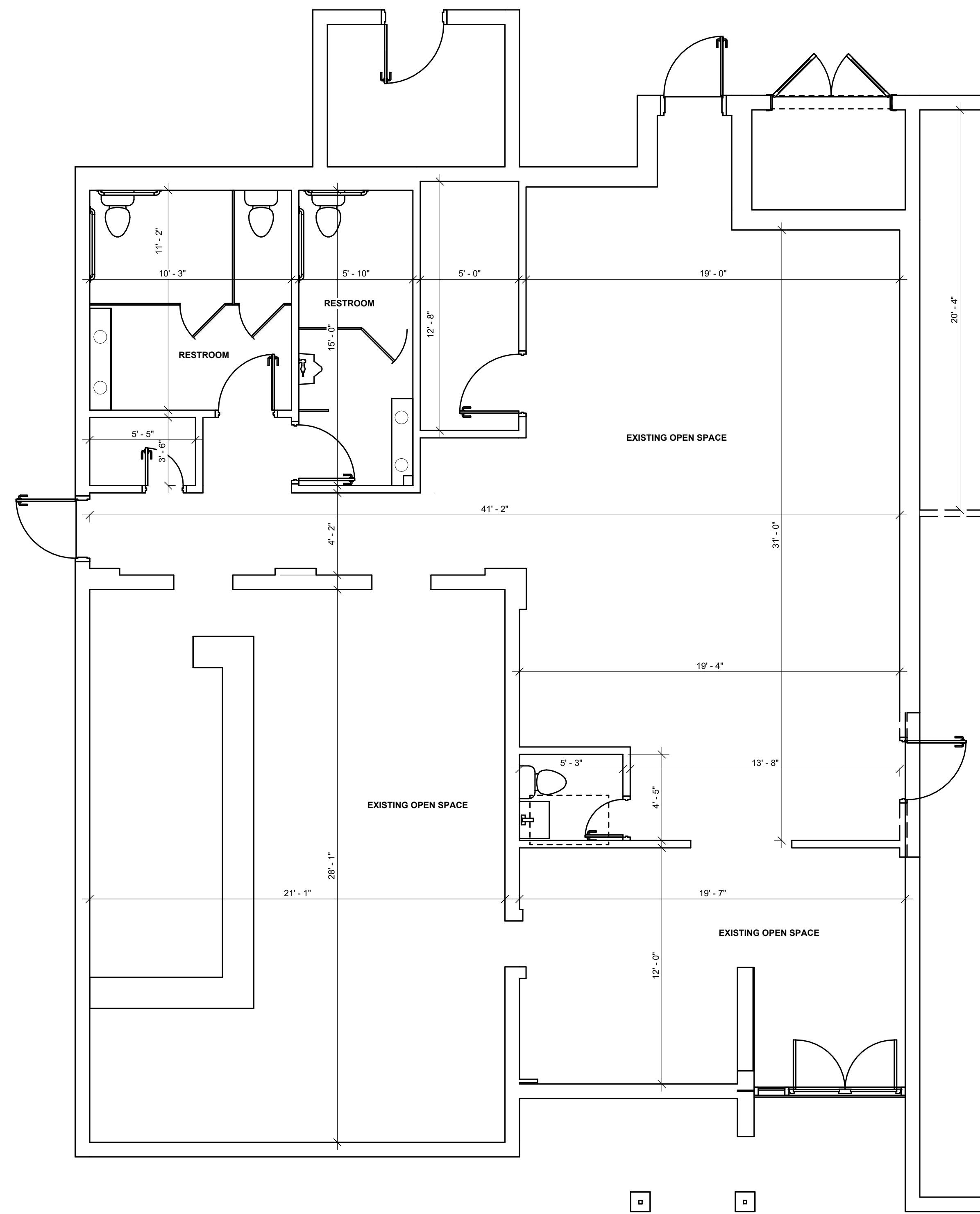
DIEGO DURAN, AR99267
SCOTT B. MCLELLAND, AR93425

EXISTING FLOOR
PLAN. AREA #2

A101



② INDEX PLAN
1" = 20'-0"



① EXISTING FLOOR PLAN. AREA #2
1/4" = 1'-0"

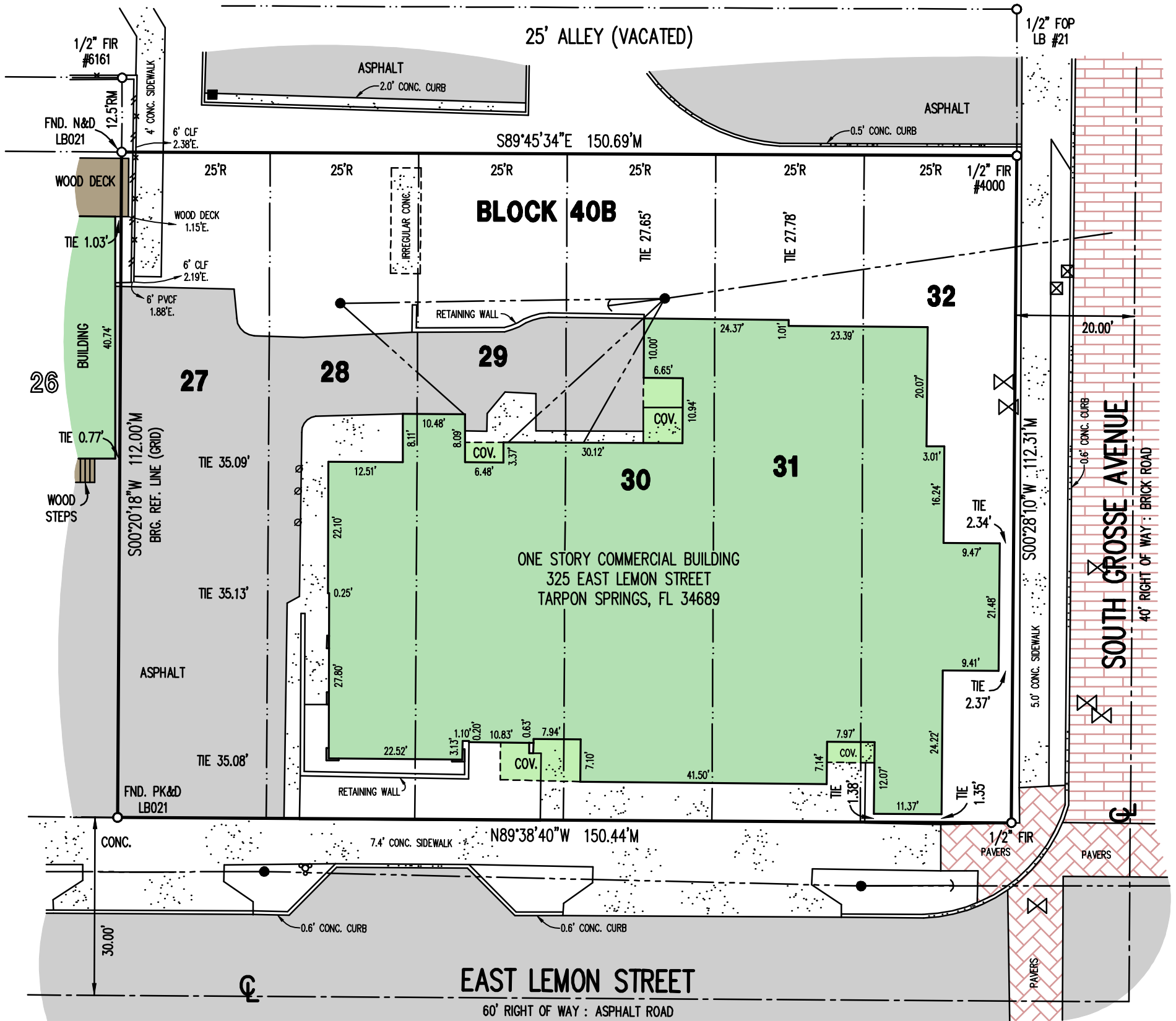
K:\Clients\Benjamin Spiegel\325E Lemon St.bak.rvt

8/1/2025 2:28:00 PM

BOUNDARY SURVEY

LEGEND

- ☒ - WATER METER
- ⊗ - WATER VALVE
- - UTILITY POLE
- ⊕ - LAMP POST
- - - OVERHEAD UTILITY WIRE(S)
- ← - GUY ANCHOR
- ∅ - BOLLARD



PROPERTY DESCRIPTION:

LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 40B, LOT OF A.P.K. SAFFORD'S SUBDIVISION OF BLOCK NO. FORTY TARPON SPRINGS HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO DESCRIBED AS:

LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 40B, LOT OF A.P.K. SAFFORD'S SUBDIVISION OF BLOCK NO. FORTY TARPON SPRINGS HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE:

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, FLORIDA, MAP NUMBER 12103C 0019H, REVISED 8/24/2021.

PREPARED FOR:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FOUNDATION TITLE & TRUST, LLC

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GREGORY A. SHIMP, PSM6161
 GREGORY A. SHIMP, PROFESSIONAL SURVEYOR & MAPPER No. 6161
 THIS SURVEY IS NOT COMPLETE OR VALID UNLESS ATTACHED TO SURVEYOR'S REPORT.

JOB NUMBER: 240022

DRAWING FILE: 240022.DWG

LAST REVISION: N/A

DATE SURVEYED: 2/1/2024

DATE DRAWN: 2/1/2024

X REFERENCE: N/A



GREGORY A. SHIMP, PSM, LLC
 PROFESSIONAL SURVEYOR & MAPPER

7234 SHARPSBURG BLVD., NEW PORT RICHEY, FL 34653

PHONE (727) 859-2161

www.gregshimp.com

gregshimp@gmail.com

LB 7981

Certificate of Concurrency Form



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

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit with the associated development application. Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

Project Name*

The Rusty Key Tavern

Project Location*

325 East Lemon St. Tarpon Springs FL 34689

Type of Development Activity*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Development - Residential |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Site Plan - Commercial Development |
| <input type="checkbox"/> Planned Development - Commercial | <input type="checkbox"/> Site Plan - Residential Development |
| <input type="checkbox"/> Planned Development - Industrial | |

Residential Project Information

Provide the applicable information below.

(Skip to the next page for non-residential projects)

Total Units

Number of Units

Single Family

Number of Units

Two-Family

Number of Units

Multifamily

Number of Units

Mobile Homes

Number of Units

Recreation Vehicle Sites

Number of Sites

Beds (ACLF, ALF, etc.)

Number of Beds

Non-Residential Project Information

Provide additional information below.

Type of Use(s)

Gross Square Footage

Restuarant/Pub

2200

Level of Service Impacts*

Provide both the existing and proposed facility usage for the following services.

**This information must also be included in the site plan set.*

Potable Water Existing*

Potable Water Proposed*

0

850

Sanitary Sewer Existing*

Sanitary Sewer Proposed*

0

760

Solid Waste Existing*

Solid Waste*

0

38.3

Transportation ITE Category*

932

Trips Per Day Existing*

Peak Hour Trips Existing*

Trips Per Day Proposed*

Peak Hour Trips*

0

0

280

22

Stormwater Drainage*

A separate drainage analysis will be provided for review.

Acknowledged

Mobility Management*

If the proposed development project is located within deficient road corridors and generates more than 50 new peak hour trips, the following items are required:

(Refer to LDC [Section 122.11.03](#))

- Transportation Management Plan
- 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

Electronic Signatures Agreement*

By checking the "**I Agree**" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Date*

Thomas Scott

9/30/2025

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](tel:727-942-5611).

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

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-69

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 allow a restaurant with greater than 49 seats in the T4b (Residential-Industrial/Office) transect district within an existing building located at 325 E. Lemon Street.

(Please Reference Application #25-69)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, October 20, 2025 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, November 4, 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: 19 Sep 2025

Subject Parcel: 12-27-15-77778-402-0270

Radius: 500 feet

Parcel Count: 95

Total pages: 15

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.

13-27-15-06138-000-0080
BEEKMAN'S, VIOLA P. LOT 8 & W 1/2 OF LOT 9

KUKAJ, SUCRI
KUKAJ, BRIXHILDA
8602 FORT HAMILTON PKWY
BROOKLYN, NY 11209-5338

13-27-15-00000-120-0100
PT OF NE 1/4 AKA PINELLAS TRAIL DESC AS 16FT WIDE ABANDONED
RR R/W RUNNING FROM N LINE OF

PINELLAS COUNTY
ATTN: SPECIAL ACCTS
315 COURT ST
CLEARWATER, FL 33756-5165

12-27-15-00000-430-0100
PT OF SE 1/4 AKA PINELLAS TRAIL BEING 16FT WIDE ABANDONED RR
R/W RUNNING FROM N R/W OF PIN

PINELLAS COUNTY
ATTN: SPECIAL ACCTS
315 COURT ST
CLEARWATER, FL 33756-5165

12-27-15-27756-002-0060
FERNALD'S, L.S. BLK 2, LOT 6

PRICE, ALEXA
PRICE, ANTHONY
3051 AUTUMN DR
PALM HARBOR, FL 34683-2104

12-27-15-27756-002-0110
FERNALD'S, L.S. BLK 2, LOTS 11,12 AND 13

FOURKAS, CHRIST A
FOURKAS, DIANNA K
210 ALBION AVE
PARK RIDGE, IL 60068-4912

12-27-15-52218-000-0100
LITTLE GREECE LOTS 10,11 AND 12

TRUIST BANK
C/O SUNTRUST BANK LEASE ADMIN
PO BOX 26665, VA-RIC-8614
RICHMOND, VA 23261-6665

12-27-15-52236-000-0010
LITTLE GREECE RESUB LOTS 1,2,3,1A,2A,3A & LOT 15 OF LITTLE GREECE
SUB

TRUIST BANK
C/O SUNTRUST BANK LEASE ADMIN
PO BOX 26665, VA-RIC-8614
RICHMOND, VA 23261-6665

12-27-15-90000-000-0130
TARPON SPRINGS RESUB OF BLK 30 LOTS 13,14 AND 15

LUCKEY, JAMES MILTON JR RES MAR QUAL TRUST
LUCKEY, MARY H TRE
1208 MUIRFIELD CT
TARPON SPRINGS, FL 34688-6307

12-27-15-77778-401-0080
SAFFORD'S, A.P.K. BLK 40A, S 50FT OF LOT 8 LESS W 3FT & W 10FT OF S
50FT OF LOT 7

PAPPAS, LOUIS L
TARAPANI, JOHN K
1648 SEABREEZE DR
TARPON SPRINGS, FL 34689-2028

12-27-15-90000-000-0170
TARPON SPRINGS RESUB OF BLK 30 LOT 17

ZISSIMOPULOS, GUY N
ZISSIMOPULOS, SARA
922 SEMINOLE BLVD
TARPON SPRINGS, FL 34689-2439

13-27-15-06138-000-0020
BEEKMAN'S, VIOLA P. LOTS 2,3 & 4

DUFF, TROY C TRE
DUFF, TERESA L TRE
429 INNESS DR
TARPON SPRINGS, FL 34689-2539

12-27-15-77778-401-0140
SAFFORD'S, A.P.K. BLK 40A, LOTS 14 AND 17

DAMALOS PROPERTIES LLC
DAMALOS, STAMATIS
78 INNESS DR
TARPON SPRINGS, FL 34689-2553

13-27-15-06138-000-0010
BEEKMAN'S, VIOLA P. LOT 1

LONTAKOS, PETER M TRE
LONTAKOS, MARTHA TRE
1451 MERES BLVD
TARPON SPRINGS, FL 34689-2880

13-27-15-06138-000-0110
BEEKMAN'S, VIOLA P. LOT A

LONTAKOS, PETER M TRE
LONTAKOS, MARTHA TRE
1451 MERES BLVD
TARPON SPRINGS, FL 34689-2880

12-27-15-77778-401-0091
SAFFORD'S, A.P.K. BLK 40A, W 3FT OF S 50FT OF LOT 8 & S 50FT OF
LOTS 9 THRU 11

BAKER, D REVOCABLE TRUST
BAKER, DONNA TRE
1120 ELMENDORF TRCE
TARPON SPRINGS, FL 34689-2920

12-27-15-89982-029-0107
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 100FT W OF SE COR OF
LOT 1 RUN N 150FT W 50FT S 15

TARPON SPRINGS BUILDING COMPANY LLC
SOPHA, DOUGLAS
321 E TARPON AVE
TARPON SPRINGS, FL 34689-4319

12-27-15-77778-402-0010
SAFFORD'S, A.P.K. BLK 40B, LOTS 1 AND 2

MARKS, JOSEPH ANTHONY
MARKS, DIANA C
320 E TARPON AVE
TARPON SPRINGS, FL 34689-4320

12-27-15-27756-001-0060
FERNALD'S, L.S. BLK 1, LOT 6

NAVAS, LISA MARIE
NAVAS, ELAINE MAE
428 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-27756-001-0090
FERNALD'S, L.S. BLK 1, LOT 9 AND W 1/2 OF LOT 8

WOOD, MARK H
WOOD, STEPHANIE
412 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-27756-001-0070
FERNALD'S, L.S. BLK 1, LOT 7 AND E 1/2 OF LOT 8

RUNKLE, JOSHUA A
DEMICO-RUNKLE, BRANDY M
420 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-89982-029-0100
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT NE COR OF LOT 1
RUN S 150 FT W 150FT N 150FT E

SUBIC LIVING TRUST
SUBIC, ROBERT C TRE
334 E ORANGE ST
TARPON SPRINGS, FL 34689-4351

12-27-15-89982-029-0102
TARPON SPRINGS OFFICIAL MAP BLK 29, FROM NE COR OF LOT 1 RUN
S 150FT TH W 175FT FOR POB TH

MIHALAKIS, THEODORA
PAPADOPOULOS, NIKOLAS
312 E ORANGE ST UNIT C
TARPON SPRINGS, FL 34689-4374

13-27-15-01692-002-0050
ATHENS SUB BLK 2, LOTS 5,6 & 7

FINLEY FAMILY TRUST
FINLEY, RODEAN TRE
214 E BOYER ST
TARPON SPRINGS, FL 34689-4402

13-27-15-06138-000-0120
BEEKMAN'S, VIOLA P. LOT B & E 1/4 OF LOT 10 & VAC 10FT ALLEY E OF
LOT B

O'BRIEN, DAVID J
O'BRIEN, JUDITH M
417 E BOYER ST
TARPON SPRINGS, FL 34689-4405

13-27-15-32508-001-0080
GRAMMER & SMITH OAKHILL BLK 1, LOT 8 & PT OF LOT 7 ALL BEING
DESC AS BEG SE COR OF LOT 8 T

MILES, MAGGIE B
MILES, ANDREZJ L
433 E BOYER ST
TARPON SPRINGS, FL 34689-4405

13-27-15-06138-000-0050
BEEKMAN'S, VIOLA P. LOT 5

KARANTONIS, DAWN M
KARANTONIS, GREGORY J
698 BAYCOVE DR
TARPON SPRINGS, FL 34689-7000

13-27-15-25272-000-0170
EDMONDSON'S SUB LOT 17

HUDSON, PATSY EST
312 E BOYER ST
TARPON SPRINGS, FL 34689-4404

12-27-15-77778-401-0071
SAFFORD'S, A.P.K. BLK 40A, FROM A PT 5 FT E OF NW COR OF LOT 11
TH E 74 FT TO POB TH E 51

HISTORICAL PROPERTIES INC
1648 SEABREEZE DR
TARPON SPRINGS, FL 34689-2028

13-27-15-01692-001-0020
ATHENS SUB BLK 1, E 20FT OF LOT 2

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-402-0060
SAFFORD'S, A.P.K. BLK 40B, LOTS 6 AND 7

UNREFINED HOLDINGS LLC
15205 ARBOR HOLLOW DR
ODESSA, FL 33556-3146

13-27-15-25272-000-0100
EDMONDSON'S SUB LOT 10 & W 1/2 OF LOT 11 INCL E 1/2 OF VAC
MARYLAND ST

BASS, MARCUS
610 N WALTON AVE
TARPON SPRINGS, FL 34689-4126

12-27-15-89982-039-0001
TARPON SPRINGS OFFICIAL MAP BLK 39, BEG AT SE COR OF TARPON &
GROSSE AVE TH E 85FT TH S 18

PREYDE, CYNTHIA L
400 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-27756-001-0040
FERNALD'S, L.S. BLK 1, LOT 4

PATSALIDES, HARRY
70 WILLOWWOOD LN
OLDSMAR, FL 34677-2058

12-27-15-89982-029-0109
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT SE COR OF LOT 1 RUN
N 150FT W 50FT S 150FT E 50

TARPON SPRINGS BUILDING COMPANY LLC
321 E TARPON AVE
TARPON SPRINGS, FL 34689-4319

12-27-15-90000-000-0180
TARPON SPRINGS RESUB OF BLK 30 LOTS 18 & 19

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

13-27-15-01692-002-0020
ATHENS SUB BLK 2, LOTS 2,3 AND 4

FINLEY, RODEAN
214 E BOYER ST
TARPON SPRINGS, FL 34689-4402

13-27-15-25272-000-0180
EDMONDSON'S SUB LOT 18

HUDSON, GUS EST
312 E BOYER ST
TARPON SPRINGS, FL 34689-4404

12-27-15-77778-401-0190
SAFFORD'S, A.P.K. BLK 40A, LOTS 19 AND 20

P D L LLC
PO BOX 971
CRYSTAL BEACH, FL 34681

12-27-15-77778-401-0150
SAFFORD'S, A.P.K. BLK 40A, LOTS 15 AND 16

NEPTUNE HOLDINGS CORP
13 SAFFORD AVE
TARPON SPRINGS, FL 34689

12-27-15-77778-401-0040
SAFFORD'S, A.P.K. BLK 40A, W.6FT OF N 60FT OF LOTS 3 & ALL OF LOTS
4 & 5

TARPON T K O LLC
35595 US HIGHWAY 19 N STE 873
PALM HARBOR, FL 34684-1702

13-27-15-01692-001-0010
ATHENS SUB BLK 1, E 26.29FT OF LOT 1

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-402-0200
SAFFORD'S, A.P.K. BLK 40B, LOT 20 & S 15FT OF LOT 19 TOGETHER
WITH W 137.5FT OF N 1/2 OF V

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-029-0105
TARPON SPRINGS OFFICIAL MAP THAT PART OF BLK 29, LOT 1 DESC
BEG SW COR OF SD LOT 1 TH N'LY

KDA PROPERTIES LLC
11 E TARPON AVE
TARPON SPRINGS, FL 34689-3449

12-27-15-27756-002-0090
FERNALD'S, L.S. BLK 2, LOT 9 AND W 1/2 OF LOT 8

TARPON SPRINGS BUILDING COMPANY LLC
321 E TARPON AVE UNIT 202
TARPON SPRINGS, FL 34689-4319

12-27-15-27756-002-0070
FERNALD'S, L.S. BLK 2, LOT 7 AND E 1/2 OF LOT 8

NAVAS, ELAINE M
435 E LEMON ST
TARPON SPRINGS, FL 34689-4379

13-27-15-01692-001-0021
ATHENS SUB BLK 1, W 65FT OF LOT 2

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-401-0300
SAFFORD'S, A.P.K. BLK 40A, PT OF LOTS 30, 31 & 32 & PT OF VAC ALLEY
ADJ TO SD LOTS ALL DES

LYONS, JON E JR
124 S RING AVE
TARPON SPRINGS, FL 34689-4316

12-27-15-77778-401-0010
SAFFORD'S, A.P.K. BLK 40A, S 75FT OF LOTS 1, 2, AND 3

TARPON T K O LLC
35595 US HIGHWAY 19 N STE 873
PALM HARBOR, FL 34684-1702

13-27-15-25272-000-0130
EDMONDSON'S SUB LOTS 13 & 14

DHM INVESTMENT PROPERTIES II LLC
3633 FIDDLERS GREEN LOOP
WESLEY CHAPEL, FL 33544-7300

12-27-15-89982-042-0300
TARPON SPRINGS OFFICIAL MAP BLK 42, LOT 3 LESS R/W FOR BOYER
ST TOGETHER WITH LOTS 7 THRU

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

13-27-15-25272-000-0110
EDMONDSON'S SUB LOTS 11 & 12 LESS W 1/2 OF LOT 11

RICKETTS, LEASON
8811 SE 79TH AVENUE RD
OCALA, FL 34472-3034

13-27-15-06138-000-0060
BEEKMAN'S, VIOLA P. LOTS 6 AND 7

LUXO PROPERTY GROUP II LLC
1314 CRIMSON CLOVER LN
WESLEY CHAPEL, FL 33543-6575

12-27-15-27756-002-0100
FERNALD'S, L.S. BLK 2, LOT 10

ACCENTO CRAFT INC
3076 EASTLAND BLVD UNIT 111
CLEARWATER, FL 33761-4146

13-27-15-32508-001-0050
GRAMMER & SMITH OAKHILL BLK 1, LOT 5

GRAY, CLYDE BENTON
PO BOX 166
TARPON SPRINGS, FL 34688-0166

12-27-15-27756-002-0050
FERNALD'S, L.S. BLK 2, LOT 5

COLOSSI, BETTY
2933 GLEN HAVEN DR
PALM HARBOR, FL 34684-3200

12-27-15-27756-002-0030
FERNALD'S, L.S. BLK 2, LOTS 3 & 4

ZUTES PROPERTIES INC
46 W LEMON ST
TARPON SPRINGS, FL 34689-3622

12-27-15-89982-029-0108
TARPON SPRINGS OFFICIAL MAP BLK 29, W 50FT OF E 100FT OF S
150FT OF LOT 1 (MAP S-12-27-15)

SOUTH COAST PREMIER PROPERTIES LLC
14 DORCHESTER GRN
LAGUNA NIGUEL, CA 92677-9375

12-27-15-90000-000-0160
TARPON SPRINGS RESUB OF BLK 30 LOT 16

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

12-27-15-77778-402-0150
SAFFORD'S, A.P.K. BLK 40B, LOTS 15 & 16 & N 10FT OF LOT 19

SAINT SOMEWHERE FARMHOUSE BREWING LLC
1248 LORI DR
SPRING HILL, FL 34606

12-27-15-89982-042-0302
TARPON SPRINGS OFFICIAL MAP BLK 42, PART OF LOT 3 DESC FROM
INTERSEC OF E R/W OF GROSSE AV

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

13-27-15-06138-000-0100
BEEKMAN'S, VIOLA P. E 1/2 OF LOT 9 AND W 3/4 OF LOT 10

THOMPSON, GLORIA J
409 E BOYER ST
TARPON SPRINGS, FL 34689-4405

13-27-15-32508-001-0010
GRAMMER & SMITH OAKHILL BLK 1, LOTS 1 THRU 4

FRUIT BOWL LAND TRUST
6156 KRISTA DR
SPRING HILL, FL 34609-8955

12-27-15-77778-401-0060
SAFFORD'S, A.P.K. BLK 40A, LOT 6 LESS W 5FT OF N 85FT THEREOF

DINA MONSTER INC
1304 RIDGE TOP DR
TARPON SPRINGS, FL 34688-8148

12-27-15-77778-401-0301
SAFFORD'S, A.P.K. BLK 40A, PART OF LOTS 30, 31 & 32 DESC BEG SW
COR SD LOT 30 TH N00D08'12

229 E LEMON STREET LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

12-27-15-77778-401-0011
SAFFORD'S, A.P.K. BLK 40A, N 60FT OF LOTS 1, 2 & 3 LESS W .6FT OF N
60FT OF LOT 3

TARPON T K O LLC
35595 US HIGHWAY 19 N STE 873
PALM HARBOR, FL 34684-1702

13-27-15-01692-001-0110
ATHENS SUB BLK 1, LOTS 11 THRU 16 TOGETHER WITH E 1/2 OF VAC
10FT N/S ALLEY W OF LOT 11 &

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-77778-402-0220
SAFFORD'S, A.P.K. BLK 40B, LOTS 22 THRU 26 INCL TOGETHER WITH S
1/2 OF VAC 25FT R/W ADJ ON

KOKOROOS LLC
876 W BAYSHORE DR
TARPON SPRINGS, FL 34689-2448

12-27-15-77778-402-0140
SAFFORD'S, A.P.K. BLK 40B, LOTS 14, 17, 18 & 21 TOGETHER WITH E
137.5FT OF N 1/2 OF VAC 25

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-029-0104
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 100FT S OF NW COR OF
LOT 1 RUN E 85FT S 50FT W 85F

MASONIC LODGE 112 TARPON LODGE F & A M
26 N RING AVE
TARPON SPRINGS, FL 34689

13-27-15-25272-000-0010
EDMONDSON'S SUB LOTS 1 AND 2

A S K R ENTERPRISES LLC
338 E LEMON ST
TARPON SPRINGS, FL 34689-4310

12-27-15-27756-001-0050
FERNALD'S, L.S. BLK 1, LOT 5

OPPORTUNITY TARPON INC
1642 SEA BREEZE DR
TARPON SPRINGS, FL 34689-2028

13-27-15-01692-001-0030
ATHENS SUB BLK 1, LOTS 3 THRU 10 TOGETHER WITH W 1/2 OF VAC
10FT N/S ALLEY E OF LOTS 5-10

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-77778-401-0180
SAFFORD'S, A.P.K. BLK 40A, LOTS 18 & 21 & PT OF 25FT VAC ALLEY
DESC AS BEG SE COR OF LOT 2

BLODGETT LLC
13838 WALCOTT AVE
ORLANDO, FL 32827-7416

13-27-15-25272-000-0060
EDMONDSON'S SUB W 23.7FT MOL OF LOT 6

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

13-27-15-01692-001-0170
ATHENS SUB BLK 1, LOT 17 TOGETHER WITH EDMONDSON'S SUB LOT
7

Z-BEST CONSTRUCTION & DESIGN INC
922 SEMINOLE BLVD
TARPON SPRINGS, FL 34689-2439

12-27-15-77778-402-0080
SAFFORD'S, A.P.K. BLK 40B, LOTS 8 AND 9

BLACK & WHITE MILL LLC
2807 NORTHCOTE DR
PALM HARBOR, FL 34684-4227

13-27-15-25272-000-0030
EDMONDSON'S SUB LOT 3

STILL STUDIO INC
324 E LEMON ST
TARPON SPRINGS, FL 34689-4310

12-27-15-89982-029-0101
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 150FT W OF NE COR OF
LOT 1 RUN S 150FT W 50FT N 15

PRICE EQUITIES LLC
1906 GULF BEACH BLVD
TARPON SPRINGS, FL 34689-2258

12-27-15-89982-029-0106
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 150FT W OF SE COR OF
LOT 1 RUN N 150FTTH W 70FT TH

309 E TARPON AVE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

12-27-15-89982-042-0303
TARPON SPRINGS OFFICIAL MAP BLK 42, PART OF LOT 3 DESC FROM
INTERSEC OF E R/W OF GROSSE AV

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-90000-000-0110
TARPON SPRINGS RESUB OF BLK 30 S 50FT OF LOT 12 & S 50FT OF W
1/2 OF LOT 11

MILLER, ARCHIE C JR TRE
925 OAKVIEW RD
TARPON SPRINGS, FL 34689-2609

13-27-15-25272-000-0150
EDMONDSON'S SUB LOTS 15 & 16 & INCL VAC MARYLAND ST
BETWEEN SAID LOTS

D H M INVESTMENT PROPERTIES LLC
3633 FIDDLERS GREEN LOOP
WESLEY CHAPEL, FL 33544-7300

12-27-15-77778-401-0280
SAFFORD'S, A.P.K. BLK 40A, LOTS 28 & 29 & S OF 1/2 VAC ALLEY ON N

OPPORTUNITY TARPON INC
1642 SEA BREEZE DR
TARPON SPRINGS, FL 34689-2028

12-27-15-77778-402-0030
SAFFORD'S, A.P.K. BLK 40B, LOTS 3, 4 AND 5

SOUTH COAST PREMIER PROPERTIES LLC
14 DORCHESTER GRN
LAGUNA NIGUEL, CA 92677-9375

12-27-15-89982-029-0110
TARPON SPRINGS OFFICIAL MAP BLK 29, THAT PART OF LOT 1 DESC
COM SW COR OF SD LOT 1 TH N 82

18 N RING LLC
18 N RING AVE
TARPON SPRINGS, FL 34689-4304

13-27-15-32508-001-0060
GRAMMER & SMITH OAKHILL BLK 1, LOT 6

R O E C CLUB INC
438 LEMON ST
TARPON SPRINGS, FL 34689-4312

13-27-15-01692-002-0010
ATHENS SUB BLK 2, LOT 1

SHACKELFORD, KHARON EST
302 E BOYER ST
TARPON SPRINGS, FL 34689-4404

12-27-15-77778-401-0090
SAFFORD'S, A.P.K. BLK 40A, BEG AT A PT 5 FT E OF NW COR OF LOT 11
TH E 74 FT TH S 85 FT TH

HISTORICAL PROPERTIES INC
1648 SEABREEZE DR
TARPON SPRINGS, FL 34689-2028

12-27-15-77778-401-0220
SAFFORD'S, A.P.K. BLK 40A, LOTS 22 TO 26 INCL

P D I LLC
PO BOX 971
CRYSTAL BEACH, FL 34681-0971

13-27-15-01692-001-0011
ATHENS SUB BLK 1, W 63.71FT OF LOT 1

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-402-0100
SAFFORD'S, A.P.K. BLK 40B, LOTS 10 & 11

LINDIAKOS, MANUEL N PA
222 E TARPON AVE
TARPON SPRINGS, FL 34689-4318

13-27-15-25272-000-0040
EDMONDSON'S SUB LOTS 4 & 5 & E 24.3 FT OF LOT 6

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

13-27-15-25272-000-0080
EDMONDSON'S SUB LOTS 8 & 9

BASS, MARCUS
610 N WALTON AVE
TARPON SPRINGS, FL 34689-4126

13-27-15-32508-001-0070
GRAMMER & SMITH OAKHILL BLK 1, W PT OF LOT 7 DESC AS BEG SW
COR OF SAID LOT TH N 137.5FT T

JONES, DEBORAH K
429 E BOYER ST
TARPON SPRINGS, FL 34689-4405

12-27-15-27756-001-0010
FERNALD'S, L.S. BLK 1, LOTS 1, 2 AND 3

VINSON, DANIEL B
1334 RIVERSIDE AVE
TARPON SPRINGS, FL 34689-6613