



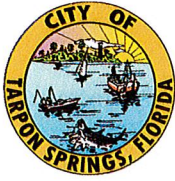
# City of Tarpon Springs, Florida

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, JANUARY 26, 2026  
6:30 PM - CITY HALL AUDITORIUM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REFLECTION**
- 5. CONSENT AGENDA**
  - a. Minutes: September 15, 2025 Draft Minutes
- 6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 7. ORDINANCES AND RESOLUTIONS**
  - a. **Resolution 2026-04** Conditional Use Approval for Tourist Home at 200 Grand Boulevard (Application 25-92)(**Quasi-Judicial**)
- 8. BOARD AND STAFF COMMENTS**
- 9. ADJOURNMENT**



**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.



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS**  
**[JANUARY 26, 2026 / FEBRUARY 10, 2026]**

**STAFF REPORT**

**Application No. / Project Title:** #25-92 (Stanley)  
**Staff:** Patricia L. McNeese, AICP, Planning Supervisor  
**Applicant / Owner:** Ashley Stanley  
**Property Size:** +/- 10,938 square feet (0.25 acres)  
**Current Zoning:** RM (Residential Multi-Family)  
**Current Land Use:** RM (Residential Medium)  
**Location / Parcel ID:** 200 Grand Boulevard / 12-27-15-89802-000-0150  
**Resolution Number:** 2026-04

**BACKGROUND SUMMARY:**

The applicant is seeking conditional use approval to operate a tourist home (short-term rental) use at 200 Grand Boulevard. The Land Development Code (LDC) Section 241.00(A)(213) defines a 'tourist home' as follows:

**"A single family detached dwelling** where the primary use is to **provide temporary lodging accommodations** for compensation to transient residents, especially motor tourists or travelers. A "transient resident" shall mean a visitor to the community who does not use the dwelling as a principal residence, who is neither gainfully employed in the community nor a student currently enrolled in a school located in the community or who resides in the dwelling for **six weeks or less**. The term "tourist home" shall not include a hotel/motel, lodging facilities, or boarding homes. Tourist homes **shall not be located within 1,200 feet of a pre-existing tourist home**. The locational standard shall be measured from the nearest property line of the existing home to the nearest property line of the proposed home."

The subject property is occupied by a single family detached dwelling that is not located within 1,200 feet of a pre-existing approved tourist home (Special Area Plan short-term rentals not included). The property conforms to the current required dimensional criteria for the Residential Multifamily (RM) zoning district and can accommodate the required parking on site. This is a contributing property in the City's National and Local Historic Districts.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval of Resolution 2026-04** with the following conditions:

1. The property shall remain a single-family residence rented as a single living unit.
2. Maximum occupancy shall be no more than 6 people.
3. All guest parking shall be accommodated within the driveway and concrete parking pad and is not permitted on the front lawn or street. Parking is restricted to a maximum of four (4) vehicles at any one time.
4. Quiet hours shall be observed between 10:00 P.M. and 8:00 A.M. daily.



5. The property owner or designee (hereafter, “responsible party”) shall be available in a timely manner to respond to inspections, complaints, or other problems related to the tourist home use of the property. The duties of the responsible party include:
  - a. Be available by telephone at the posted phone number to handle any issues arising from the tourist home use,
  - b. If necessary, be willing and able to come to the tourist home following notification from an occupant, owner, law enforcement, or city official to address issues related to the tourist home use,
  - c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms on this conditional use,
  - d. Otherwise regularly monitor the tourist home property to assure compliance with City laws, ordinances, and the terms of this conditional use.
6. The property owner must provide an affidavit that the following has been posted on the back of, or next to, the main entrance door, or, on the refrigerator at the tourist home property:
  - a. The name, address and phone number of the tourist home responsible party,
  - b. The maximum allowable occupancy of the tourist home in accordance with the terms of this conditional use,
  - c. The maximum number of vehicles that can be parked in the designated parking areas of the tourist home in accordance with the terms of this conditional use,
  - d. The noise standard in accordance with the terms of this conditional use,
  - e. The days of trash pickup and recycling, and,
  - f. The location of the nearest hospital.
7. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. At the time of application, the applicant shall provide the contact information for the “responsible party” as listed in Condition #5 above and shall provide an affidavit attesting to compliance of the tourist home with Condition #6 above. If the tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Single family residential
<b>Site Features:</b>	Single-family home with driveway, parking, walkways, and landscaping.
<b>Vehicle Access:</b>	This property gains access from Grand Boulevard.

**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RM (Residential Multifamily)	RM (Residential Medium)
<b>South:</b>	RM (Residential Multifamily)	RM (Residential Medium)
<b>East:</b>	RM (Residential Multifamily)	RM (Residential Medium)
<b>West:</b>	CRM (Conditional Residential Mix)	RU (Residential Urban)



**PLANNING CONSIDERATIONS:**

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

1. Tourist homes, which allow rental periods of six (6) weeks or less, are allowed with conditional use approval in the RM (Residential Multifamily) district. Tourist homes are not permitted within 1,200 feet of a pre-existing, approved tourist home. There are no approved tourist homes within 1,200 feet of the subject property (Special Area Plan short-term rentals not included), therefore the separation requirements are met.
2. The subject property is a contributing structure in the City's national and local historic districts, consisting of a former church building converted to a single family residence. It is located in a primarily single-family residential area, although there is an active church located about 50 feet to the north, and a condominium property across the street to the south. The property is only one block north of West Orange Street and Spring Bayou, one block west of North Pinellas Avenue, and about 150 feet east of the Safford House Museum, putting it within close proximity to the heart of the city's downtown activity center. The immediate area around the property is comprised of a mix of RM (Residential Multifamily) and CRM (Conditional Residential Mix) zoning.
3. Although three (3) tourist home/short-term rentals have been approved in the past for this general area, only one has an occupational license on file with the City. That property is located at 4 W Orange St, about 520 feet to the southeast of the applicant's property and located on the northwest corner of Orange St and N Pinellas Ave.
4. The applicant has provided a site layout that shows room for four (4) off-street parking spaces. This exceeds the two (2) spaces required for a single family detached dwelling.
5. As a part of the application, the applicant included a narrative outlining provisions for property management and rental parameters for guests of the tourist home, including rental restrictions, use of the property, quiet hours, and posting of contact information.

**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 residence is existing and includes sufficient area to accommodate access and parking. The City's Technical Review Committee (TRC) reviewed this project at their regular meeting of December 4, 2025, and determined that the project complies with the Land Development 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 RM (Residential Multifamily) zoning district. The surrounding area includes CRM (Conditional Residential Mix) zoning and property within the Special Area Plan (SAP). Single-family residential housing dominates to the north and west, interspersed with a few multifamily buildings of 2 to 4 units. To the south and east the properties are developed with a mix of uses and housing product including condominiums and commercial/office. Outside the Special Area Plan (SAP) district the tourist home use is only allowable in a few zoning districts including RM. Since a tourist home is only allowable as a single family detached dwelling unit, it is implied that the mix of housing types and higher density/activity level in the RM district provide an appropriate context for this type of use. It should also be noted that the property is in close proximity to the City's SAP district, the North Pinellas Avenue corridor, Spring Bayou and the Safford House Museum where residents and visitors engage in a mix of



uses, events and attractions. The SAP district is designed to encourage this activity. The recommended staff conditions are intended to further protect the residential area especially to the north and west where the area quickly transitions to a predominately single family residential neighborhood. The use is deemed appropriate and compatible with the existing and planned uses in the 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 the City's Comprehensive Plan.

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

*Provisional Findings:* The property is not an environmentally sensitive site. It is, however, located within the City's national and local historic districts. The tourist home is restricted to use by one family at a time so the strict classification of the use will not change. The applicant is not proposing any changes to the exterior of the property. Such a proposal would require review under the City's Heritage Preservation program. The owner has stated that dates will be reserved for their own personal use of the home. It is thought that part-time adaptive use for short-term rental could assist the owner with the expenses incurred in maintaining the integrity of this imposing and impressive historic property.

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

*Provisional Findings:* The proposed tourist home is located within a residential and mixed use area. The property will continue to be subject to all applicable City Codes and Ordinances governing not only land uses, but noise, nuisances, property maintenance and other similar codes. Based on these standards and enforcement of the recommended staff conditions, property values are not expected to be adversely affected. Property values have presumably remained stable in the activity center environment to which this property is in close proximity and will continue to do so.

**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 single-family residence is existing and is already served by the City. The requested use as a tourist home will not require extension of new public services to the site and will not adversely 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 conditional use is located in a developed area with adequate infrastructure to serve the tourist home. It provides for an adaptive use and maintenance of a historic property in close proximity to the downtown activity center. It will not adversely affect the growth patterns or the ability of the city to provide public facilities.

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

*Provisional Findings:* With the intent to protect the surrounding residential area and public health, safety, and welfare, staff has recommended conditions of approval deemed reasonable for the proposed conditional use for the Board's consideration.



**TECHNICAL REVIEW COMMITTEE:**

The Technical Review Committee (TRC) reviewed this application on December 4, 2025, and determined this application was complete and ready for processing.

**PUBLIC CORRESPONDENCE:**

Notices were sent to property owners within 500 feet of the subject property. This included 104 addresses. Staff has not received any responses to these notices.

**ATTACHMENTS:**

1. Staff Presentation
2. Draft Resolution 2026-04
3. Applicant Narrative
4. Survey
5. Site Plan
6. TRC Comment Report

# STANLEY #25-92

---

Planning & Zoning Board Meeting – January 26, 2026  
Board of Commissioners Meeting – February 10, 2026



# SUMMARY OF REQUEST

- **Resolution #2026-04 – Conditional Use (#25-92)**
  - Location: 200 Grand Boulevard
  - Property Size: +/- 10,938 square feet (0.25 acres)
  - Current Land Use: RM (Residential Medium)
  - Current Zoning: RM (Residential Multifamily)
  - Proposed Use of Property: Tourist Home (Short-Term Rental)
- **Applicant/Owner**: Ashley Stanley
- **Agent**: Melina Scally

# LOCATION

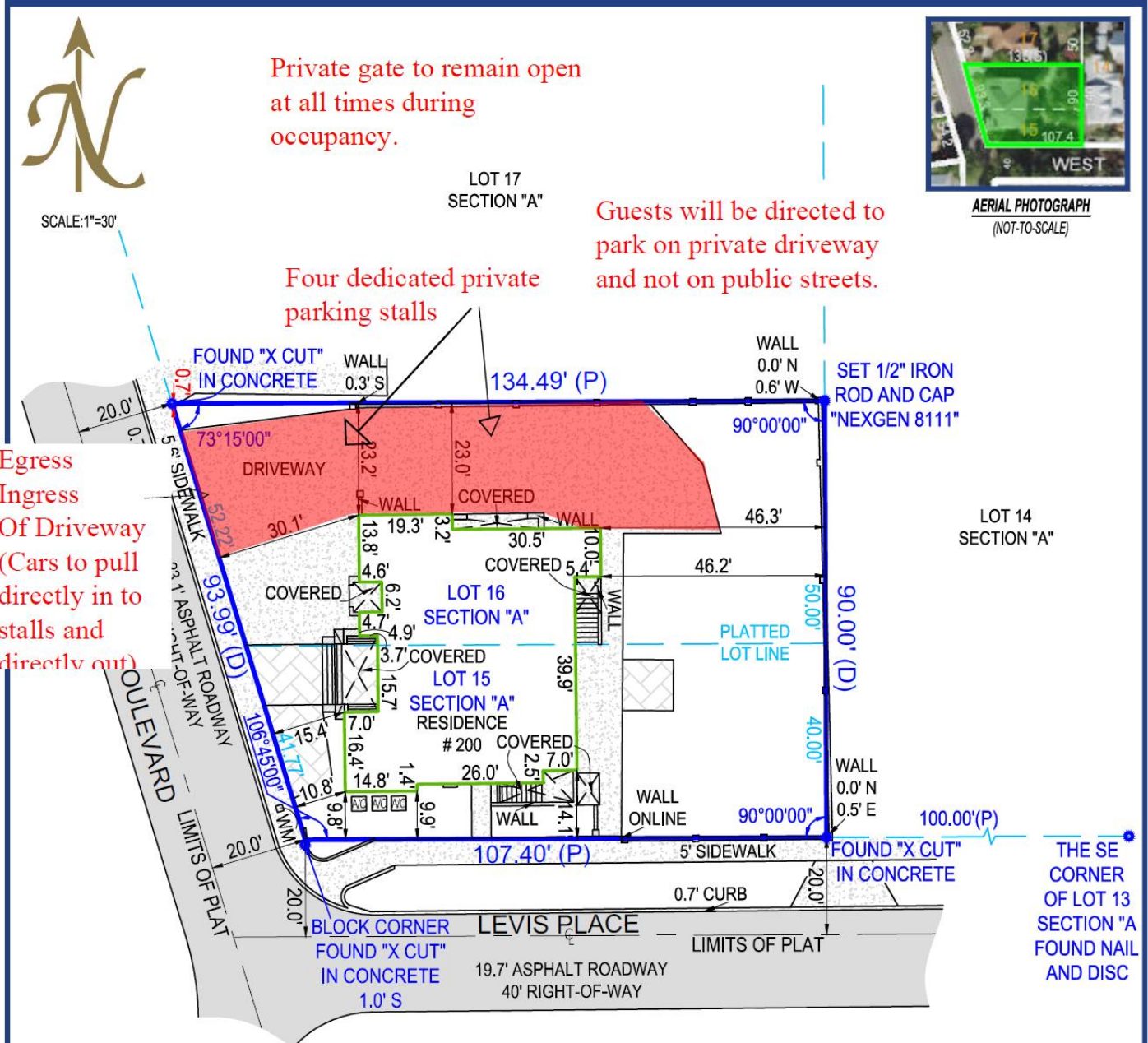


# PROPOSED TOURIST HOME WITH

- 3 bedrooms, 2 occupants each (6 guests accepted at a time),
- Management by owner and property management company with representative living adjacent,
- Posting of house rules and contact information inside,
- Multiple fire extinguishers and smoke detectors situated throughout the building,
- no smoking and quiet hours enforced from 10pm to 8am,
- no deliveries to property,
- 4 dedicated parking spaces with no street parking allowed,
- No dogs over 30 pounds and one dog allowed per visit,
- Minimum age of reservation holder is 25.

Owner will reserve some days for their own personal use of the home.





# SURVEY/SITE LAYOUT



# REVIEW CRITERIA – CONDITIONAL USE

- 1) **Land Development Code (LDC) conformance.** The property and use conforms with the LDC.
- 2) **The use is appropriate and compatible.** The property is within/in close proximity to an activity area and the applicant proposes to control the activities on site to maintain compatibility with the residential area to the north and west. Owner control along with staff-recommended conditions are expected to ensure appropriate and compatible operation of the use.
- 3) **The use is consistent with the Comprehensive Plan.**
- 4) **The use will not adversely impact historical or environmental resources.** This is a contributing property in the City's historic district. The proposed use will have no adverse impacts on the historic integrity of the property.
- 5) **The use will not adversely affect adjoining property values.** The property is in a residential and mixed use area with stable property values. Owner-controls and staff-recommended conditions are expected to maintain stable property values.

# REVIEW CRITERIA – CONDITIONAL USE

- 6) **The use will not adversely impact/exceed the City’s ability to provide services.** This is an existing single family residential property that is already served. No increase in services are expected from this use as proposed.
- 7) **The use shall provide for efficient and orderly development.** The use is proposed in an existing developed area of town with adequate infrastructure, and, provides for adaptive use and maintenance of a historic property in close proximity to the downtown activity center.
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** With the intent to protect the surrounding residential area and public, health, safety, and welfare, staff has recommended conditions of approval deemed reasonable for the proposed conditional use for the Board’s consideration.

# PRELIMINARY STAFF RECOMMENDATION

**Resolution #2026-04** :Staff recommends approval with the following conditions:

1. The property shall remain a single-family residence rented as a single living unit.
2. Maximum occupancy shall be no more than 6 people.
3. All guest parking shall be accommodated within the driveway and concrete parking pad and is not permitted on the front lawn or street. Parking is restricted to a maximum of four (4) vehicles at any one time.
4. Quiet hours shall be observed between 10:00 P.M. and 8:00 A.M. daily.
5. The property owner or designee (hereafter, “responsible party”) shall be available in a timely manner to respond to inspections, complaints, or other problems related to the tourist home use of the property. The duties of the responsible party include:
  - a) Be available by telephone at the posted phone number to handle any issues arising from the tourist home use,
  - b) If necessary, be willing and able to come to the tourist home following notification from an occupant, owner, law enforcement, or city official to address issues related to the tourist home use,
  - c) Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms of this conditional use,
  - d) Otherwise regularly monitor the tourist home property to assure compliance with City laws, ordinances, and the terms of this conditional use.

# PRELIMINARY STAFF RECOMMENDATION

## Resolution #2026-04, conditions continued:

6. The property owner must provide an affidavit that the following has been posted on the back or, next to, the main entrance, or, on the refrigerator at the tourist home property:
  - a) The name, address and phone number of the tourist home in accordance with the terms of this conditional use,
  - b) The maximum allowable occupancy of the tourist home in accordance with the terms of this conditional use,
  - c) The maximum number of vehicles that can be parked in the designated parking areas of the tourist home in accordance with the terms of this conditional use,
  - d) The days of trash pickup and recycling, and,
  - e) The location of the nearest hospital.
  
7. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. At the time of application, the applicant shall provide the contact information for the “responsible party” as listed in Condition #5 above and shall provide an affidavit attesting to compliance of the tourist home with Condition #6 above. If the tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

**Public Notice – 104 mailed notices; No responses received**

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #25-92 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW THE OPERATION OF A TOURIST HOME (SHORT-TERM RENTAL) AT 200 GRAND BOULEVARD, IN THE RM (RESIDENTIAL MULTI-FAMILY) 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 operation of a tourist home (short-term rental) in the RM (Residential Multifamily) zoning district; and,

**WHEREAS**, the Land Development Code Section 25.05(C)(17) requires conditional use approval for such uses within the RM district; and,

**WHEREAS**, the Planning and Zoning Board held a public hearing on this application at its meeting of January 26, 2026; 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 #25-92 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 #25-92 under Resolution 2026-04, requesting Conditional Use approval to allow establishment of a tourist home (short-term rental) at 200 Grand Boulevard in the RM (Residential Multi-family) zoning district is approved with the following conditions:

1. The property shall remain a single-family residence rented as a single living unit.
2. Maximum occupancy shall be no more than 6 people.
3. All guest parking shall be accommodated within the driveway and concrete parking pad and is not permitted on the front lawn or street. Parking is restricted to a maximum of four (4) vehicles at any one time.
4. Quiet hours shall be observed between 10:00 P.M. and 8:00 A.M. daily.
5. The property owner or designee (hereafter, "responsible party") shall be available in a timely manner to respond to inspections, complaints, or other problems

related to the tourist home use of the property. The duties of the responsible party include:

- a. Be available by telephone at the posted phone number to handle any issues arising from the tourist home use,
  - b. If necessary, be willing and able to come to the tourist home following notification from an occupant, owner, law enforcement, or city official to address issues related to the tourist home use,
  - c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms on this conditional use,
  - d. Otherwise regularly monitor the tourist home property to assure compliance with City laws, ordinances, and the terms of this conditional use.
6. The property owner must provide an affidavit that the following has been posted on the back or, or next to, the main entrance door, or, on the refrigerator at the tourist home property:
- a. The name, address and phone number of the tourist home responsible party,
  - b. The maximum allowable occupancy of the tourist home in accordance with the terms of this conditional use,
  - c. The maximum number of vehicles that can be parked in the designated parking areas of the tourist home in accordance with the terms of this conditional use,
  - d. The noise standard in accordance with the terms of this conditional use,
  - e. The days of trash pickup and recycling, and,
  - f. The location of the nearest hospital.
7. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. At the time of application, the applicant shall provide the contact information for the "responsible party" as listed in Condition #5 above and shall provide an affidavit attesting to compliance of the tourist home with Condition #6 above. If the tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

### **SECTION 3: EFFECTIVE DATE**

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

The property is located in the Residential Multifamily Zoning District. We are applying for Conditional Use of a Tourist Home Short Term Rental. We see a need for this in our area and it brings tourists to our downtown and docks. We will be managing this personally as well as with the help of a local property management company. Our long term goal is to keep this property as a successful short term rental, preform updates when needed, and draw more people to Tarpon Springs.

#### ADDITIONAL COMMENTS

Three bedrooms.

Master Bedroom - 2 occupants

Guest Bedroom - 2 occupants

Guest Bedroom - 2 occupants

Six Guests Anticipated at One Time

We will be utilizing Airbnb. Check in/ Check out will be done as a typical Airbnb. 3 PM check in, 11 AM checkout. Everything will be done through Airbnb so it is all done professionally. We will not be honoring Early Check ins/Late Check outs. We will have black out days for our personal use of our home. As stated above, we will be managing this personally (as this is our only rental), and we will also be utilizing a local property management company who's owner happens to live directly next door to the house. That will be the company/person handling emergent situations, taking out trash cans for collection and coordinating any maintenance work. In the kitchen we will have a posted sign with our contact information as well as the property management's contact information - plus all local emergency phone numbers. There is a fire extinguisher in the kitchen, and in each bedroom. There are smoke detectors located inside each bedroom (sleeping areas) as well as outside the bedroom doors of each sleeping areas for a total six. Smoke detectors are hardwired and also on a wifi system that notifies our personal cell phones when/if they go off. FEMA correspondence has been uploaded as well as an updated survey with parking comments. We will not allow street parking. Four dedicated parking stalls. We are utilizing a local cleaning company in Tarpon Springs who will be doing all our cleans - we will also be posting a laminated wall hanging of our rules stating the following. No Parties, No Guests allowed unless they are listed on the reservation initially, No dogs over thirty pounds, one dog allowed per visit, dog must stay inside house and be leashed when outside. Minimum age to make reservation to be 25. No smoking. Quiet Hours enforced starting at 10:00 PM though 8:00 AM. Do not access any areas the Host has listed as off limits, no guest mail or packages to be delivered to the property.

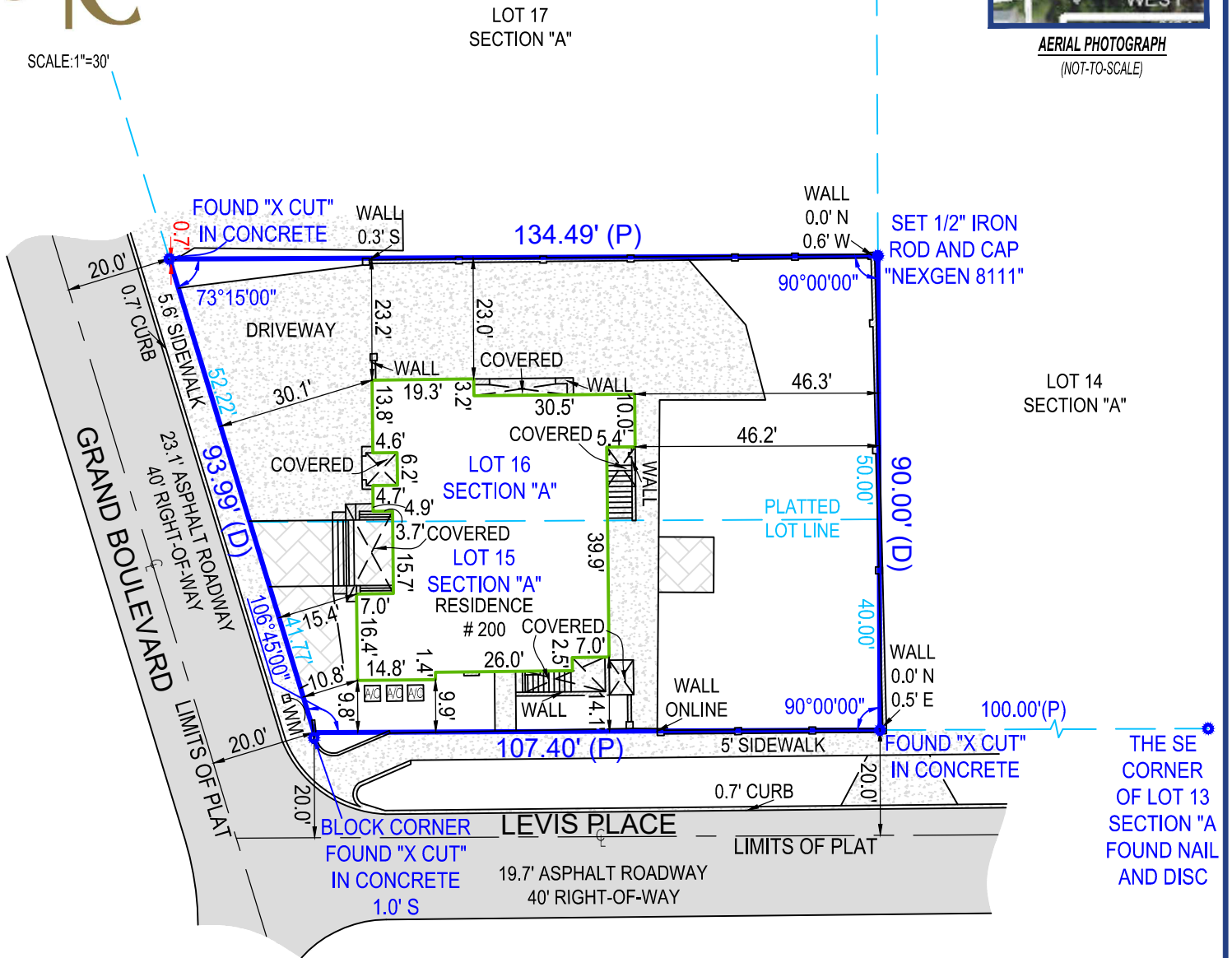
# 200 GRAND BOULEVARD, TARPON SPRINGS, FL. 34689



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)

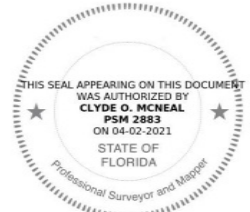


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 03-26-2021  
 Drawn By: Kevin  
 Order #: 126798  
 Last Revision Date: None  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 5601 Corporate Way, Suite #103  
 West Palm Beach, FL 33407  
 561-508-6272



**LEGAL DESCRIPTION OF: 200 GRAND BLVD, TARPON SPRINGS, FL, 34689**

LOTS 15 AND 16, SECTION A, READ AND KELLY'S TARPON HEIGHTS SECTIONS A AND B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 47, HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

**CERTIFIED TO:**

STEWART TITLE GUARANTY COMPANY  
 BRANDON A. STANLEY AND ASHLEY B. STANLEY  
 PLAZA HOME MORTGAGE, INC.  
 HENSLEY LAW & TITLE

**FLOOD ZONE:**

12103C0019G  
 ZONE: AE  
 ELEV: 10 FT  
 EFF: 09/03/2003

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- COMMUNITY SIDEWALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSS THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- NEIGHBOURS DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
■	-ASPHALT
■	-CONCRETE
■	-PAVER/BRINCK
■	-WOOD
☀	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
■	-CATCH BASIN
⊕	-FIRE HYDRANT
⊕	-UTILITY POLE
⊕	-MANHOLE
XXX	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT  
 APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



561.508.6272  
 Fax: 561.508.6309  
 LB 8111  
 5601 Corporate Way | Suite 103  
 West Palm Beach, FL 33407



**LEGAL DESCRIPTION OF: 200 GRAND BLVD, TARPON SPRINGS, FL, 34689**

LOTS 15 AND 16, SECTION A, READ AND KELLY'S TARPON HEIGHTS SECTIONS A AND B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 47, HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

**CERTIFIED TO:**

STEWART TITLE GUARANTY COMPANY  
BRANDON A. STANLEY AND ASHLEY B. STANLEY  
PLAZA HOME MORTGAGE, INC.  
HENSLEY LAW & TITLE

**FLOOD ZONE:**

12103C0019G  
ZONE: AE  
ELEV: 10 FT  
EFF: 09/03/2003

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- COMMUNITY SIDEWALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSS THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- NEIGHBOURS DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

**LEGEND**

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x -FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRINCK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

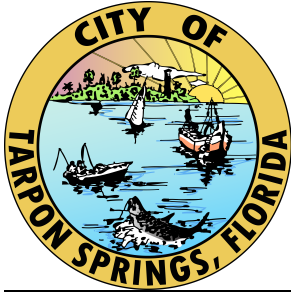
SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



561.508.6272  
 Fax: 561.508.6309  
 LB 8111  
 5601 Corporate Way | Suite 103  
 West Palm Beach, FL 33407



City of Tarpon Springs

# TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

<b>Project</b>	<b>25.92</b> PNZ - Stanley
<b>Files and Attachments</b>	Survey.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.

## Fema

[ Sheet 2 | Comment 00001 | Survey.pdf ]

**Megan Araya**

This survey shows previous flood zone information. FEMA FIRMs were updated 8/24/21. This structure may be entirely out of the SFHA (zone X).

## Fire

[ Sheet 1 | Comment 00006 | Survey.pdf ]

**Kevin Wodrich**

Not enough information to give comments.

K. Wodrich, Fire Marshal 12/2/25

## **Planning and Zoning**

[ Comment 00002 ]

**Patricia McNeese**

This document contains comments resulting from the December 4, 2025 meeting of the Technical Review Committee.

[ Sheet 1 | Comment 00003 | Survey.pdf ]

**Patricia McNeese**

Please provide a site plan/ markup copies of the survey showing how parking and ingress/egress is laid out, including number of parking spaces proposed.

[ Comment 00004 ]

**Patricia McNeese**

Please provide a narrative describing the proposed use and management plan including:

- number of bedrooms and maximum number of guests anticipated at one time, number of guests per bedroom, etc.,
- management of booking, check-in/out, and related logistics,
- management of property including maintenance (trash control, etc.) and incident management (i.e. response to complaints, emergency, etc.),
- interior safety features and notifications (e.g., fire extinguishers, smoke alarms, posted rules and emergency contacts, etc.),
- any other information you wish to provide.

[ Comment 00005 ]

**Patricia McNeese**

This application may be scheduled for the January 26, 2026 meeting of the Planning and Zoning Board if all additional materials have been uploaded to the project by December 19, 2025.

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

**NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-92**

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 tourist home at 200 Grand Boulevard in the Residential Multifamily zoning district.

**(Please Reference Application #25-92)**

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, January 26, 2026 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, February 10, 2026 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](mailto: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](http://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](mailto:Planning@ctsfl.us).