



City of Tarpon Springs, Florida

Heritage Preservation Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

**REGULAR SESSION AGENDA
MONDAY, FEBRUARY 2, 2026
6:30 PM - CITY HALL AUDITORIUM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENTS**
- 4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 5. APPLICATION(S)**
 - a. 25.102 Kochenour - Certificate of Approval for Signage - 100 N. Ring Ave
 - b. 26.03 Torres - Certificate of Approval for Window Replacement - 400 Grand Blvd
- 6. DISCUSSION ITEMS**
 - a. 25.96 Mossaidis - Certificate of Approval for Demolition - 17 W. Orange St
- 7. BOARD AND STAFF COMMENTS**
- 8. ADJOURNMENT**

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Planning and Zoning Department at (727) 942-5611 or clanford@ctsfl.us



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD

February 2, 2026
100 N Ring Avenue

STAFF REPORT

Application No. / Project Title: 25.102 / Kochenour

Staff: Caroline E. Lanford, AICP CTP
Principal Planner

Applicant / Owner: Livery Stable LLC, Owner / William Kochenour III / Applicant

Property Size: 13,752 square feet

Current Zoning: T4a Residential + Retail/Office

Location / Parcel ID: 100 N Ring Avenue / 12-27-15-15210-000-0070

Architectural Type/District Status: Masonry Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness (CA) to install a new non-illuminated wall sign on the north side of the property and a non-illuminated wall sign on the western elevation of the subject property.

This commercial block structure is shown as a livery stable on the 1909 and 1913 Sanborn maps, and as the Scotia Hotel on the 1919 Sanborn map. Significant architectural features of the subject property include corner quoins, exposed rafter tails, tie rods and anchor plates, concrete sills, two brick chimneys with corbelled brick caps, dentil block at the top of the parapet, dressed block, wood frame double hung windows, a recessed front entry wood-framed double door with sidelights and transoms, and an entry alcove with wood-framed sidelight windows with bulkheads (Florida Master Site File 8PI1601).

The structure received a CA for significant renovations in March of 2023, with a condition to return to the HPB for approval of a detailed sign plan.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the project as presented by the applicant based on the review criteria as described in this staff report, with the following condition:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 1, 5, and 86. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The height and width of the proposed new signs are consistent with signs at structures of similar character in the vicinity.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: Not applicable to this project.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The addition of the proposed signs will slightly alter the streetscape. The proposed project conforms with setback requirements. The HPB should satisfy themselves that the impacts to the streetscape are not significantly adverse.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this project.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.



ANALYSIS: The mass of the structure will be minimally altered by the proposed protruding wall sign. The HPB should satisfy themselves this visual alteration is not adverse.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: Not applicable to this project.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable to this project.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The project is consistent with the Secretary's standards, in particular:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

9. New additional, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposed project meets the intent of the Secretary's standards, as no historic materials will be removed. The proposed new sign will alter the viewshed but is consistent with signs in the vicinity and will have no irreversible impact.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.



ANALYSIS: The subject project is consistent with the Comprehensive Plan and the Comprehensive Zoning and Land Development Code.

(11) *The impact upon archaeological sites shall preserve the integrity of the site.*

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

ATTACHMENTS:

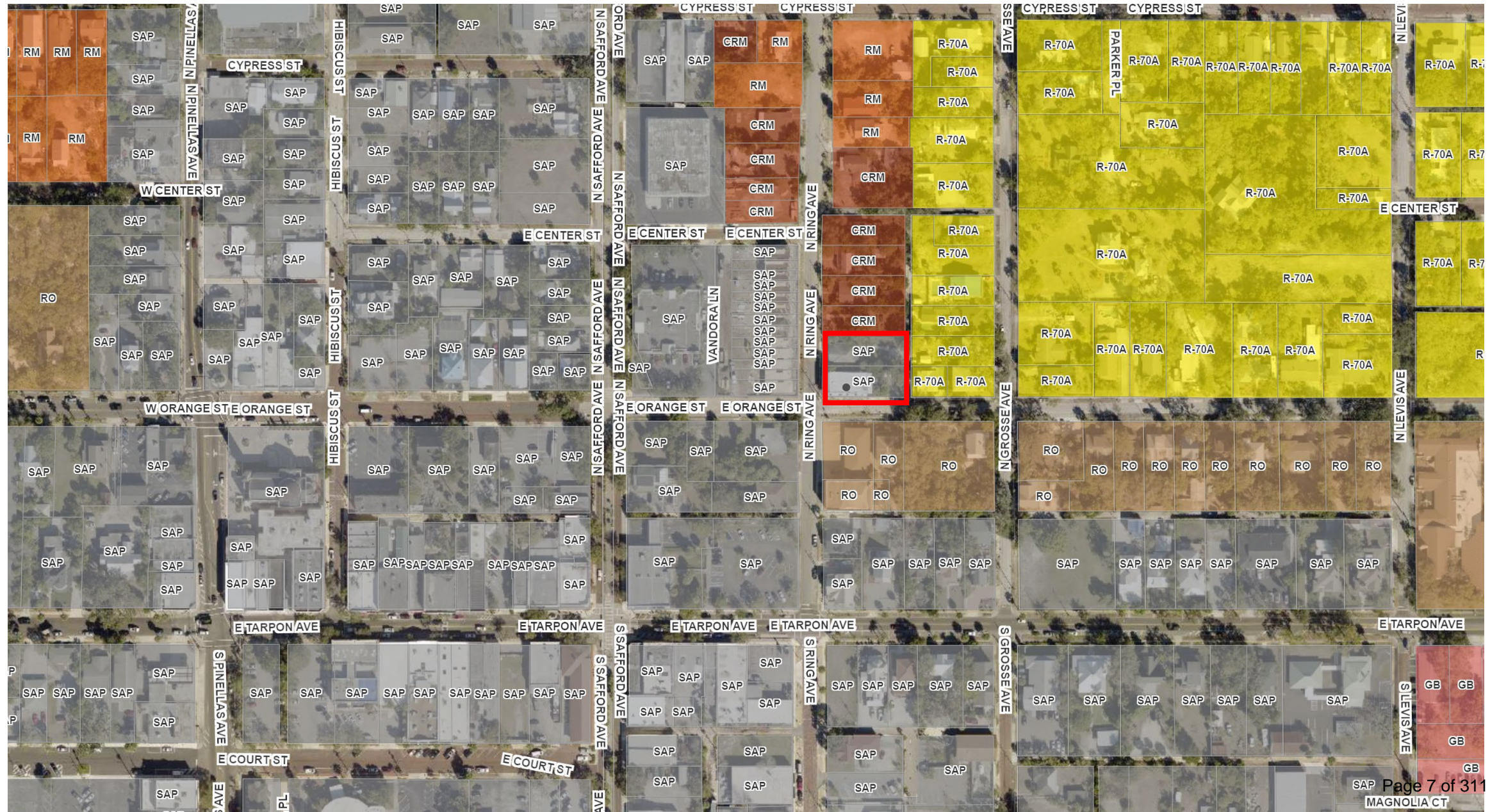
1. Slide Presentation
2. Florida Master Site File Form #8PI1602
3. Application and supporting materials

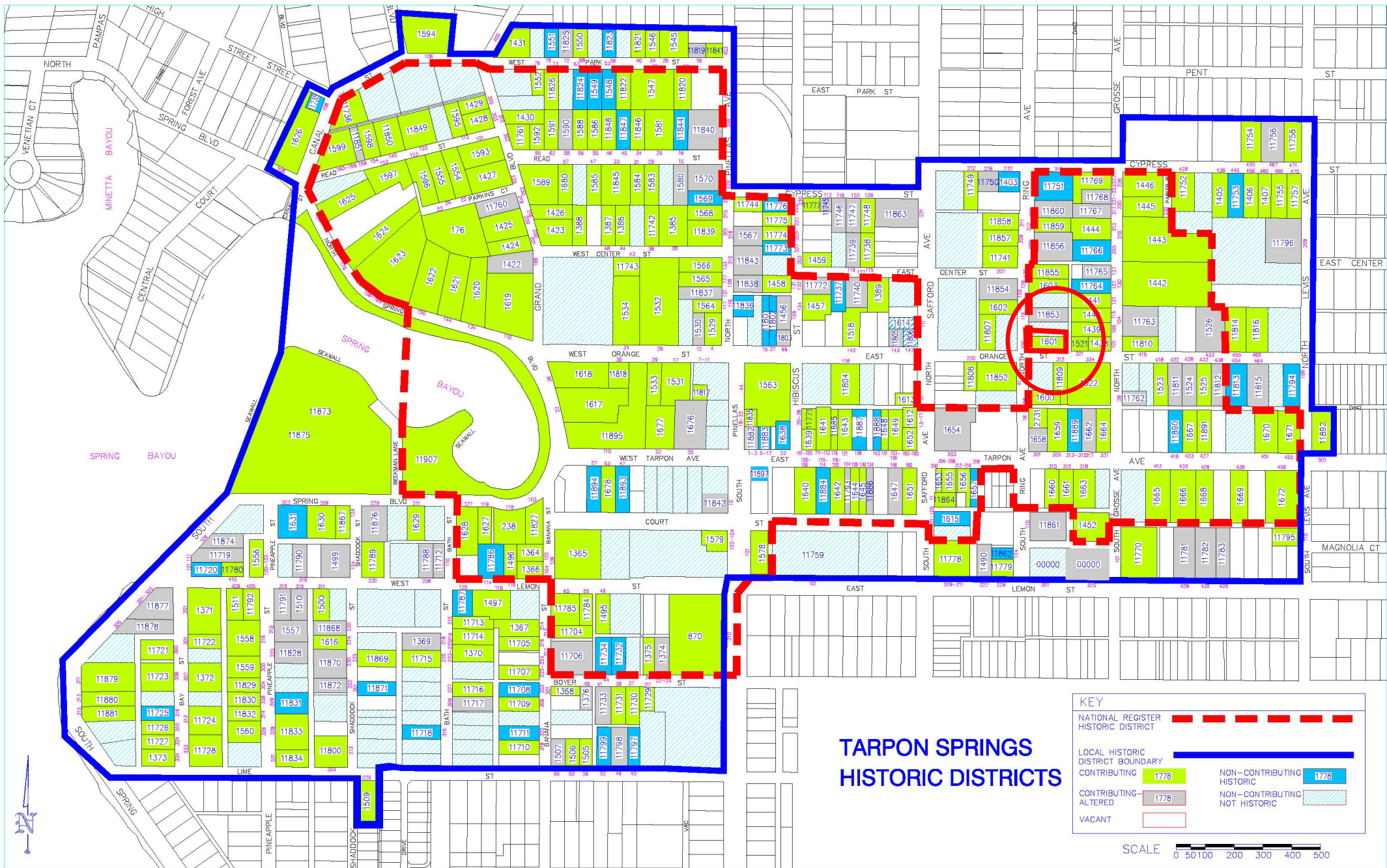
KOCHENOUR APPLICATION #25.102

Heritage Preservation Board, February 2, 2026



LOCATION AND CONTEXT





TARPON SPRINGS HISTORIC DISTRICTS

KEY

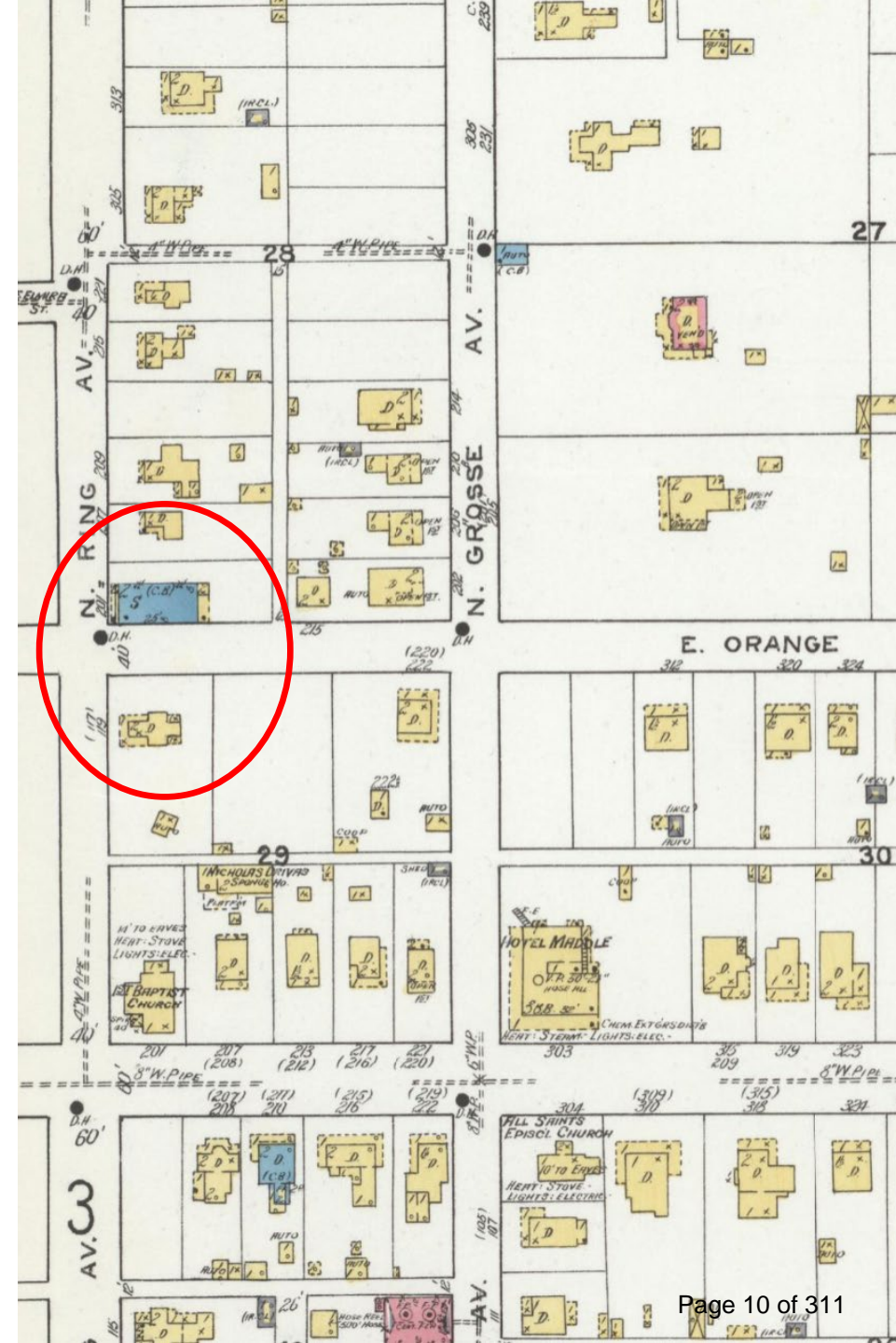
- NATIONAL REGISTER HISTORIC DISTRICT - - - - -
- LOCAL HISTORIC DISTRICT BOUNDARY —————
- CONTRIBUTING
- CONTRIBUTING-ALTERED
- VACANT
- NON-CONTRIBUTING HISTORIC
- NON-CONTRIBUTING NOT HISTORIC



REQUEST

- Certificate of Approval for:
 - Erect new wall signs at 100 N Ring Boulevard
- Lot Size: 13,752 square feet
- Location / Parcel ID: 108 N Ring Avenue / 12-27-15-15210-000-0070
- Current Zoning: T4a Residential + Retail/Office
- Future Land Use: Activity Center
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1602
- Applicant: William Kochenour III
- Owner: Livery Stable, LLC

1919 SANBORN MAP



FLORIDA MASTER SITE FILE



100 N RING BOULEVARD – FAÇADE



100 N RING BOULEVARD – NORTH ELEVATION



100 N RING BOULEVARD – SOUTH ELEVATION



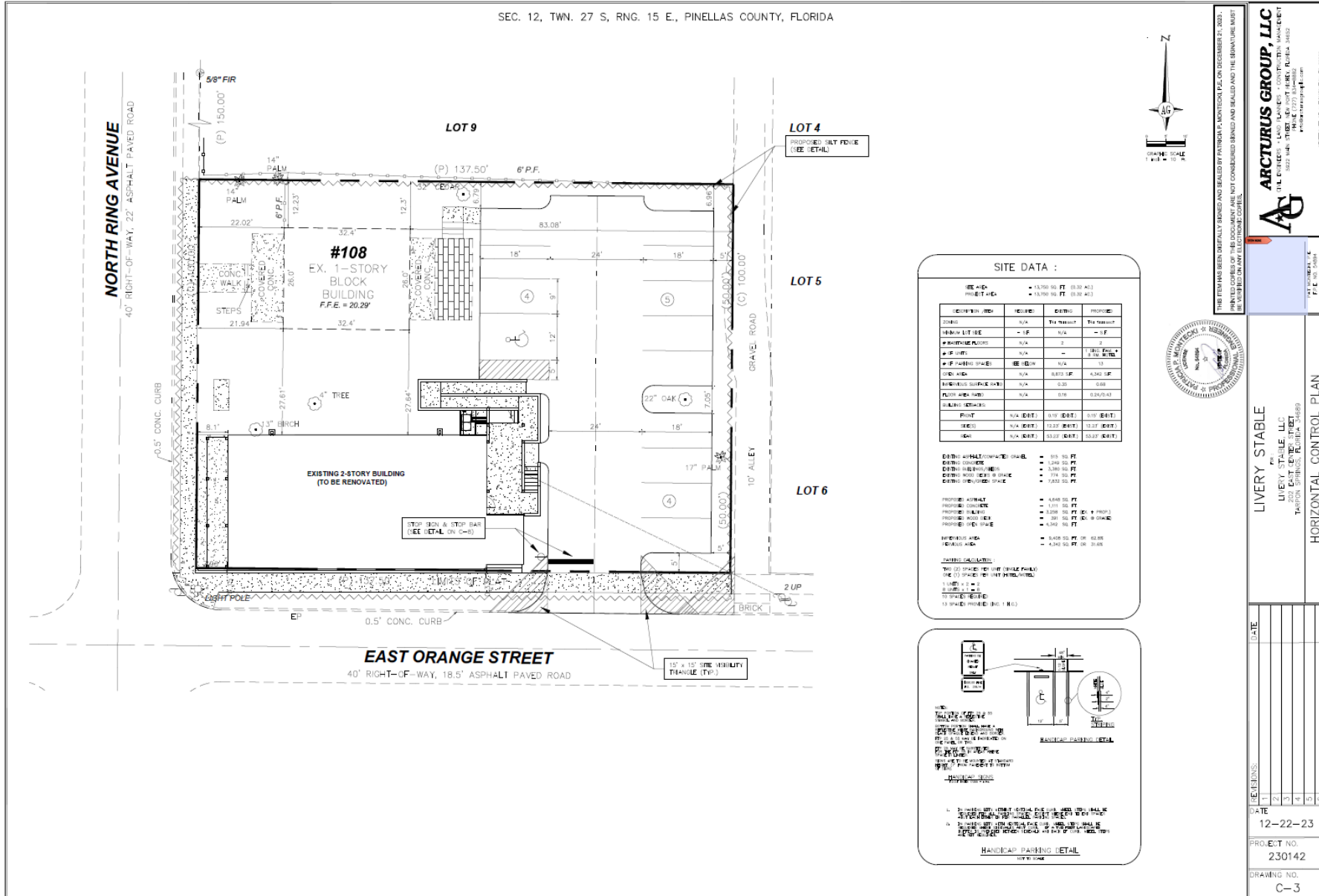
100 N RING BOULEVARD – EAST ELEVATION



SITE PLAN

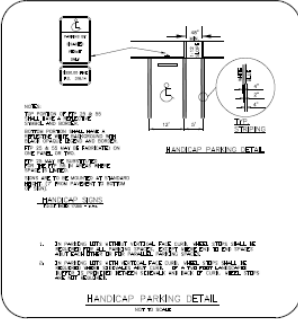


SEC. 12, TWN. 27 S, RNG. 15 E., PINELLAS COUNTY, FLORIDA



SITE DATA :

DESCRIPTION	AREA	PERCENT	REMARKS
TOTAL AREA	18,700 SQ. FT.	100.00%	
PROPOSED AREA	18,700 SQ. FT.	100.00%	
EXISTING 2-STORY BUILDING	N/A	N/A	TO BE RENOVATED
PROPOSED 1-STORY BLOCK BUILDING	18,700 SQ. FT.	100.00%	
PROPOSED PARKING	13		
PROPOSED DRIVEWAY	13		
PROPOSED SIDEWALK	13		
PROPOSED CURB	13		
PROPOSED UTILITY	13		
PROPOSED TREE	13		
PROPOSED FENCE	13		
PROPOSED SIGN	13		
PROPOSED LIGHT	13		
PROPOSED FURNITURE	13		
PROPOSED LANDSCAPE	13		
PROPOSED OTHER	13		



THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTGOMERY ON DECEMBER 27, 2023. UNPRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE REPRODUCED ON ANY REPRODUCTION.

ARCTURUS GROUP, LLC
P.L.L.C. ENGINEERS - LAND SURVEYORS - CONSTRUCTION MANAGEMENT
2022-2023 STATE OF FLORIDA LICENSE NO. 12523
1101 N. W. 12TH STREET, SUITE 1000, MIAMI, FL 33136
ARCTURUSGROUP.COM

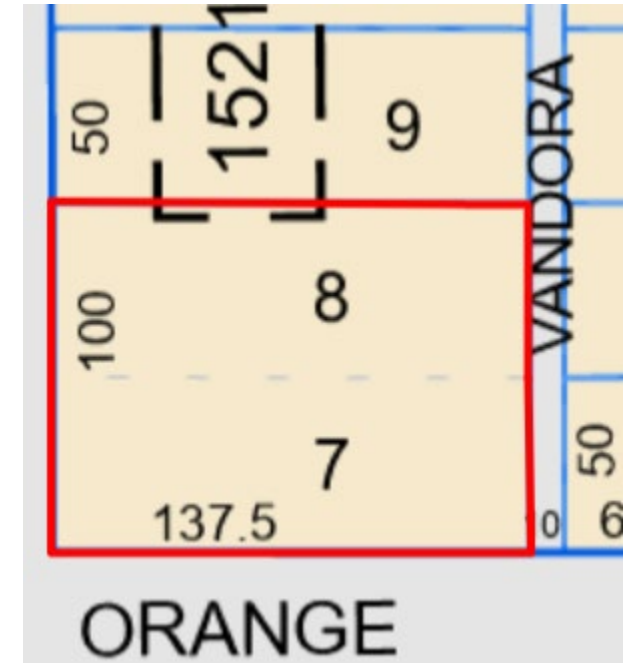
LIVERY STABLE
LIVERY STABLE, LLC
TARPON SPRINGS, FLORIDA 34689
DATE: 12-22-23
PROJECT NO.: 230142
DRAWING NO.: C-3

HORIZONTAL CONTROL PLAN

100 N RING BOULEVARD – EAST ELEVATION



	Allowable Area ²
Historic Preservation District ¹	.50 per l.f. of building frontage
Other Nonresidential Zones	1.25 per l.f. of building frontage



PROPOSED PROJECT



WEST SIDE - FRONT OF BUILDING



PROPOSED PROJECT



EAST SIDE - REAR OF BUILDING

The
LIVERY
GUESTHOUSE

SignPro Studios RESORT • RESIDENTIAL • RETAIL • RESTAURANT 207 Victoria Drive Coral Gables, Florida 33146 (305) 444-1000 tom@signprostudios.com www.signprostudios.com	JOB NAME:	APPROVED BY:
	CLIENT:	DATE:



AREA CONTEXT – SOUTH CONTEXT



AREA CONTEXT – NORTH CONTEXT



AREA CONTEXT – EAST CONTEXT



SIGNS IN VICINITY



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.



Signs and Awnings

Construction of signs is subject to the City's sign code. Each sign will be reviewed for location, total sign area, and aesthetic style or look of the sign. Monument signs, must have a solid base that is complementary to the streetscape, and the base should be masonry or stucco.

Guideline 85. Preserve Historic Signs

- Historic signs, such as those constructed directly into an architectural detail of the structure, should be maintained and should be restored if necessary.
- Restore or recreate historic signs where sufficient documentation exists if the restored or recreated sign would be in compliance with Tarpon Springs ordinances.

Guideline 86. Sign Placement

On most commercial buildings, a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage.

- New signage shall be located on the flat, unadorned parts of a façade, such as the horizontal band between the storefront and second floor, or on windows, awning flaps, fascia, and frieze, or other areas where signs have been historically placed on the building.
- Decorative neon light banding is prohibited; however, neon lettering is permitted pursuant to sign regulations.
- Signs should be mounted to historic masonry buildings through the mortar joints rather than through masonry units wherever possible.

It is generally not appropriate to:

- obscure or hide significant historic features or details with signs. This includes windows, cornices, and architectural trim

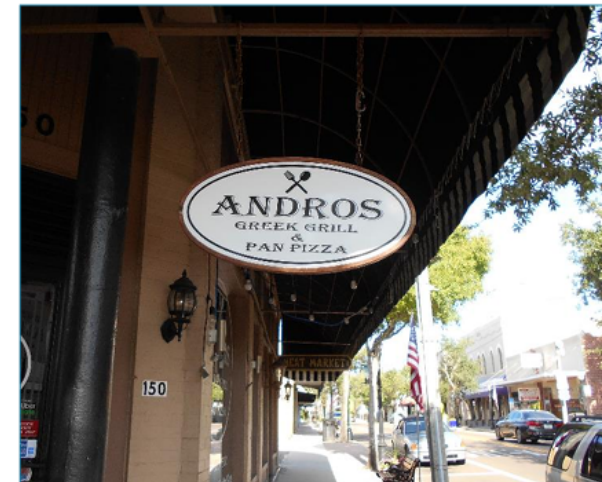


Figure 131: Signs in the Tarpon Springs Historic District.

STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§ 186.04 - Signs Within the Historic Preservation District.

(A) The historic preservation board has the authority within the Historic Preservation District to permit **up to a maximum of twice the amount of:**

(1) Sign area or height as allowed in **§ 187.02-Nonconforming Uses in Residential Zones.**

(2) § 189.00-On-Site Signs in Nonresidential Areas.

(B) Such review will utilize the Certificate of Approval process as detailed in Article VII. In addition, the Historic Preservation Board must review all signs which are illuminated from the interior through such process.

§ 187.02 - Nonconforming Uses in Residential Zones, Permit Required.

One wall or ground mounted, non-illuminated sign, **not exceeding 12 square feet in total sign area in the Historic Preservation District, and 12 square feet in all other residential zones,** shall be allowed on parcels within such zones which contain lawful nonconforming uses as of the effective date of this article.

PER § 187.02 ALLOWANCE IS 24 TOTAL SQ FT

STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§ 189.03 - Wall Mounted Signs in Addition to Freestanding Signs, Permit Required.

(A) Wall signs shall be permitted for each single occupancy parcel having frontage on a public street.

(B) Establishments located on more than one street frontage shall be allowed wall signs for each side of the establishment facing a street, but shall not combine such signs for the purpose of placing the combined area on any one wall.

(C) Establishments located on only one street frontage shall be allowed one wall sign facing a non-residential zone, but shall not combine such signs for the purpose of placing the combined area on any one wall.

(D) Wall signs shall be permitted for each establishment in a multiple occupancy parcel.

(E) Allowable Area.

	Allowable Area ²
Historic Preservation District ¹	.50 per l.f. of building frontage

¹Nonresidential zones in the Historic Preservation District

² Sign area (in square feet) per lineal foot of building frontage facing a street up to a maximum of 150 square feet of aggregate sign surface area



STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§ 189.03 - Wall Mounted Signs in Addition to Freestanding Signs, Permit Required

(F) For establishments with more than one street frontage, the maximum sign surface area for building frontage on streets other than the street the establishment is oriented toward shall not exceed the area allowed in § 189.03(E) above nor 50 square feet of aggregate area, whichever is more restrictive.

(G) For establishments with no side street frontage, the maximum sign surface area for the side of the building shall not exceed either .5 square feet per lineal frontage of building or ten square feet in the Historic Preservation District, whichever is more restrictive. In all other nonresidential districts, the maximum sign surface area for the side of the building shall not exceed either .5 square feet per lineal frontage of building or 50 square feet, whichever is more restrictive.

(H) Wall signs may not project beyond the roofline or sidewalls of the establishment to which the sign is attached.

(I) Wall signs may not project more than 12 inches from the wall to which it is attached.

(J) Wall signs may project over a street right-of-way in those zoning districts where a minimum setback of zero is permitted, provided the extension is over a pedestrian sidewalk and the projection is at least eight feet above grade.

STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§186.09 Additional Requirements.

All signs except temporary signs shall be subject to the requirements below:

(A) All freestanding monument signs shall be landscaped around the base of the sign structure. Landscaping (e.g. ornamental trees, shrubs, and ornamental plants) shall meet the requirements for landscaping as prescribed in this article.

(B) Wall signs shall not be installed in a manner that detracts from the architectural design of a building and shall not be installed in a manner that obstructs windows, doors, or other types of fenestration.

(C) In the event the city commission adopts by resolution or ordinance either city-wide or district-specific design requirements for pole and monument signs, permit applications for such signs must demonstrate compliance with such requirements, and such signs must be constructed and maintained in compliance with such standards.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #25.102, as presented, for a Certificate of Approval, with the following condition:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. One request for information was received, but no comments on the proposed project.



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11601Recorder # 110Recorder Date 1/28/09Original Update Site Name The Livery Stable Other Names Scotia HotelProject Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 100 N Ring AvenueVicinity of NE corner of Ring Ave and Orange St.City Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327818 Northing 3114772 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1905 Circa Alterations Date c.2000 Type/Location front porch rebuiltAdditions Date _____ Type/Location _____Moved Original Location _____Use Original Stable Use Present Multi-family

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 2Structural System Concrete block Exterior Fabric Concrete block (rusticated)Foundation Continuous Foundation Materials Concrete block Foundation Infill N/ANo. of Porches 2 Locations/Features full width, front and rear, 2 story wood framed porches, hipped roof in the front, shed roof in the rearMain Entrance (stylistic details): center double door under entry porchOutbldgs. Number 1 Nature/Location (Describe below)non historic metal shedRoof Type Hip; Flat Roofing Materials Composition shingles; Built-up roofSecondary Structures Comments Not applicable Location _____Chimneys Number 0 Orientation N/A Location N/A Material Not applicableWood Windows Type DHS Light # 1/1, 2/2Metal Windows Type _____ Light # _____Exterior Ornament rafter tails, concrete sills, metal tie rods with circle washersCondition Fair Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

This symmetrical façade structure features dentil block at the top of the parapet. The parapet is flat and there are quoins at the building corners. The first floor features dressed block while the second floor is smooth. Some of the windows are boarded. This building is shown on the 1909 and 1913 Sanborns as a Livery Stable. In 1926 it is shown as the Scotia Hotel. Later it was used as apartments.

Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1601. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #222, Facing NE

RECORDER INFORMATION

Recorder Name Janus Research

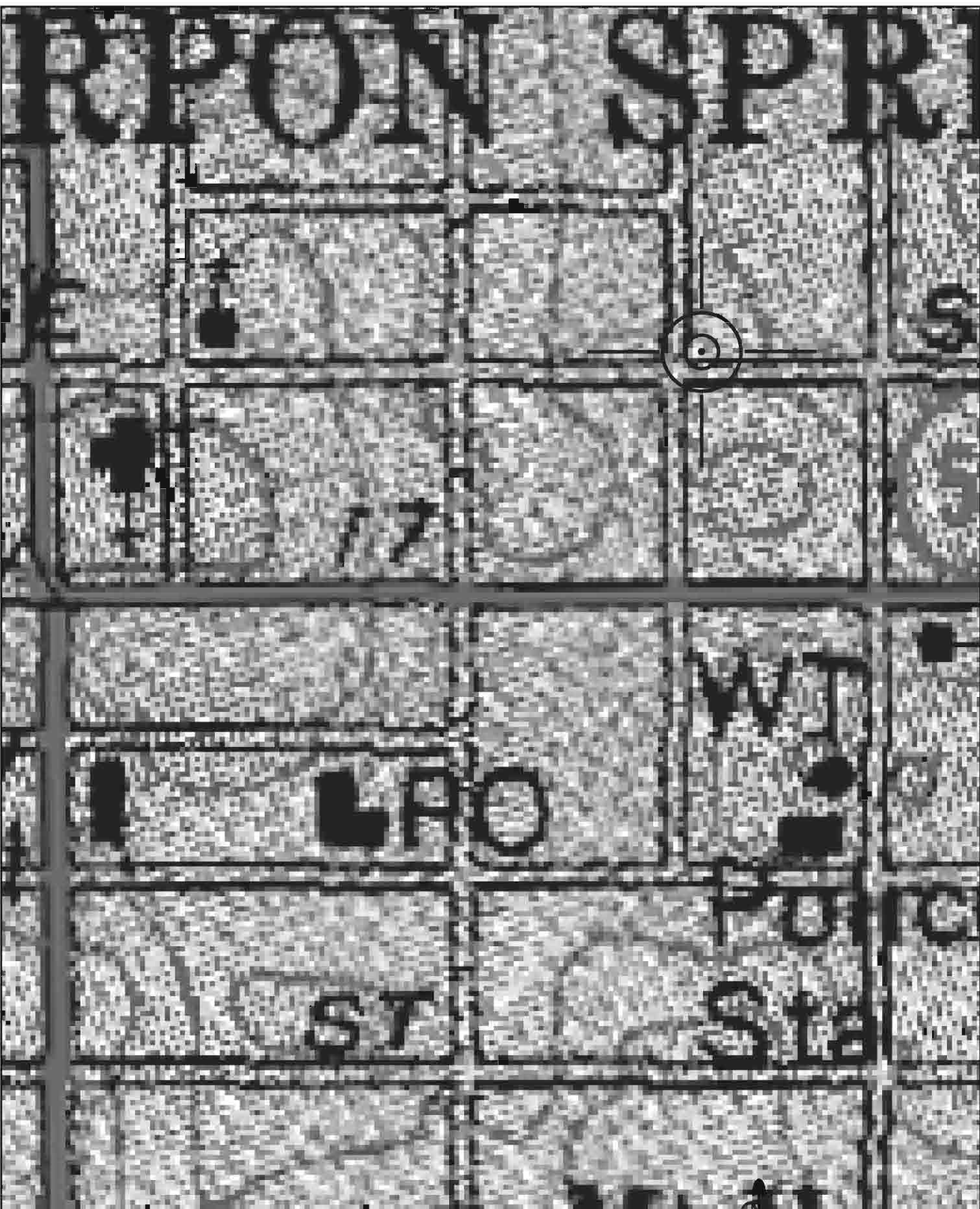
Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1601
USGS Quadrangle: Tarpon Springs (1973 PR 1987)



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*

Livery Stable LLC Sign

jkokolakis@jkokolakis.com

Property Owner(s) Address*

Property Owner(s) Phone*

202 E. Center Street, Tarpon Springs, FL 34689

727-942-2211

Applicant(s) Name (If different than owner)

Applicant(s) Email

William Kochenour III

wkochenour@santekmanagement.com

Applicant(s) Address

Applicant(s) Phone

108 N Ring Ave., Tarpon Springs, FL

727-314-5689

Agent/Representative (If applicable)

William Kochenour III

Agent/Representative Email

wkochenour@santekmanagement.com

Agent/Representative Address

108 N Ring Ave., Tarpon Springs, FL

Agent/Representative Phone

727-314-5689

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*

LIVERY STABLE LLC Sign

Tax Parcel ID(s)*

12-27-15-15210-000-0070

[Look Up Parcel ID](#)

Project Location

100 N Ring Ave., Tarpon Springs, FL 3489

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*
0.314 AC

Base Flood Elevation (BFE)

Elevation(s)

Current Land Use*

AC (Activity Center) ▾
(Choices are alphabetized)

[Lookup Land Use](#)

Current Zoning*

T4a ▾
(Choices are alphabetized)

[Lookup Zoning](#)

Proposed Land Use

-- Select One -- ▾
(If applicable)

Proposed Zoning

-- Select One -- ▾
(If applicable)

Summary / Purpose of Request*

Install new signage on the East and West Elevation for the 8 room Boutique Hotel.

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*

William L Kochenour III

Date*

12/22/2025

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*

William L Kochenour III

12/22/2025



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).

Certificate of Appropriateness 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*

Livery Stable LLC Sign

Project Location*

100 N Ring Ave., Tarpon Springs, FL

Type of Activity (Check all that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Relocation* |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Renovation |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input checked="" type="checkbox"/> Signs |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Structural Addition |
| <input type="checkbox"/> Parking Lot | <input type="checkbox"/> Windows/Doors/Solar Panels |

***If Relocation, provide the following information:**

New Address / Location

Address / General Location

New Tax Parcel ID

Parcel ID from Pinellas County Property Appraiser

[Lookup Parcel ID](#)

New Land Use

-- Select One --
Choices are Alphabetized
[Lookup Land Use](#)

New Zoning

-- Select One --
Choice are Alphabetized
[Lookup Zoning](#)

Year Built*

1905

Architectural Style*

Masonry Vernacular

Porches*

Yes
 No

Original Use*	Present Use*	Proposed Use*
Lodging	Lodging	Lodging

Roof Type*	Roof Material*	Exterior Siding Material*
Flat	Metal/Flatt	Block

Previous Additions or Modifications*

Currently under renovation for 8 room Boutique Hotel.

Description of Proposed Work*

Adding new signs to the front and rear of the building

For Relocation or Demolition

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in LDC [Section 109.01\(B\)](#).

Electronic Signature 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*

William Kochenour III

Date*

12/22/2025

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).

60"

5"

The

LIVERY

12"

3" GUESTHOUSE

(1) 1/4" Alum. Painted Matthews Gold

4" ENTRANCE

(1) 1/4" Alum. Painted Matthews Gold



(3) 18" Circle - gold leaf vinyl

13"

The

LIVERY

52"

GUESTHOUSE

14"

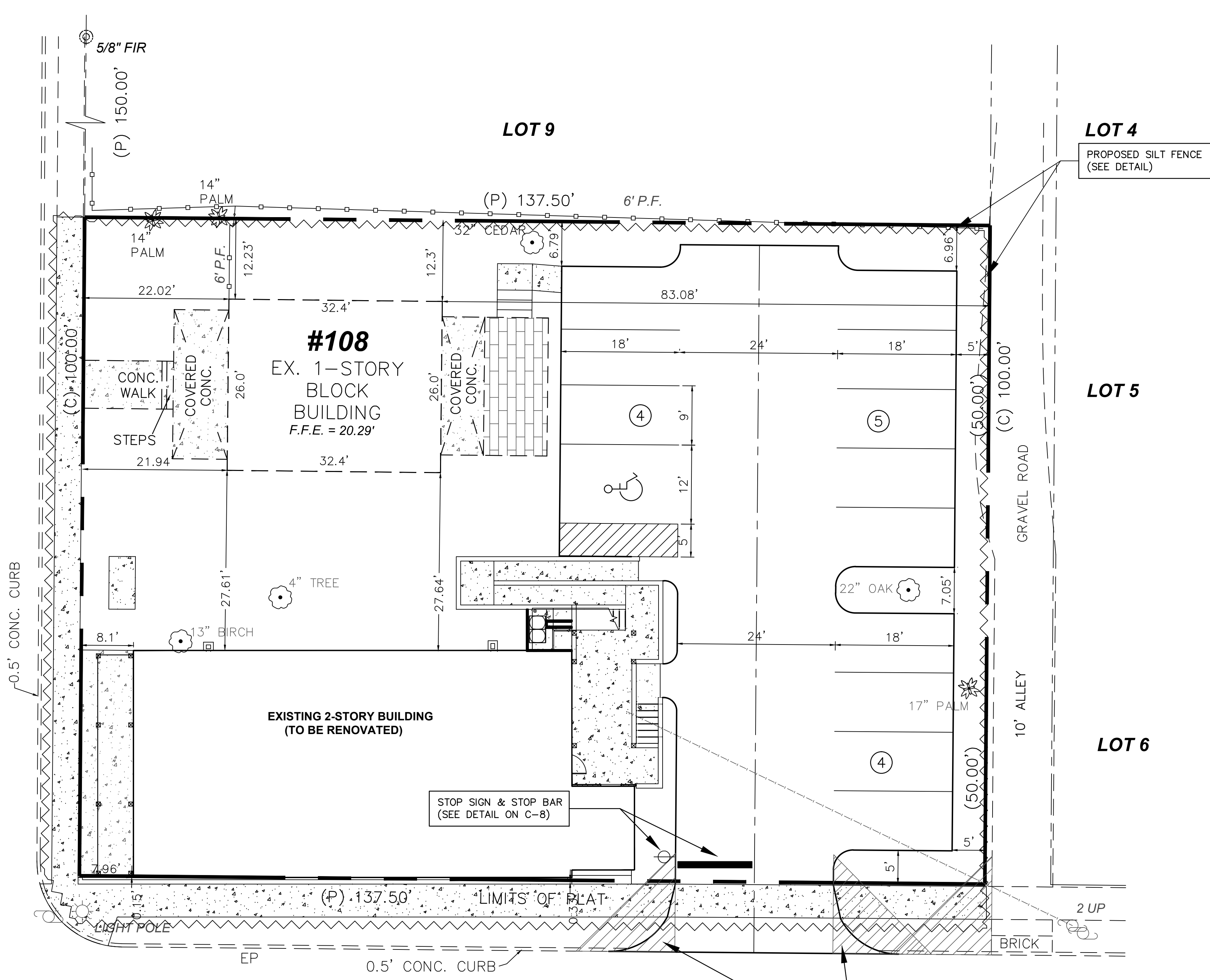
(1) Gold Leaf Vinyl

The
LIVERY
GUESTHOUSE

SignProStudios <small>RESORT • RESIDENTIAL • RETAIL • RESTAURANT</small>	<small>107 Victoria Drive Dunedin, FL 32026-3498 (321) 453-0271 info@signprostudios.com www.signprostudios.com</small>	JOB NAME: _____ APPROVED BY: _____
	CLIENT: _____	DATE: _____

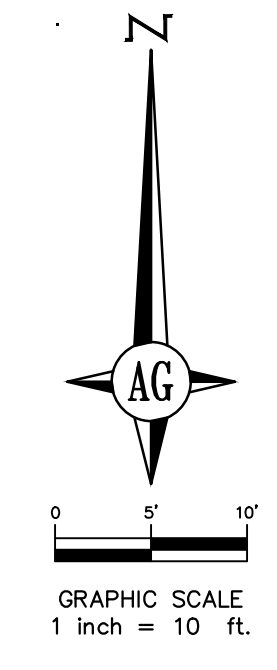
NORTH RING AVENUE

40' RIGHT-OF-WAY, 22' ASPHALT PAVED ROAD



EAST ORANGE STREET

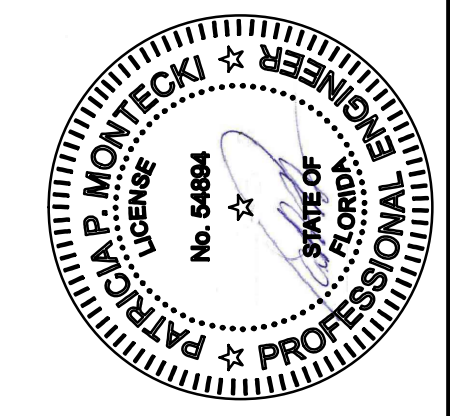
40' RIGHT-OF-WAY, 18.5' ASPHALT PAVED ROAD



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON DECEMBER 21, 2023.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ARCTURUS GROUP, LLC
 CIVIL ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGEMENT
 5922 MAIN STREET, NEW PORT RICHEY, FLORIDA 34652
 PHONE (727) 834-8882
 info@arcturugroup.com

PAT MONTECKI, P.E.
 F.P.E. NO. 54894

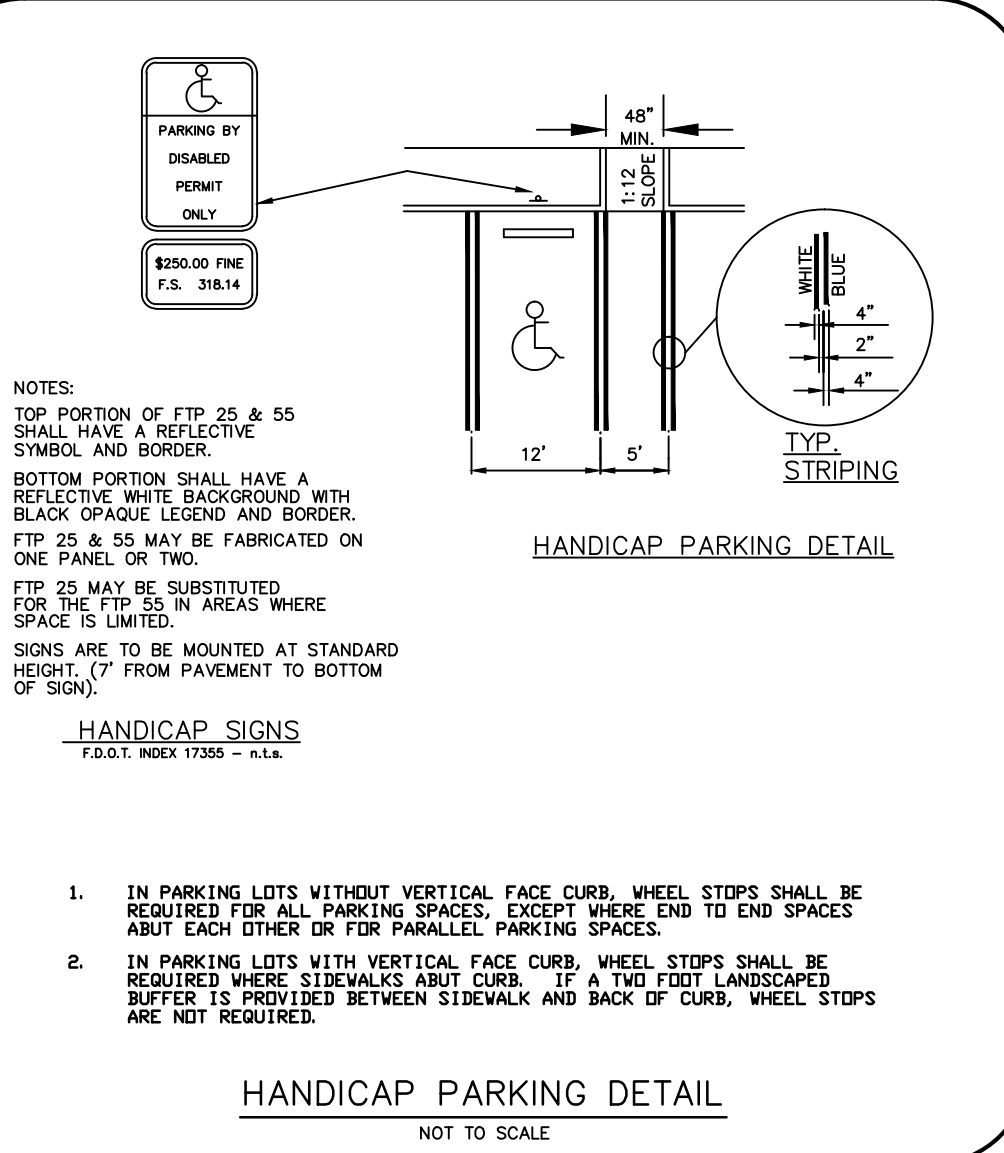


SITE DATA :

DESCRIPTION / ITEM	REQUIRED	EXISTING	PROPOSED
ZONING	N/A	T4a transect	T4a transect
MINIMUM LOT SIZE	- S.F.	N/A	- S.F.
# HABITABLE FLOORS	N/A	2	2
# OF UNITS	N/A	-	1 SING. FAM. + 8 RM. HOTEL
# OF PARKING SPACES	SEE BELOW	N/A	13
OPEN AREA	N/A	8,873 S.F.	4,342 S.F.
IMPERVIOUS SURFACE RATIO	N/A	0.35	0.68
FLOOR AREA RATIO	N/A	0.16	0.24/0.43
BUILDING SETBACKS:			
FRONT	N/A (EXIST.)	0.15' (EXIST.)	0.15' (EXIST.)
SIDE(S)	N/A (EXIST.)	12.23' (EXIST.)	12.23' (EXIST.)
REAR	N/A (EXIST.)	53.23' (EXIST.)	53.23' (EXIST.)

EXISTING ASPHALT/COMPACTED GRAVEL	= 515 SQ. FT.
EXISTING CONCRETE	= 1,249 SQ. FT.
EXISTING BUILDINGS/SHEDS	= 3,380 SQ. FT.
EXISTING WOOD DECKS @ GRADE	= 774 SQ. FT.
EXISTING OPEN/GREEN SPACE	= 7,832 SQ. FT.
PROPOSED ASPHALT	= 4,648 SQ. FT.
PROPOSED CONCRETE	= 1,111 SQ. FT.
PROPOSED BUILDING	= 3,258 SQ. FT. (EX. + PROP.)
PROPOSED WOOD DECK	= 391 SQ. FT. (EX. @ GRADE)
PROPOSED OPEN SPACE	= 4,342 SQ. FT.
IMPERVIOUS AREA	= 9,408 SQ. FT. OR 62.8%
PERVIOUS AREA	= 4,342 SQ. FT. OR 31.6%

PARKING CALCULATION :
 TWO (2) SPACES PER UNIT (SINGLE FAMILY)
 ONE (1) SPACES PER UNIT (HOTEL/MOTEL)
 1 UNITS x 2 = 2
 8 UNITS x 1 = 8
 10 SPACES REQUIRED
 13 SPACES PROVIDED (INC. 1 H.C.)



LIVERY STABLE
 FOR:
 LIVERY STABLE, LLC
 202 EAST CENTER STREET
 TARPON SPRINGS, FLORIDA 34689

REVISIONS:	DATE
1	
2	
3	
4	
5	
6	

DATE: 12-22-23

PROJECT NO.: 230142

DRAWING NO.: C-3



WEST SIDE - FRONT OF BUILDING



EAST SIDE - REAR OF BUILDING

The
LIVERY
 GUESTHOUSE

SignProStudios RESORT • RESIDENTIAL • RETAIL • RESTAURANT <small>827 Victoria Drive Dunedin, Florida 34698 727.453.0071 tom@signprostudios.com www.signprostudios.com</small>	JOB NAME:	APPROVED BY: _____
	CLIENT:	DATE: _____



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
February 2, 2026
STAFF REPORT

Application No. / Project Title: 26-03 / Torres
Staff: Caroline E. Lanford, AICP CTP
Principal Planner
Applicant / Owner: Rene Torres
Property Size: 9,862 square feet
Current Zoning: R-60 One and Two Family Residential District
Location / Parcel ID: 400 Grand Blvd. / 12-27-15-89838-000-0430
Architectural Type/District Status: Craftsman / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness to replace wood windows with vinyl impact windows at the contributing structure at the subject property.

The Florida Master Site File (FMSF) form for this structure (8PI1431) lists this two-story, circa 1919 Craftsman residence as a contributing structure to the Local Historic District. The Bungalow features a symmetrical façade, side gable shingle roof, battered walls, and a center entry off of the porch. Notable architectural features include an integral porch with wood deck, arched openings, siding covered posts, and a chunky wood balustrade; exposed rafter tails; and wood surrounds. A balcony with metal railings and a door for access was added on the north side of the structure circa 1970. This alteration was removed post 2011, restoring the structure's historic integrity and increasing its contribution to the local historic district.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends the Heritage Preservation Board (HPB) consider the project as presented by the applicant along with the analysis of the review criteria in this staff report. If the HPB approves the application, the following conditions are recommended:

1. Tinted glass will not be used.
2. Window muntin and mullion profiles will replicate the existing windows.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

- When considering this application, the Heritage Preservation Board (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 1, 2, 3, 4, 54,



and 55. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 109.01, Standards for Review:

- It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: Not applicable to this project.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: The proposed replacement windows would retain historic dimensions, consistent with the original architecture. Replacement windows, if approved should replicate the style of historical windows.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: Not applicable to this project.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this project.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.



ANALYSIS: Not applicable to this project.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The proposed project would replace original wood windows with vinyl windows. The applicant has expressed that continued maintenance of the wood windows is not feasible due to continuing problems with rot and the significant costs associated with replacing with new wood windows. Should the HPB approve replacement windows, the replacements should replicate the visual qualities of original wood windows.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable to this project.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: This project does not strictly comply with the Secretary's Standards, in particular:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The proposed project is expected to be constructed in compliance with the Land Development Code and the Florida Building Code. The proposed project can be interpreted as balancing the goals, objectives, and policies of the Comprehensive Plan by increasing the longevity of the structure, although the proposed project does not fully comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any formal responses to these notices. The adjacent property owner contacted staff via telephone and in person during the site visit, and questions about the proposed project were answered.

ATTACHMENTS:

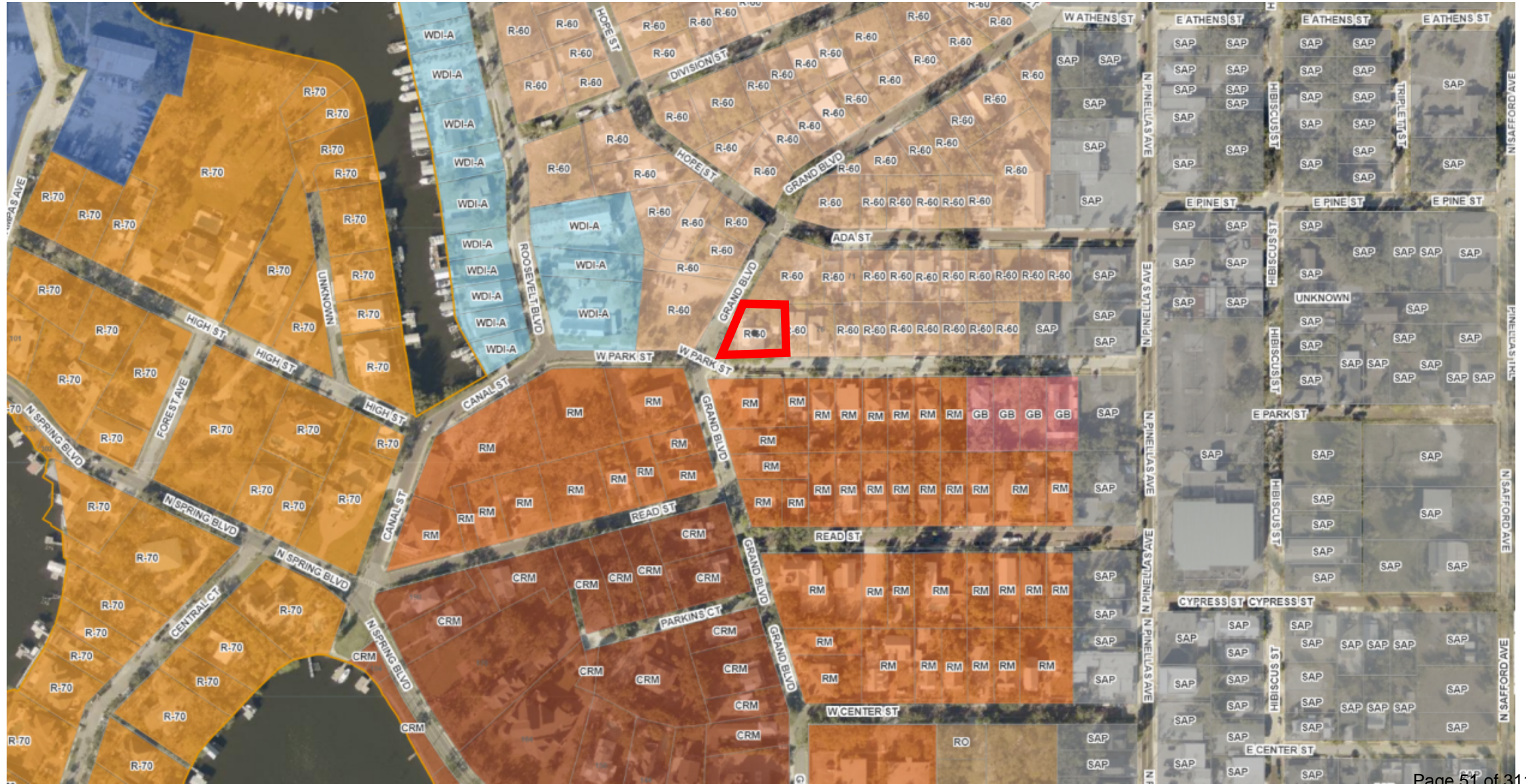
- Slide Presentation
- Florida Master Site File Form #8PI1431
- Application and supporting materials

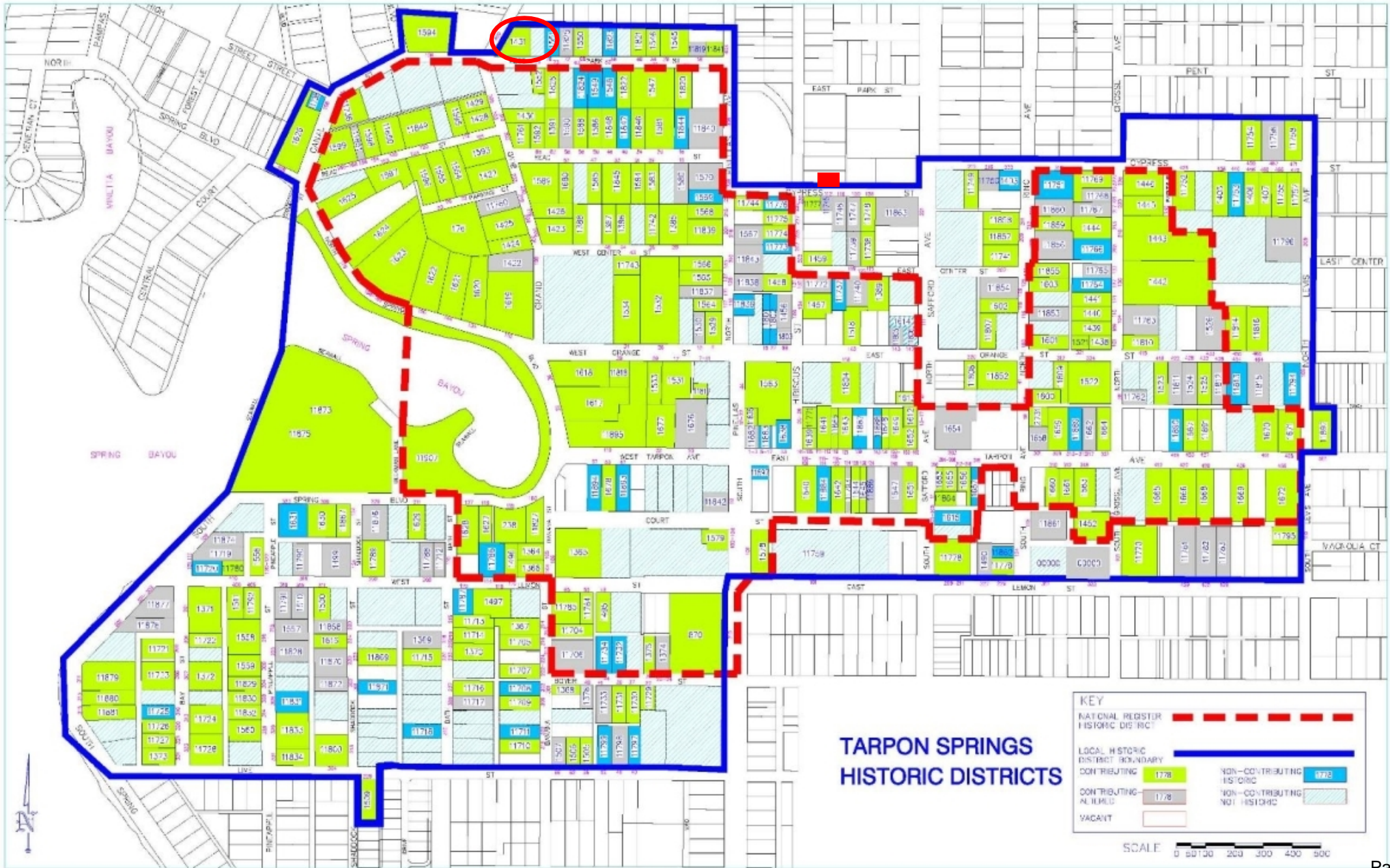
TORRES APPLICATION #26.03

Heritage Preservation Board, February 2, 2026



LOCATION AND LAND USE CONTEXT





PROPERTY INFORMATION

- Lot Size: 9,862 square feet
- Current Zoning: R-60 One and Two-Family Residential
- Current Land Use: Single-Family Residential
- Location / Parcel ID: 400 Grand Blvd. / 12-27-15-89838-000-0430
- Architectural Type/Style: Craftsman
- District Status: Contributing
- Florida Master Site File: 8PI1431
- Owner / Applicant: Rene Torres

REQUEST

Certificate of Appropriateness to:

- Replace original windows with impact windows

1919 SANBORN



400 GRAND BOULEVARD – FLORIDA MASTER SITE FILE



400 GRAND BOULEVARD – FAÇADE



400 GRAND BOULEVARD – SOUTH ELEVATION



400 GRAND BOULEVARD – NORTH ELEVATION



400 GRAND BOULEVARD – EAST ELEVATION



400 GRAND BOULEVARD – CONTEXT LOOKING NORTH



400 GRAND BOULEVARD – CONTEXT LOOKING EAST



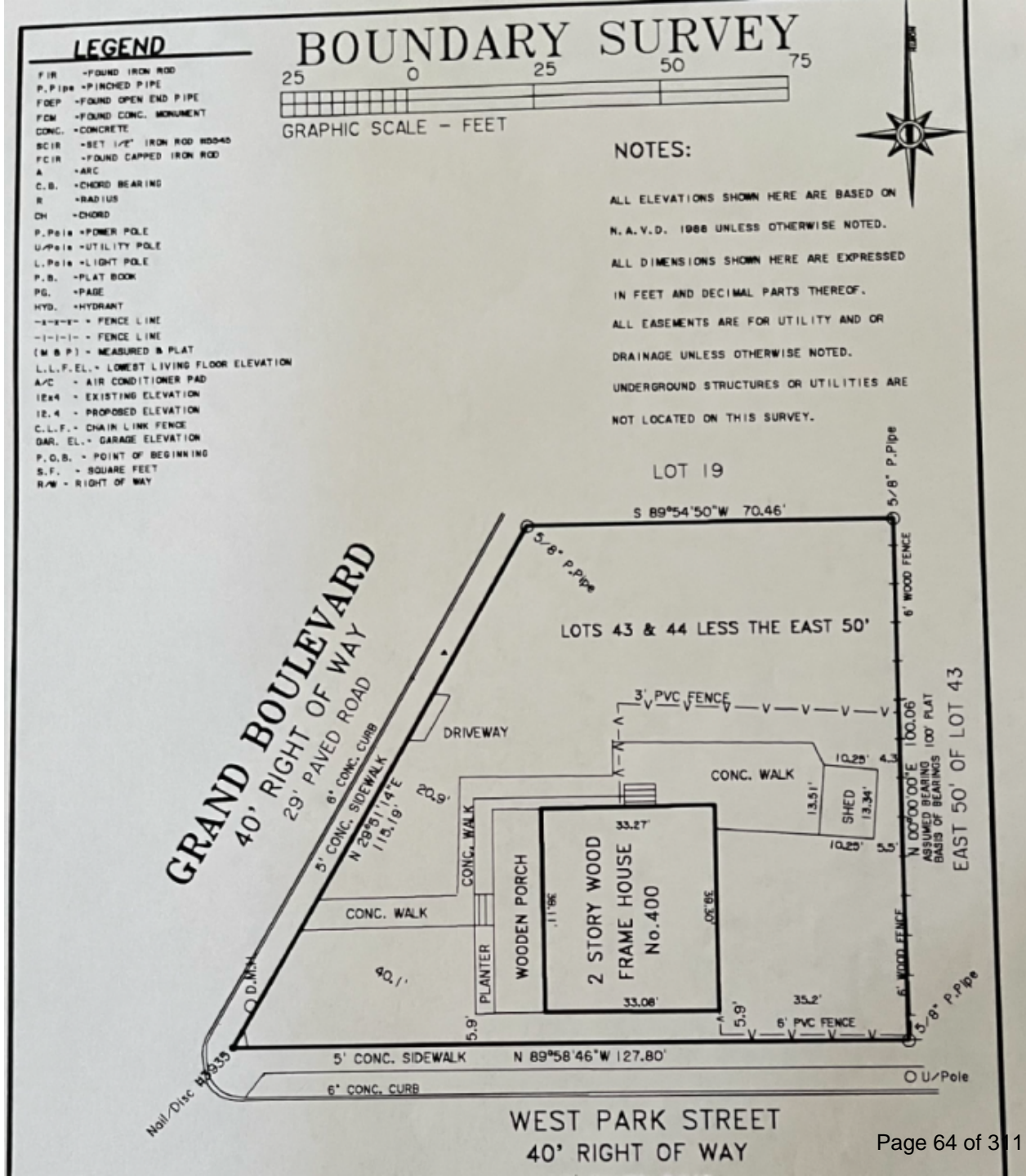
400 GRAND BOULEVARD – CONTEXT LOOKING WEST



400 GRAND BOULEVARD – CONTEXT LOOKING SOUTH



SURVEY



PROPOSED PROJECT

STORMBREAKER PLUS® SERIES

IMPACT-RESISTANT VINYL WINDOWS AND DOORS

Double Hung Features

Put to the Test StormBreaker Plus windows are tested and certified to meet the AAMA standards for (HVHZ) and Miami-Dade and Broward County specifications for the Florida Building Commission and meet the Texas Department of Insurance evaluation for the Texas Coast.

Storm Protection Impact-resistant KeepSafe Maximum® glass features a durable interlayer that protects the home from flying debris. During a hurricane, flying debris may break the exterior pane of glass but the laminated glass will stay intact to protect the home.

Peace and Quiet The sound-dampening plastic interlayer provides a 50% sound reduction over standard glass and reduces unwanted outside noise with a STC Rating of 35.

Safe and Secure An effective barrier against forced entry, KeepSafe Maximum glass is extremely difficult to penetrate—detering would-be intruders.

Sun Shield By filtering up to 99% of the sun's ultraviolet rays, KeepSafe Maximum glass reduces damage and fading to your carpet, artwork and family photographs.

Thermally Enhanced A full 1" insulating glass unit provides excellent thermal performance for year-round comfort and energy savings.

Energy-efficient StormBreaker Plus 300VL products can be ordered to meet ENERGY STAR® performance levels with Simonton's ENERGY STAR glass packages for the Northern, North-Central, South-Central and Southern regions.

Weatherability Vinyl has excellent insulating properties and can stand up against extreme weather conditions year after year.



Profiles in 300VL windows are reinforced for maximum strength.

Built-in Strength Fusion-welded frame and sash increase weather resistance and durability, while the reinforced profiles add to the structural integrity of the window.

Water Repellant The triple-stepped, sloped sill moves water quickly away from your home.

Low Maintenance Vinyl is virtually maintenance free and will never rot, chip or flake. Double Hung windows also feature a tilt-in/lift-out sash so both sides of the window can be cleaned from inside the home.

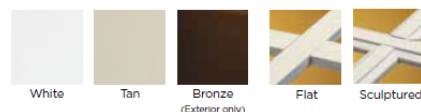
Easy-to-use Contoured extruded lift rails are molded into the sash for long-lasting performance, while the unique pivot bar system keeps the sash aligned to ensure the sash raise and lower easily.

Trouble-free Operation The stainless steel constant force coil spring balance system allows the sash to raise and lower smoothly, ensuring a lifetime of trouble-free operation.

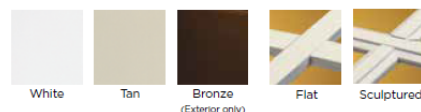
Double-Lifetime Limited Warranty Transferable, Lifetime Limited Warranty on all StormBreaker Plus windows and doors covers vinyl, hardware, screens and glass.



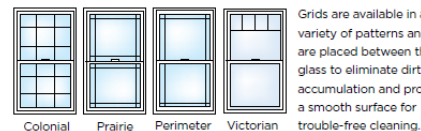
Colors



Grid Styles



Grid Patterns



Keeping your home secure every day, impact-resistant glass features a strong interlayer that will remain intact, even when struck with force from wind-borne debris or an intruder.



ProSolar® Shade is an advanced spectrally selective glass that blocks damaging UV rays while allowing desirable light into the home, providing the ultimate in solar heat control, visibility and energy savings.

STORMBREAKER PLUS® SERIES

IMPACT-RESISTANT VINYL WINDOWS AND DOORS



Double Hung

The StormBreaker Plus 300VL Double Hung

window combines the very best of impact-

resistance with the low maintenance of a vinyl

window. The traditional Double Hung window

provides a classic appearance and a

tilt-in sash to help make cleaning easier.



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

DESIGN GUIDELINES REVIEW MANUAL

City of Tarpon Springs Design Review Guidelines Manual



Guideline 55. Replacement Windows

- a. If 50% or more of the windows are deteriorated or missing, then the wholesale replacement of all windows is permitted, provided that the new windows shall match the key design elements of the original windows. Replacement windows can be wood, anodized aluminum (not raw aluminum), or vinyl.
- b. Where window replacement is necessary, the new window should match the historic window in location, size, type, glazing pattern, profile, and color. The number of windowpanes, and the approximate muntin and mullion profile of the replacement window should also match the historic window.
- c. Maintain the historic window opening size and surrounding trim and surrounds including but not limited to sash, frame, and sill.
- d. Retain the window type indigenous to the historic style of the building. For example, do not replace a historic double-hung window with a new casement window.
- e. Tinted glass is not permitted.

Best Choice

Maintain and preserve your existing historic wood windows.

Good Alternative

- Replace in-kind i.e. a wood window with the same configuration, dimensions, and key design elements. This includes matching the muntin, mullion, sill, and trim profiles and dimensions
- Replace a single-hung window with a double-hung or vice-versa as long as all other elements match
- It is also acceptable to replace a wood window with aluminum clad or composite/fiberglass as long as the configuration, dimensions, profiles, and design elements all match

It is generally not appropriate to:

- increase or decrease the historic opening to accommodate smaller or larger windows, or remove or cover surrounding trim, including wood or masonry details
- use removable, snap-in, or “between the glass” muntins on primary buildings

NOTE: Vinyl or vinyl clad windows are acceptable replacements only on mid-20th century properties, on non-visible elevations, and on non-contributing properties.

PRELIMINARY STAFF RECOMMENDATION

If the HPB approves the project, the following conditions are recommended:

1. Tinted glass will not be used.
2. Window muntin and mullion profiles will replicate the existing windows.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11431Recorder # 242Recorder Date 2/18/09Original Update Site Name 400 Grand Boulevard Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts WWI and Aftermath National Register Category Building

LOCATION and IDENTIFICATION

Address 400 Grand BoulevardVicinity of E side of Grand between Park and PineCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327271 Northing 3115097 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1919 Circa Alterations Date c.1970 Type/Location balcony added on second level, north side, with metal railing, door added for accessAdditions Date _____ Type/Location _____Moved Original Location _____Use Original Private residence Use Present Private residence

DESCRIPTION

Style Craftsman Exterior Plan Rectangular Interior Plan Unknown Stories 1.5Structural System Wood frame Exterior Fabric WeatherboardFoundation Continuous Foundation Materials Poured concrete Foundation Infill N/ANo. of Porches 1 Locations/Features integral with wood deck, siding covered posts, arched openings, and a chunky wood balustradeMain Entrance (stylistic details): center entry under main porchOutbdgs. Number 1 Nature/Location (Describe below) stucco shed at rear of property (contributing)Roof Type Gable Roofing Materials Composition shinglesSecondary Structures Comments Shed dormer Location west elevationChimneys Number 1 Orientation Center Location Slope/Interior Material ConcreteWood Windows Type DHS Light # 1/1Metal Windows Type _____ Light # _____Exterior Ornament rafter tails, wood surroundsCondition Fair Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

This intact bungalow has a symmetrical façade with a side gable roof and battered walls.

 Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the World War I and Aftermath-era and is representative of the development of the City of Tarpon Springs. Possible expansion of the NRHP Historic District was evaluated, and resources immediately surrounding the current boundaries were considered for inclusion within the district if the NRHP boundaries are enlarged. This resource is considered contributing to the NRHP Historic District if the boundaries are enlarged.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1429. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #249, Facing E

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1431
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

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*

Rene Torres	Renelctorres@gmail.com
-------------	------------------------

Property Owner(s) Address*

Property Owner(s) Phone*

400 Grand Blvd	727 470-4735
----------------	--------------

Applicant(s) Name (If different than owner)

Applicant(s) Email

First and Last Name / Entity Name	Email Address
-----------------------------------	---------------

Applicant(s) Address

Applicant(s) Phone

Street, City, State, and Zip Code	Phone Number
-----------------------------------	--------------

Agent/Representative (If applicable)

Agent/Representative Email

First and Last Name	Email Address
---------------------	---------------

Agent/Representative Address

Agent/Representative Phone

Street, City, State, and Zip Code	Phone Number
-----------------------------------	--------------

Application Type (Check all that apply)*

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

***Temporary Use Dates**

Dates Requested

Project Name*

Window replacement

Tax Parcel ID(s)*

Parcel no 12/27/15/89838/000/0430

[Look Up Parcel ID](#)

Project Location

400 Grand Blvd

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*

.25

Base Flood Elevation (BFE)

7

Current Land Use*

RS (Residential Suburb) ▾

(Choices are alphabetized)

[Lookup Land Use](#)

Current Zoning*

R-100 (Single Family R) ▾

(Choices are alphabetized)

[Lookup Zoning](#)

Proposed Land Use

-- Select One -- ▾

(If applicable)

Proposed Zoning

-- Select One -- ▾

(If applicable)

Summary / Purpose of Request*

window replacement

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*

Date*

René LC Torres	1/9/2026
----------------	----------

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***

René LC Torres

1/9/2026

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).

Certificate of Appropriateness 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*

Rene Torres

Project Location*

400 Grand Blvd

Type of Activity (Check all that apply)*

- | | |
|---|--|
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Relocation* |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Renovation |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Signs |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Structural Addition |
| <input type="checkbox"/> Parking Lot | <input checked="" type="checkbox"/> Windows/Doors/Solar Panels |

***If Relocation, provide the following information:**

New Address / Location

400 Grand Blvd

New Tax Parcel ID

Parcel ID from Pinellas County Property Appraiser

[Lookup Parcel ID](#)

New Land Use

-- Select One --

Choices are Alphabetized

[Lookup Land Use](#)

New Zoning

-- Select One --

Choice are Alphabetized

[Lookup Zoning](#)

Year Built*

1918

Architectural Style*

Craftsman

Porches*

Yes
 No

Original Use*

Residential

Present Use*

residential

Proposed Use*

residential

Roof Type*

gable

Roof Material*

metal

Exterior Siding Material*

wood clabbered

Previous Additions or Modifications*

none that I know off

Description of Proposed Work*

new windows

For Relocation or Demolition

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in [LDC Section 109.01\(B\)](#).

Electronic Signature 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*

René LC Torres

Date*

1/9/2026

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).

STORMBREAKER PLUS® SERIES

IMPACT-RESISTANT VINYL WINDOWS AND DOORS



Double Hung

The StormBreaker Plus 300VL Double Hung window combines the very best of impact-resistance with the low maintenance of a vinyl window. The traditional Double Hung window provides a classic appearance and a tilt-in sash to help make cleaning easier.



STORMBREAKER PLUS® SERIES

IMPACT-RESISTANT VINYL WINDOWS AND DOORS

Double Hung Features

Put to the Test StormBreaker Plus windows are tested and certified to meet the AAMA standards for (HVHZ) and Miami-Dade and Broward County specifications for the Florida Building Commission and meet the Texas Department of Insurance evaluation for the Texas Coast.

Storm Protection Impact-resistant KeepSafe Maximum® glass features a durable interlayer that protects the home from flying debris. During a hurricane, flying debris may break the exterior pane of glass but the laminated glass will stay intact to protect the home.

Peace and Quiet The sound-dampening plastic interlayer provides a 50% sound reduction over standard glass and reduces unwanted outside noise with a STC Rating of 35.

Safe and Secure An effective barrier against forced entry, KeepSafe Maximum glass is extremely difficult to penetrate—detering would-be intruders.

Sun Shield By filtering up to 99% of the sun's ultraviolet rays, KeepSafe Maximum glass reduces damage and fading to your carpet, artwork and family photographs.

Thermally Enhanced A full 1" insulating glass unit provides excellent thermal performance for year-round comfort and energy savings.

Energy-efficient StormBreaker Plus 300VL products can be ordered to meet ENERGY STAR® performance levels with Simonton's ENERGY STAR glass packages for the Northern, North-Central, South-Central and Southern regions.

Weatherability Vinyl has excellent insulating properties and can stand up against extreme weather conditions year after year.



Profiles in 300VL windows are reinforced for maximum strength.

Built-in Strength Fusion-welded frame and sash increase weather resistance and durability, while the reinforced profiles add to the structural integrity of the window.

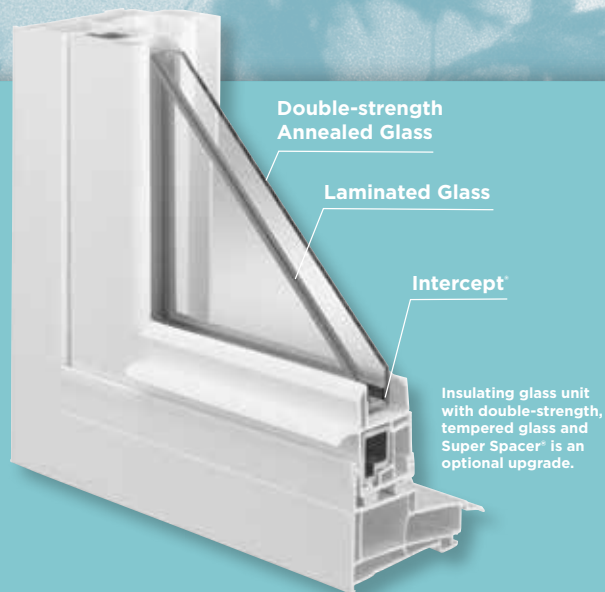
Water Repellant The triple-stepped, sloped sill moves water quickly away from your home.

Low Maintenance Vinyl is virtually maintenance free and will never rot, chip or flake. Double Hung windows also feature a tilt-in/lift-out sash so both sides of the window can be cleaned from inside the home.

Easy-to-use Contoured extruded lift rails are molded into the sash for long-lasting performance, while the unique pivot bar system keeps the sash aligned to ensure the sash raise and lower easily.

Trouble-free Operation The stainless steel constant force coil spring balance system allows the sash to raise and lower smoothly, ensuring a lifetime of trouble-free operation.

Double-Lifetime Limited Warranty Transferable, Lifetime Limited Warranty on all StormBreaker Plus windows and doors covers vinyl, hardware, screens and glass.

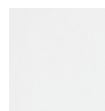


FRAME OPTIONS

Four frame options are available to accommodate different installation applications including:

- Box Frame
- Box Frame with Fin
- Box Frame with Fin and J-channel
- Masonry Flange

Colors



White



Tan



Bronze
(Exterior only)



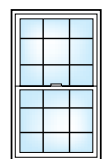
Flat



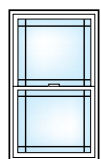
Sculptured

Grid Styles

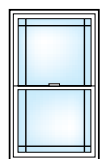
Grid Patterns



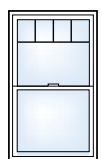
Colonial



Prairie



Perimeter



Victorian

Grids are available in a variety of patterns and are placed between the glass to eliminate dirt accumulation and provide a smooth surface for trouble-free cleaning.



Keeping your home secure every day, impact-resistant glass features a strong interlayer that will remain intact, even when struck with force from wind-borne debris or an intruder.



ProSolar® Shade is an advanced spectrally selective glass that blocks damaging UV rays while allowing desirable light into the home, providing the ultimate in solar heat control, visibility and energy savings.

Please call 1-800-SIMONTON (1-800-746-6686) to request testing information and available sizes.



www.simonton.com
Corporate Headquarters
3948 Townsfair Way, Suite 200
Columbus, Ohio 43219



All Simonton products are tested to meet the advanced AAMA Gold Label Certification which includes air, water and structural testing and NFRC thermal certification.

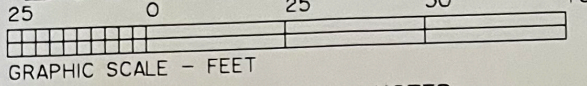


Code Specifications: Due to varied state and municipal building codes, it is the sole responsibility of the individual architect, builder, contractor, developer, engineer and/or purchaser to ensure that any Simonton product complies with applicable existing building codes. Simonton Windows® is not responsible for calculation and design of support mullions or structural support required for installation of products, safety glazing requirements or ingress/egress requirements. Please contact your local building codes official prior to installing products. If you have questions concerning performance or options available, please contact your supplier. The information is correct at time of printing. Changes to product(s) may have been made since publication. Not all product styles, features, colors and options available in all areas. Please consult your sales representative prior to purchasing. Due to limitations in the printing process actual colors may vary from printed materials. Please see a sample of the product before making your final color selection. Simonton Windows® Simonton® We make lasting impressions®, Simonton StormBreaker Plus®, ProSolar® and the stylized "S" are registered trademarks of Simonton Building Products, Inc. Intercept® is a registered trademark of PPG Industries. Super Spacer® is a registered trademark of Edgetech I.G. Inc. KeepSafe Maximum® is a registered trademark of Solutia Inc. ©2014 Simonton Building Products, Inc. Printed in U.S.A.

LEGEND

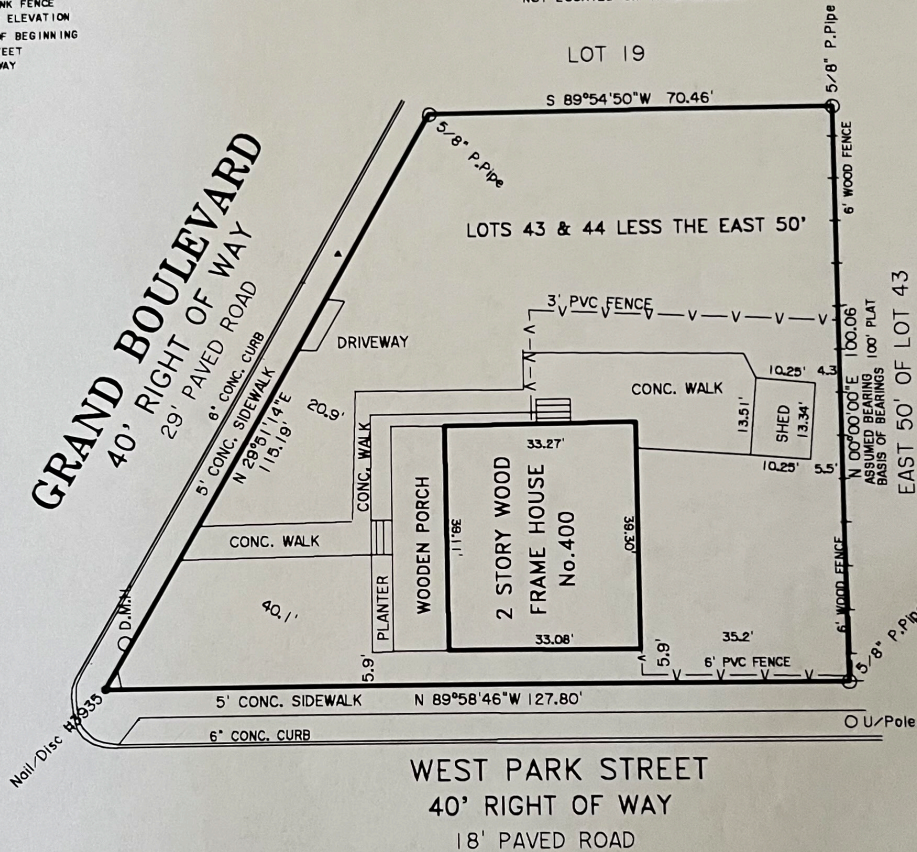
- F.I.R. - FOUND IRON ROD
- P.Pipe - PINCHED PIPE
- FOEP - FOUND OPEN END PIPE
- FCM - FOUND CONC. MONUMENT
- CONC. - CONCRETE
- SCIR - SET 1/2" IRON ROD 105545
- FCIR - FOUND CAPPED IRON ROD
- A - ARC
- C.B. - CHORD BEARING
- R - RADIUS
- CH - CHORD
- P.Pole - POWER POLE
- U.Pole - UTILITY POLE
- L.Pole - LIGHT POLE
- P.B. - PLAT BOOK
- PG. - PAGE
- HYD. - HYDRANT
- x-x- - FENCE LINE
- |-|- - FENCE LINE
- (M & P) - MEASURED & PLAT
- L.L.F. EL. - LOWEST LIVING FLOOR ELEVATION
- A/C - AIR CONDITIONER PAD
- EX.4 - EXISTING ELEVATION
- IP.4 - PROPOSED ELEVATION
- C.L.F. - CHAIN LINK FENCE
- GAR. EL. - GARAGE ELEVATION
- P.O.B. - POINT OF BEGINNING
- S.F. - SQUARE FEET
- R/W - RIGHT OF WAY

BOUNDARY SURVEY



NOTES:

- ALL ELEVATIONS SHOWN HERE ARE BASED ON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HERE ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
- UNDERGROUND STRUCTURES OR UTILITIES ARE NOT LOCATED ON THIS SURVEY.



LEGAL DESCRIPTION: SEC. 12 TWP. 27 S RNG. 15 E
 LOTS 43 AND 44, LESS THE EAST 50 THEREOF, SECTION C OF I.F. REED'S TARPON HEIGHTS, AS RECORDED IN PLAT BOOK H-5, PAGE 39, PUBLIC RECORDS OF HILLSBOROUGH COUNTY OF WHICH PINELLAS COUNTY WAS A PART.
 SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

MOHAMMAD B. FAR
 8131 MEADOWVIEW PLACE
 NEW PORT RICHEY, FL 34655
 (727) 375-1740 . FAX(727) 375-1741
 e-mail: MOHAMMADBFAR@AOL.COM

FLOOD PLANE CERTIFICATION ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0019/G DATED: 09/03/03 . THIS PROPERTY APPEARS TO BE IN FLOOD ZONE " AE " AND THE BASE 100 YEAR FLOOD ELEVATION IS 10' MEAN SEA LEVEL

This certifies that a survey of the property described hereon was made under my supervision and that the survey complies with the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 616-17 F.A.C., pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown hereon.

CERTIFIED TO: RENE' LC TORRES, CARE TITLE INC., OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL, FOR REFERENCE ONLY.
 10/13/10
 DATE **MOHAMMAD B. FAR, P.L.S. #5646**

DRAWN BY: MBF
 CHECKED BY: DAD
 SCALE: 1" = 25'

FIELD WORK DATE: 10/13/10
 FIELD BOOK NO.: 1467
 PAGE NO.: 23
 JOB NUMBER: 101011

REV. NO. 1
 REV. NO. 2
 REV. NO. 3
 REV. NO. 4

Certificate of Appropriateness 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*

17 W Orange Street

Project Location*

17 W OrangeStreet

Type of Activity (Check all that apply)*

- | | |
|--|---|
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Relocation* |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Renovation |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Signs |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Structural Addition |
| <input type="checkbox"/> Parking Lot | <input type="checkbox"/> Windows/Doors/Solar Panels |

*If Relocation, provide the following information:

New Address / Location

17 W Orange

New Tax Parcel ID

12-27-15-89982-065-0003

[Lookup Parcel ID](#)

New Land Use

AC (Activity Center) ▼
Choices are Alphabetized
[Lookup Land Use](#)

New Zoning

T4a ▼
Choice are Alphabetized
[Lookup Zoning](#)

Year Built*

1909

Architectural Style*

Frame Vernacular

Porches*

- Yes
 No

Original Use*

Residential

Present Use*

Residential

Proposed Use*

TBD

Roof Type*

Gable

Roof Material*

Shingle

Exterior Siding Material*

Wood

Previous Additions or Modifications*

N/A

Description of Proposed Work*

TBD

For Relocation or Demolition

We respectfully request conditional approval for demolition, contingent upon the approval of a new development plan to replace the current structure

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in [LDC Section 109.01\(B\)](#).

Electronic Signature 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*

Daniel L Edgell

Date*

12/5/2025

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).



Case for Demolition of Structure

17 W Orange Street
Tarpon Springs, Florida 34689



DATE: 12/5/2025

Heritage Preservation Board
City of Tarpon Springs, FL
324 East Pine Street
Tarpon Springs, FL 34689

**RE: 17 W Orange Street
Tarpon Springs, FL 34689**

Dear Members of the Heritage Preservation Board:

I am writing on behalf of AHEPA Foundation Inc., the owner of the property located at 17 W. Orange Street, Tarpon Springs, FL 34689, to formally request a Certificate of Appropriateness for the demolition of the existing structure on the site. As a contributing property within the Tarpon Springs Historic District, we recognize the importance of preserving the community's heritage while balancing opportunities for sustainable development that aligns with the City's goals for economic vitality and neighborhood stabilization.

Enclosed is an Executive Summary and Exhibits that outline our case for demolition, based on the criteria specified in Section 110.00 of the Tarpon Springs Land Development Code. This document evaluates the structure's historic, architectural, and cultural significance; its reproducibility and non-unique nature; the site's potential for enhanced future utilization; and the economic infeasibility of perpetuation. Our analysis demonstrates that demolition would enable compatible redevelopment, fostering tourism, business growth, and civic pride without compromising the district's overall integrity.

We respectfully request conditional approval for demolition, contingent upon the subsequent approval of a new development plan that replaces the current structure with one that complements the historic district. AHEPA Foundation Inc. is committed to working collaboratively with the Board and City staff to ensure any future project honors Tarpon Springs' rich cultural traditions.

We look forward to presenting this case at the January 12, 2026, Heritage Preservation Board meeting and are available to address any questions or provide additional information. Please contact me at (727) 308-1773 or dedgell@sandbararc.com to discuss further.

Thank you for your time and consideration.

Sincerely,

Daniel Edgell
President
Sandbar Architecture

CC: File

TABLE OF CONTENTS

4 **EXECUTIVE SUMMARY**

10 **EXHIBIT A**
Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

22 **EXHIBIT B**
Historic Resources Survey of Tarpon Springs

34 **EXHIBIT C**
The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

37 **EXHIBIT D**
Future Land Use Data

39 **EXHIBIT E**
Pinellas County Future Land Use Table

41 **EXHIBIT F**
Pinellas County Future Land Use Activity Center Standards

44 **EXHIBIT G**
Appraisal Report

133 **EXHIBIT H**
Structural Evaluation

158 **EXHIBIT I**
Limited Lead-Based Paint Inspection Report

137 **EXHIBIT J**
NESHAP Asbestos Pre-Renovation Survey

185 **EXHIBIT K**
Wood-Destroying Organism Inspection Report

188 **EXHIBIT L**
Crane Brook Cost Estimate

212 **EXHIBIT M**
2019 Boundary Survey
2024 Boundary Survey

215 **EXHIBIT N**
Correspondence

219 **EXHIBIT O**
Photographs

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

EXECUTIVE SUMMARY

Case for Demolition of 17 W. Orange Street, Tarpon Springs, FL 34689

The property at 17 W. Orange Street is a two-story, 2,274-square-foot single-family residence constructed in 1910, classified as a contributing structure within the Tarpon Springs Historic District due to its Frame Vernacular style. This executive summary presents a case for demolition based on the criteria outlined in Section 110.00 of the Tarpon Springs Land Development Code (LDC) ^{Exhibit A}, emphasizing:

- a) the structure's limited historic, architectural, and cultural significance
- b) its reproducibility
- c) its non-unique status
- d) the site's superior potential for alternative utilization
- e) and the economic infeasibility of perpetuation.

Importantly, this case does not rely on deterioration or damage by neglect as a factor. The current owner, AHEPA Foundation Inc., acquired the property in May 2025 for \$500,000 and has proactively commissioned professional evaluations—including a structural assessment, pest inspection, asbestos survey, lead-based paint report, and real estate appraisal—to inform responsible decision-making, demonstrating diligent stewardship rather than neglect.

(1) HISTORIC, ARCHITECTURAL, OR CULTURAL SIGNIFICANCE

The structure exemplifies Frame Vernacular architecture common to early 20th-century Florida development, featuring wood-frame construction, gable roofing, and simple detailing. However, it lacks distinctive elements tied to notable events, individuals, or cultural traditions specific to Tarpon Springs' Greek heritage or sponge industry. Unlike landmark properties such as St. Nicholas Cathedral, it does not represent a pivotal contribution to the community's ethnic or economic history. The Historic District encompasses numerous similar residences from the same era, diluting its individual significance.

(2) IMPORTANCE TO THE AMBIANCE OF THE DISTRICT OR PATTERNS OF LAND USE REFLECTING CULTURAL TRADITIONS

While contributing to the district's overall vernacular aesthetic, the building does not uniquely enhance the ambiance or reflect irreplaceable cultural patterns. The district's character is preserved through a collective of over 200 properties ^{Exhibit B}, many of which embody historic influences more directly. Its removal would not disrupt the area's mixed residential-commercial fabric, as the site's zoning (SAP-T4a) ^{Exhibit C} and future land use ^{Exhibit D} (Activity Center) ^{Exhibit E} support adaptive redevelopment aligned with evolving downtown patterns, including tourism and business growth. ^{Exhibit F}



Figure 1: St Nicholas

(3) DIFFICULTY OR IMPOSSIBILITY OF REPRODUCING THE BUILDING

The structure's design—utilizing standard wood-frame techniques, double-hung windows, and gable roofing—is straightforward and reproducible with modern materials and methods. Comparable Frame Vernacular buildings have been successfully replicated in historic districts elsewhere, and no unique craftsmanship, rare materials, or site-specific features (e.g., bespoke detailing or irreplaceable location) preclude reconstruction. For example, the Moore Home replica in Mims, Florida, accurately reconstructs a historic Shotgun-style Frame Vernacular residence using contemporary construction to mimic features like narrow gable fronts, front porches, and linear room layouts for natural ventilation, serving as an educational cultural center.

Similarly, modern developments in Seaside, Florida, replicate Florida Vernacular elements such as wood-frame aesthetics, expansive porches, and roof overhangs with authentic materials to evoke the "Florida Cracker" style in new urbanist communities.



Figure 3: Moore Home Replica



Figure 2: Seaside, FL

(4) WHETHER THE BUILDING IS ONE OF THE LAST REMAINING EXAMPLES OF ITS KIND

Frame Vernacular residences from the 1910s are abundant in Tarpon Springs and Pinellas County, with dozens of similar examples in the Historic District alone. It is not a rare or endangered archetype, as evidenced by ongoing preservation of analogous structures nearby. Additional examples include:

- a) 4 W. Orange Street (c.1910, Frame Vernacular, contributing)
- b) 12 W. Orange Street (c.1910, Frame Vernacular, contributing-altered)
- c) 29 W Orange Street (c. 1905, Frame Vernacular, contributing)
- d) and 28 W. Center Street (c.1910, Frame Vernacular, contributing)



Figure 7: 4 W Orange:



Figure 5: 12 W Orange



Figure 6: 29 W Orange



Figure 4: 28 W Center

All the examples share similar wood-frame construction, gable roofs, and simple designs from the same era. ^{Exhibit B}

(5) FUTURE UTILIZATION OF THE SITE AND/OR GROUP OCCUPANCY OF THE STRUCTURE

The site's highest and best use as vacant land is mixed-use development, per the real estate appraisal ^{Exhibit G}, capitalizing on its 0.33-acre size, downtown proximity, and zoning allowances for residential, office, or commercial purposes. This aligns with the district's transitional character, promoting economic vitality through tourism-oriented or multi-occupancy projects. Retaining the current single-family configuration limits group occupancy potential and underutilizes the parcel's strategic location near Spring Bayou and Pinellas Avenue.

Financially Feasible	Of the legally permissible uses that are physically possible, we have analyzed the market for sales and rental rates versus the cost to construct for the uses that are financially feasible. These include residential, commercial and mixed-use development, which all appear to be financially feasible to develop under current market parameters.
Maximally Productive	There does not appear to be any reasonably probable use of the subject site that would generate a higher residual land value than mixed-use. This is due to the subject's frontage and visibility, surrounding properties, and overall site characteristics. Accordingly, we have concluded that mixed-use, developed to the normal market density permitted by current zoning and development standards, is the maximally productive use of the property.
Highest and Best Use as Vacant	Mixed-Use

(6) WHETHER REASONABLE MEASURES CAN BE TAKEN TO SAVE THE BUILDING

Preservation is theoretically possible through targeted upgrades, but economic analysis indicates infeasibility (see Criterion e). Alternatives like adaptive reuse for office space were considered but deemed suboptimal given market data favoring new construction.

Financially Feasible	Based on an analysis of the market, there is currently adequate demand for the subject improvements. This is evident by the sales prices and/or rental rates for similar properties in the market, as well as similar new development in the subject's area. Therefore, both residential and office use are considered to be financially feasible.
Maximally Productive	The subject property is located within the Downtown Tarpon Springs Historic District, an area characterized by a mixture of historic residential dwellings, professional offices, specialty retail, and municipal buildings. The property's zoning and surrounding land use patterns support both residential occupancy and adaptive reuse for office or other commercial purposes. The existing structure is a two-story wood-frame residence originally constructed in 1910, containing approximately 2,274 square feet of living area in fair condition. The building contributes to the historic character of the district and is situated near the downtown core. Given its historic character, layout, and location within a mixed-use transitional area, the current improvements are physically and legally adaptable for either residential or professional office use. The structure's design lends itself well to conversion into a law office, architectural studio, or small professional firm, while also maintaining suitability for single-family residential use. Economically, the maximally productive use of the site would be achieved through a modest rehabilitation and reuse of the existing structure, as described in the improvements summary, preserving its historic value while enhancing its functional utility. Single family residential use would yield the maximally productive use.
Highest and Best Use as Improved	Single Family Residential

(7) CAPABILITY OF EARNING REASONABLE ECONOMIC RETURN AND ECONOMIC FEASIBILITY OF PERPETUATION

The as-is market value is \$500,000, with land value at \$360,000. Rehabilitation estimates exceed \$1.1 million for comprehensive updates to meet code and market standards, including electrical, plumbing, and framing enhancements. Comparable renovated properties sell for approximately \$800,000, yielding a net loss after costs. A modest renovation (\$300,000+) would not generate a reasonable return, as rental rates or resale values in the area do not support the investment. Demolition enables maximally productive mixed-use development, enhancing property value and aligning with the site's zoning for financially viable, higher-density options.

The supplied budget for repairs exceeded \$1,100,000 from Crane Brook, Inc, outlining a comprehensive rehabilitation and restoration of the subject. We have comparable renovation estimates for other properties at \$100 to \$250 per SF, or \$230,000 to \$570,000. This is compared to similar properties selling for approximately \$800,000, and it appears a modest renovation costing more than \$300,000 would not be feasible.

CONCLUSION

In conclusion, demolition is warranted to allow redevelopment that better serves the site's potential while preserving the Historic District's overall integrity through compatible new construction. This approach fosters civic pride, tourism, and economic growth without relying on prior maintenance issues, which the current owner is addressing through informed planning. Approval would stabilize the neighborhood and encourage investment consistent with LDC objectives.

We respectfully request conditional approval for demolition, contingent upon the approval of a new development plan to replace the current structure.

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

§ 110.00 Demolition.

- (A) A request to demolish a designated landmark or any contributing resource within a locally designated Historic or Neighborhood Conservation Overlay district shall require the issuance of a Certificate of Appropriateness by the Heritage Preservation Board.
- (B) When authorizing a Certificate of Appropriateness for the issuance of a demolition permit, the Board shall consider the following criteria:
 - (1) The historic, architectural or cultural significance of the building or structure;
 - (2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;
 - (3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;
 - (4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;
 - (5) The future utilization of the site and/or group occupancy of the structure;
 - (6) Whether reasonable measures can be taken to save the building, structure or site; and
 - (7) Whether the building, structure, or site is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2024-01, § 1(Exh. A), passed 1-21-25)



4.13 Universal Guidelines for Demolition

Historic buildings throughout the Tarpon Springs Historic District contribute to the overall historical and physical significance of the district; the loss of any one of these historic buildings could have a negative impact on the integrity of the district as a whole. As such, demolition is strongly discouraged for any historic building within the historic district. Demolition results in a loss of architectural and historical integrity and can dramatically change the character of a block or historic district. Demolition is generally discouraged; however, it may be approved in certain situations.

The decision to demolish a historic structure is a measure of last resort and shall be based on the demonstration that there is no other feasible alternative. Demolition can have a significant impact on the historic context of the district. Many older buildings offer character and quality that cannot be economically replicated today. Older buildings can be retrofitted to provide modern amenities.

The City of Tarpon Springs Heritage Preservation ordinance sets the following criteria to be considered in the review of demolitions:

- The historic, architectural or cultural significance of the building or structure,
- The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group,
- The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location,
- Whether the building or structure is one of the last remaining examples of its kind in the district or in the city,
- The future utilization of the site and/or group occupancy of the structure,
- Whether reasonable measures can be taken to save the building, structure or traditional cultural property, and,
- Whether the building, structure, or traditional cultural property is capable of earning a reasonable economic return and whether the perpetuation of the building or structure, considering its physical condition, its location, and anticipated expense of rehabilitation would be economically feasible.

If the demolition is denied, then the property owner can apply for an economic hardship exception. The hardship exception requires information regarding the cost of the proposed construction, additional cost incurred to comply with recommendations of the Heritage Preservation Board, structural soundness, market value of the property before and after demolition, the economic feasibility of rehabilitation, and, for income-producing property, the capitalization rate based on net operating income.

Guideline 41. Guidelines for Demolition of Historic Properties

- a. Establish a permanent record of the property prior to demolition. The level of documentation and the person responsible for producing the documentation will be determined by the Tarpon Springs HPB.
- b. Identify salvageable building materials and potential buyers or recipients of salvaged material before demolition.
- c. Protect historic site features, including mature trees and potential archaeological resources.
- d. Ensure the safety of the adjacent properties and historic resources.



- e. The site must be cleared of debris, reseeded, and properly maintained until it is reused. If the site is to remain vacant for over one year, it must be improved to reflect an appearance consistent with other open space areas in the district.

Guideline 42. Demolition by Neglect

Demolition by neglect is defined as the willful neglect in the maintenance and repair of a building or structure that does not result from a property owner's financial inability to maintain and repair the property. Property owners are expected to maintain their property in good condition and in compliance with Health and Safety codes.

To: City of Tarpon Springs
Planning and Zoning Department

From: Emily Rinaldi-Williams, Senior
Architectural Historian
Emily Reed, Principal Architectural
Historian

Project/File: 154 Read Street, Tarpon Springs

Date: June 4, 2025

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

The purpose of this memorandum is to provide the City of Tarpon Springs (City) with recommendations regarding Certificate of Appropriateness (CA) Application 24.78 for 154 Read Street and its compliance with Article VII of the Land Development Code (LDC). 154 Read Street is a ca. 1926 Craftsman-style single-family residence that is listed as a contributing property to the locally designated Tarpon Springs Historic District. As such, the property is subject to the City of Tarpon Springs Historic Preservation Ordinance (Article VII of the LDC).

Background

CA Application 24.78 is for the demolition of 154 Read Street, located in the northwest corner of the Tarpon Springs Historic District near the intersection of Read Street, Canal Street, and Springs Boulevard. The property was previously designated as contributing to the Tarpon Springs Historic District as an example of residential architecture in Tarpon Springs dating from the Boom Times-era and as representative of the development of the City of Tarpon Springs.¹ The application's justification for demolition contends that the building is currently in poor condition and that the cost to rehabilitate is not economically feasible. Conditions noted in the 2024 CA Application included deterioration of the floor system, underlayment, wood flooring, drywall, exterior doors, and select windows. Mold was also found within the interior walls. The applicant submitted the following materials as part of CA Application 24.78:

- Completed CA application form
- Construction cost estimate prepared by Crane Brook Incorporated
- Lead-based paint screening letter report prepared by Greenfield Environmental, Inc.
- Scope of Work prepared by Crane Brook Incorporated related to elevating the existing building

¹ Janus Research, "154 Read Street, Tarpon Springs (Site No. 8PI1598)," Historical Structure Form Florida Master Site File, February 18, 2009.

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

- Property Boundary Survey
- Three photographs of the building's east elevation (two of which appear to be the same photograph)

The Heritage Preservation Board (HPB) reviewed CA Application 24.78 at their regular meeting on January 13, 2025 and voted to deny the request.

The applicant appealed the decision to the Board of Commissioners (Board). As part of the Appeal Application completed in February 2025, the applicant submitted the following materials:

- Completed appeal application form
- Exhibit A, a description of the property boundary
- Exhibit B, justification for appeal

The Board reviewed the Appeal Application for CA Application 24.78 during their regular meeting on May 13, 2025. Following a presentation by planning staff and the applicant, the Board voted to grant the applicant a continuance for the first meeting in June (June 10, 2025) and requested that the applicant provide supplemental information regarding the application.

Review and Recommendations

The City retained Stantec Consulting Services Inc. (Stantec) to review the previously submitted application materials and to determine if the applicant has provided the appropriate information required for a CA for the issuance of a demolition permit as outlined in Article VII, Section 110.00.

Per Section 111.00 of the LDC, the HPB shall consider the below criteria when determining whether to grant a CA for a demolition:

- (1) The historic, architectural or cultural significance of the building or structure;
- (2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;
- (3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;
- (4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;
- (5) The future utilization of the site and/or group occupancy of the structure;
- (6) Whether reasonable measures can be taken to save the building, structure or traditional cultural property; and

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

- (7) Whether the building, structure or traditional cultural property is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

Initial Application

Although the City's Application for Certificate of Approval form does not require the applicant to supply information in support of each of the seven criteria above, the form does request that applicants seeking demolition "describe the property's physical condition, steps taken to save the property, and whether renovation would be economically feasible." In response to this field on the form, CA Application 24.78 included notes in the form of incomplete sentences on three lines and appended attachments with limited analysis. Following are recommendations to clarify and bolster the applicant's request for demolition, in order to provide data that would assist the HBP in considering items 5-7 of § 110.00 (B) (above).

Cost Estimates

The cost estimate submitted by the applicant as an attachment to the 2024 application lists costs that are not related to rehabilitating the property to a livable condition and to meet City building code. These are work items for irrigation and landscaping, elevating the building, and replacing features and materials that are still in fair condition and were not noted as damaged by previous flooding (which may include bath and kitchen fixtures, sewer line, plumbing, porch stairs, and select windows). Work items not related to the building's rehabilitation as well as the purchase price should be removed from the cost estimate. The \$337,605.00 item listed as "profit and overhead" should also be removed, and the contractor's fee should be clearly stated. Although elevating the building may be required to insure the property, the costs to elevate the building are not required for the property to be livable or meet City building code, and therefore, should be provided as a separate cost estimate. Additionally, the costs for the demolition of the entire building should be provided as a separate cost estimate. As submitted, the "total" cost of \$823,126 is not itemized in an understandable way (it includes the purchase price, for example).

Existing Conditions Report

The existing conditions report should be prepared by a qualified licensed engineer, architect, contractor, or building conservator, preferably one that has previous experience with historic building rehabilitation. The report should serve as the basis for the rehabilitation cost estimate described above. The report should describe the condition of each feature or material proposed for repair or replacement in the cost estimate. It should be illustrated with photographs of existing conditions and probes. It also should provide a detailed scope of work outlining treatment recommendations for items that can be repaired and items deteriorated beyond repair and therefore proposed for replacement.

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

HPB Decision

Guidance and definitions regarding what would be considered “reasonable” and “feasible” in evaluating items 6 and 7 of §110.00 (B) are not codified in this section. Stantec assumes the definition and interpretation of these terms may be left to the discretion of the HPB, alongside consideration of materials submitted by the applicant. The code states that denial of a CA shall be accompanied by a statement of the reason(s) for such denial. In Stantec’s opinion, the applicant is entitled to such a statement, and the HPB is also entitled to request supplemental information from the applicant (recommended information to request is described above).

The criteria for issuing a CA for a demolition permit listed in Section 111.00 of the LDC do not include consideration of whether the applicant has engaged in demolition by neglect, which is addressed through a separate procedure. Owners of contributing buildings in historic districts shall not be permitted to cause the building to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment. Violations are referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board. While it may be appropriate to investigate whether the owner of the subject property allowed the building to fall into a state of disrepair due to neglect, if such a finding is made, the code does not appear to include such a consideration for demolition permit issuance.

Economic Hardship Exception

Upon final notification that a Certificate of Approval to permit a demolition has been denied, the applicant shall have 30 days to apply for an Economic Hardship Exception on the basis that the denial will result in the loss of all beneficial or economic use of the property. Per Section 110.01(C) of the LDC, there are 10 items that the City may request as supporting information. Stantec recommends that the below five items (numbered as they are in the code) would be relevant to CA Application 24.78:

- (1) Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would potentially be incurred if the owner were to comply with the recommendations of the Board for the changes necessary to obtain a Certificate of Approval;
- (2) A report from a licensed engineer, architect or contractor with experience in rehabilitation as to the soundness of any structures on the property and their suitability for rehabilitation;
- (3) Estimated market value of the property in its current condition; after demolition or removal; after any requirements to obtain a Certificate of Approval; and after renovation of the existing property for continued use or re-use;
- (6) If the property is income-producing, the capitalization rate based on the net operating income (NOI), derived from the effective gross income less expenses; and

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

- (7) All certified appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.²

To support the applicant's Economic Hardship Exception application, Stantec recommends that the applicant provide supplemental materials for the Board's review:

- Completed Economic Hardship Exception Form³
- Cost estimates separated into distinct scopes of work:
 - Demolition
 - Rehabilitation (excluding all work items not related to rehabilitation)
 - Elevation of building
- Existing conditions report from a licensed engineer, architect, contractor, or buildings conservator
- Estimate of market value of property in its current condition, after demolition, and if it were rehabilitated
- Capitalization rate based on the NOI (if income producing)
- Certified appraisals obtained within the previous two years

Additional Considerations

The City of Tarpon Springs *Historic District Design Review Guidelines Manual* provides additional guidance regarding the demolition of contributing properties to the Tarpon Springs Historic District. Chapter 4.13, Guideline 41 stipulates that prior to the issuance of a demolition permit, a property owner should:

- Establish a permanent record of the property prior to demolition; and
- Identify salvageable building materials and potential buyers or recipients of salvaged material before demolition.⁴

After issuance of a demolition permit, the *Historic District Design Review Guidelines Manual* stipulates that the owner should:

² City of Tarpon Springs Land Development Code, Article VII, Section 110.01(C).

³ Available online at the City of Tarpon Springs website at <https://www.ctsfl.us/DocumentCenter/View/691/HPB-Economic-Hardship-Exception-Form-PDF#:~:text=Upon%20final%20notification%20that%20a,economic%20use%20of%20the%20property>.

⁴ City of Tarpon Springs, *Historic District Design Review Guidelines Manual*, February 2021, 115–116, <https://www.ctsfl.us/DocumentCenter/View/639/Historic-District-Design-Review-Guidelines-Manual-PDF?bidId=>.

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

- Protect historic site features, including mature trees and potential archaeological resources;
- Ensure the safety of the adjacent properties and historic resources; and
- Site must be cleared of debris, reseeded, and properly maintained until it is reused. If the site is to remain vacant for over one year, it must be improved to reflect an appearance consistent with other open space areas in the district.⁵

Permanent Property Record

Prior to the issuance of a demolition permit, Stantec recommends that the property owner prepare written and photographic documentation similar to Historic American Buildings Survey (HABS) Level III documentation as outlined in the *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation*.⁶ The HABS-like report should:

- Be prepared by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards (PQS) for architectural history and demonstrated experience in creating HABS Level III documentation
- Include a minimum of six digital photographs documenting the setting of 154 Read Street within the historic district and exterior views of each elevation
- Include written historical descriptive data in the short form HABS report format
- Include an index and key to photographs
- Include copies of historic-period photographs, if available
- Be distributed to repositories for use by future researchers and educators. Before submitting any documents, each repository must first be contacted to ensure their willingness and ability to accept the items:
 - City of Tarpon Springs Planning and Zoning Department: One unbound archival copy and one digital version
 - a. Local repository (i.e. public library, historical society, etc.): One unbound archival copy

Salvage and Reuse Plan

If the building retains historic features in a salvageable condition, Stantec recommends that prior to demolition a salvage and reuse plan is prepared by a qualified architectural historian or historic architect

⁵ Ibid.

⁶ National Park Service, *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation*, July 21, 2003, <https://www.nps.gov/subjects/heritagedocumentation/soi-standards-guidelines.htm>.

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

who meets the Secretary of the Interior's PQS for architectural history and/or historic architecture. The salvage and reuse plan should identify historic features and materials that may be salvageable, such as windows, doors, decorative elements, framing members, light fixtures, and plumbing fixtures. Each element should be documented with photographic images. Any items identified for salvage should be removed in the gentlest, least destructive manner possible. The plan should identify the recipient for the items.

Historic Preservation Incentives

As an alternative to demolition, the applicant should consider whether applying for historic preservation economic incentive programs may offset some of the cost of the rehabilitation of 154 Read Street. The County of Pinellas participates in Florida's property tax exemption program for historic properties (Section 196.1997, Florida Statutes), which offers a property tax exemption for up to 100% of the increase in assessed improvements resulting from a historic property's rehabilitation. Because the property is also listed as a contributing building to a National Register of Historic Places historic district, it may also be eligible for the Historic Rehabilitation Tax Credit (HRTC) if the building is a depreciable property held in use for commerce or as an investment property. Jointly administered by the Internal Revenue Service (IRS) and the National Park Service (NPS), the HRTC is a dollar-for-dollar reduction of income tax liability equal to 20% of the qualified rehabilitation expenditures. Additionally, the applicant may consider advertising the building for removal intact to another site within the City if it is feasible to relocate.

If a demolition permit is issued, any proposed new construction on the property should comply with City standards and guidelines as outlined in Article VII of the LDC and *The City of Tarpon Springs Design Review Guidelines Manual*.

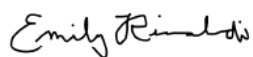
Conclusions

It is Stantec's opinion that the applicant is entitled to a statement of the reasons for the HPB's denial of the CA for a demolition, if such a statement has not already been provided. Stantec believes that the HPB is also justified in seeking additional information to support consideration of items 6 and 7 of §110.00 (B). The May 2025 report by Advanced Engineering Associates, Inc. only partially fulfils the supplemental documentation and clarifications itemized above in this memorandum.

If the applicant wishes to appeal the denial of the demolition, the applicant must follow the City's procedure to request an Economic Hardship Exemption outlined in §110.01.

Regards,

Stantec Consulting Services Inc.



Emily Rinaldi-Williams
Senior Architectural Historian

Reference: Heritage Preservation Board Certificate of Appropriateness Application 24.78

Phone: (213) 269-4132
emily.rinaldi-williams@stantec.com

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

§ 110.00 Demolition.

- (A) A request to demolish a designated landmark or any contributing resource within a locally designated Historic or Neighborhood Conservation Overlay district shall require the issuance of a Certificate of Appropriateness by the Heritage Preservation Board.
- (B) When authorizing a Certificate of Appropriateness for the issuance of a demolition permit, the Board shall consider the following criteria:
 - (1) The historic, architectural or cultural significance of the building or structure;
 - (2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;
 - (3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;
 - (4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;
 - (5) The future utilization of the site and/or group occupancy of the structure;
 - (6) Whether reasonable measures can be taken to save the building, structure or site; and
 - (7) Whether the building, structure, or site is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2024-01, § 1(Exh. A), passed 1-21-25)

APPENDIX B:
**COMPREHENSIVE LIST OF HISTORIC RESOURCES IDENTIFIED DURING
THE HISTORIC RESOURCES SURVEY OF TARPON SPRINGS ORGANIZED BY
ADDRESS**

**Comprehensive List of Historic Resources Identified during the Historic Resources Survey
of Tarpon Springs Organized by Address**

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI1364	105 Banana Street	c.1919	Craftsman	Contributing
8PI1365	Emory House/106 Banana Street	c.1909	Craftsman	Contributing
8PI1366	104 Banana Street	c.1928	Masonry Vernacular	Contributing
8PI11704	213 Banana Street	c.1935	Frame Vernacular	Contributing
8PI1367	214 Banana Street	c.1912	Frame Vernacular	Contributing
8PI11705	216 Banana Street	c.1939	Frame Vernacular	Contributing
8PI11706	217 Banana Street	c.1948	Frame Vernacular	Contributing-Altered
8PI11707	222-224 Banana Street	c.1953	Masonry Vernacular	Contributing
8PI1368	301 Banana Street	c.1926	Craftsman	Contributing
8PI11708	302 Banana Street	c.1950	Masonry Vernacular	Non-Contributing
8PI11709	306 Banana Street	c.1956	Masonry Vernacular	Contributing
8PI11710	318 Banana Street	c.1954	Masonry Vernacular	Contributing
8PI11711	322 Banana Street	c.1956	Masonry Vernacular	Non-Contributing
8PI11712	110 Bath Street	c.1926	Frame Vernacular	Contributing-Altered
8PI11713	215 Bath Street	c.1919	Craftsman	Contributing
8PI1369	218 Bath Street	c.1925	Masonry Vernacular	Contributing-Altered
8PI11714	219 Bath Street	c.1917	Frame Vernacular	Contributing
8PI11715	220 Bath Street	c.1959	Contemporary	Contributing
8PI1370	223-225 Bath Street	c.1928	Craftsman	Contributing
8PI11716	227 Bath Street	c.1957	Masonry Vernacular	Contributing
8PI11717	309 Bath Street	c.1915	Shingle	Contributing-Altered
8PI11718	316 Bath Street	c.1955	Ranch	Outside
8PI1371	201 Bay Street	c.1915	Craftsman	Contributing
8PI1372	307 Bay Street	c.1925	Craftsman	Contributing
8PI1373	334 Bay Street	c.1925	Mission	Contributing
8PI11719	111 Bay Street	c.1924	Frame Vernacular	Contributing-Altered
8PI11720	121 Bay Street	c.1953	Masonry Vernacular	Non-Contributing
8PI11721	300 Bay Street	c.1956	Masonry Vernacular	Contributing
8PI11722	301 Bay Street	c.1957	Masonry Vernacular	Contributing
8PI11723	306 Bay Street	c.1946	Masonry Vernacular	Contributing
8PI11724	313 Bay Street	c.1950	Masonry Vernacular	Contributing
8PI11725	316 Bay Street	c.1930	Frame Vernacular	Non-Contributing
8PI11726	320 Bay Street	c.1945	Minimal Traditional	Contributing
8PI11727	324 Bay Street	c.1945	Minimal Traditional	Contributing
8PI11728	333 Bay Street	c.1957	Masonry Vernacular	Contributing
8PI1374	22-24 W Boyer Street	c.1926	Craftsman	Contributing-Altered
8PI11729	27 W Boyer Street	c.1945	Minimal Traditional	Contributing
8PI11730	37 W Boyer Street	c.1955	Masonry Vernacular	Contributing
8PI1375	30 W Boyer Street	c.1926	Craftsman	Contributing
8PI11731	39 W Boyer Street	c.1955	Masonry Vernacular	Contributing
8PI11732	40 W Boyer Street	c.1955	Masonry Vernacular	Non-Contributing
8PI11733	41 W Boyer Street	c.1925	Craftsman	Contributing-Altered
8PI11734	44 W Boyer Street	c.1953	Masonry Vernacular	Non-Contributing
8PI1376	49 W Boyer Street	c.1925	Craftsman	Contributing-Altered

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI11735	108 W Canal Street	c.1930	Masonry Vernacular	Non-Contributing
8PI11736	404 W Canal Street	c.1950	Masonry Vernacular	Contributing
8PI11737	114 E Center Street	c.1905	Frame Vernacular	Non-Contributing
8PI11738	115 E Center Street	c.1910	Frame Vernacular	Contributing
8PI11739	119 E Center Street	c.1910	Frame Vernacular	Contributing-Altered
8PI11740	122 E Center Street	c.1910	Frame Vernacular	Contributing-Altered
8PI1389	124 E Center Street	c.1926	Craftsman	Contributing
8PI11741	207 E Center Street	c.1955	Masonry Vernacular	Contributing
8PI11742	38 W Center Street	c.1915	Frame Vernacular	Contributing
8PI11743	43 W Center Street	c.1925	Frame Vernacular	Contributing
8PI1385	28 W Center Street	c.1910	Frame Vernacular	Contributing
8PI1386	44 W Center Street	c.1910	Frame Vernacular	Contributing
8PI1387	48 W Center Street	c.1910	Frame Vernacular	Contributing
8PI1388	58 W Center Street	c.1915	Frame Vernacular	Contributing
8PI11744	Symian Society/28 E Cypress Street	c.1930	Frame Vernacular	Contributing
8PI11745	112 E Cypress Street	c.1920	Frame Vernacular	Contributing-Altered
8PI11746	116 E Cypress Street	c.1905	Frame Vernacular	Contributing-Altered
8PI11747	120 E Cypress Street	c.1920	Frame Vernacular	Contributing-Altered
8PI11748	128 E Cypress Street	c.1959	Masonry Vernacular	Contributing
8PI11749	212 E Cypress Street	c.1920	Frame Vernacular	Contributing
8PI11750	216 E Cypress Street	c.1940	Frame Vernacular	Contributing-Altered
8PI1403	232 E Cypress Street	c.1920	Frame Vernacular	Non-Contributing
8PI11751	310 E Cypress Street	c.1925	Frame Vernacular	Non-Contributing
8PI11752	426 E Cypress Street	c.1956	Ranch	Contributing
8PI1405	436 E Cypress Street	c.1926	Frame Vernacular	Contributing
8PI11753	440 E Cypress Street	c.1929	Frame Vernacular	Non-Contributing
8PI11754	455 E Cypress Street	c.1910	Frame Vernacular	Contributing
8PI11755	466 E Cypress Street	c.1952	Minimal Traditional	Contributing
8PI1406	456 E Cypress Street	c.1920	Frame Vernacular	Contributing
8PI1407	460 E Cypress Street	c.1926	Frame Vernacular	Contributing
8PI11756	467 E Cypress Street	c.1915	Masonry Vernacular	Contributing-Altered
8PI11757	470 E Cypress Street	c.1908	Frame Vernacular	Contributing
8PI11758	471 E Cypress Street	c.1910	Frame Vernacular	Contributing
8PI11759	Wachovia Bank/101 Federal Place	1965	Contemporary	Outside
8PI1422	Glen's Eureka Apartments/199 Grand Boulevard	c.1915	Frame Vernacular	Contributing-Altered
8PI1423	Harvest Temple North/200 Grand Boulevard	c.1920	Masonry Vernacular	Contributing
8PI1424	201 Grand Boulevard	c.1910	Frame Vernacular	Contributing
8PI1425	209 Grand Boulevard	c.1915	Frame Vernacular	Contributing
8PI1426	216 Grand Boulevard	c.1910	Frame Vernacular	Contributing
8PI11760	219 Grand Boulevard	c.1940	Frame Vernacular	Contributing-Altered
8PI1589	Unitarian Universalist Church/230 Grand Boulevard	c.1909	Gothic Revival	Contributing
8PI1427	233 Grand Boulevard	c.1928	Tudor Revival	Contributing
8PI11761	302 Grand Boulevard	c.1953	Masonry Vernacular	Contributing
8PI1428	303 Grand Boulevard	c.1915	Craftsman	Contributing
8PI1429	305 Grand Boulevard	c.1926	Frame Vernacular	Contributing
8PI1430	Elizabeth Sage House/310 Grand Boulevard	c.1891	Frame Vernacular	Contributing

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI1431	400 Grand Boulevard	c.1919	Craftsman	Contributing
8PI11762	28 N Grosse Avenue	c.1926	Frame Vernacular	Contributing-Altered
8PI1438	101 N Grosse Avenue	c.1915	Colonial Revival	Contributing
8PI11763	104 N Grosse Avenue	c.1950	Masonry Vernacular	Contributing-Altered
8PI1439	109 N Grosse Avenue	c.1913	Colonial Revival	Contributing
8PI1440	115 N Grosse Avenue	c.1913	Colonial Revival	Contributing
8PI1441	121 N Grosse Avenue	c.1919	Frame Vernacular	Contributing
8PI11764	127 N Grosse Avenue	c.1920	Frame Vernacular	Non-Contributing
8PI1442	130 N Grosse Avenue	c.1910	Masonry Vernacular	Contributing
8PI11765	137 N Grosse Avenue	c.1925	Craftsman	Contributing-Altered
8PI11766	Grosse Avenue Apartments/205 N Grosse Avenue	c.1946	Frame Vernacular	Non-Contributing
8PI1443	210 N Grosse Avenue	c.1910	Frame Vernacular	Contributing
8PI1444	213 N Grosse Avenue	c.1926	Craftsman	Contributing
8PI11767	217 N Grosse Avenue	c.1926	Frame Vernacular	Contributing-Altered
8PI11768	221-223 N Grosse Avenue	c.1920	Craftsman	Contributing-Altered
8PI1445	220 N Grosse Avenue	c.1910	Craftsman	Contributing
8PI1446	226 N Grosse Avenue	c.1910	Frame Vernacular	Contributing
8PI11769	227 N Grosse Avenue	c.1920	Craftsman	Contributing
8PI11770	101 S Grosse Avenue	c.1940	Frame Vernacular	Contributing
8PI1452	City Water Works/112 S Grosse Avenue	1916	Masonry Vernacular	Contributing
8PI11771	20-26 N Hibiscus Street	c.1913	Masonry Vernacular	Contributing
8PI1456	109 N Hibiscus Street	c.1913	Frame Vernacular	Contributing-Altered
8PI1457	Hibiscus Street Apartments/124 N Hibiscus Street	c.1905	Frame Vernacular	Contributing
8PI1458	131 N Hibiscus Street	c.1919	Masonry Vernacular	Contributing
8PI11772	130 N Hibiscus Street	c.1905	Frame Vernacular	Contributing-Altered
8PI1459	202 N Hibiscus Street	c.1909	Frame Vernacular	Contributing
8PI11773	207 N Hibiscus Street	c.1954	Masonry Vernacular	Non-Contributing
8PI11774	225 N Hibiscus Street	c.1925	Frame Vernacular	Contributing
8PI11775	227 N Hibiscus Street	c.1919	Frame Vernacular	Contributing
8PI11776	229 N Hibiscus Street	c.1919	Frame Vernacular	Non-Contributing
8PI11777	230 N Hibiscus Street	c.1905	Frame Vernacular	Contributing
8PI11779	Just Jags/229 E Lemon Street	c.1957	Masonry Vernacular	Contributing
8PI11778	Pinellas Auto/209-211 E Lemon Street	c.1928	Other	Contributing
8PI1490	227 E Lemon Street	c.1912	Masonry Vernacular	Contributing-Altered
8PI11780	410 E Lemon Street	c.1930	Minimal Traditional	Contributing
8PI11781	429 E Lemon Street	c.1910	Frame Vernacular	Contributing-Altered
8PI11782	435 E Lemon Street	c.1915	Frame Vernacular	Contributing-Altered
8PI11783	439 E Lemon Street	c.1910	Frame Vernacular	Contributing-Altered
8PI1495	49 W Lemon Street	c.1926	Craftsman	Contributing
8PI11784	55 W Lemon Street	c.1901	Frame Vernacular	Contributing
8PI11785	65 W Lemon Street	c.1950	Masonry Vernacular	Contributing
8PI1496	110 W Lemon Street	c.1926	Craftsman	Contributing
8PI11786	114 W Lemon Street	c.1950	Frame Vernacular	Non-Contributing
8PI1497	119 W Lemon Street	c.1915	Craftsman	Contributing
8PI11787	125 W Lemon Street	c.1949	Frame Vernacular	Non-Contributing
8PI11788	208 W Lemon Street	c.1950	Frame Vernacular	Contributing-Altered

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI11789	232 W Lemon Street	c.1942	Minimal Traditional	Contributing
8PI1500	311 W Lemon Street	c.1912	Craftsman	Contributing
8PI1510	315 W Lemon Street	c.1925	Craftsman	Contributing-Altered
8PI11790	316 W Lemon Street	c.1905	Frame Vernacular	Contributing-Altered
8PI11791	319 W Lemon Street	c.1950	Frame Vernacular	Contributing-Altered
8PI11792	405 W Lemon Street	c.1947	Minimal Traditional	Contributing
8PI1511	409 W Lemon Street	c.1925	Tudor Revival	Contributing
8PI11794	106 Levis Street	c.1950	Frame Vernacular	Non-Contributing
8PI11795	Vinson/110 Levis Avenue	c.1912	Frame Vernacular	Contributing
8PI11796	209 Levis Avenue	c.1920	Frame Vernacular	Contributing-Altered
8PI11797	40 W Lime Street	c.1915	Frame Vernacular	Non-Contributing
8PI11798	46 W Lime Street	c.1910	Frame Vernacular	Contributing-Altered
8PI11799	52 W Lime Street	c.1910	Masonry Vernacular	Non-Contributing
8PI1505	56 W Lime Street	c.1915	Frame Vernacular	Contributing
8PI1506	62 W Lime Street	c.1926	Craftsman	Contributing
8PI1507	66 W Lime Street	c.1926	Craftsman	Contributing-Altered
8PI1509	229 W Lime Street	c.1915	Folk Victorian	Contributing
8PI11800	304 W Lime Street	c.1952	Colonial Revival	Contributing
8PI11801	Emm. J. Klimis Building/15 E Orange Street	1945	Masonry Vernacular	Non-Contributing
8PI11802	G.N. Klimis Building/27 E Orange Street	c.1945	Masonry Vernacular	Non-Contributing
8PI11803	E.C. Hoffman Designs/99 E Orange Street	c.1945	Masonry Vernacular	Contributing-Altered
8PI11804	118 E Orange Street	c.1925	Masonry Vernacular	Contributing
8PI1518	Helenic Cultural Center/129 E Orange Street	c.1905	Frame Vernacular	Contributing
8PI11805	143 E Orange Street	c.1905	Folk Victorian	Contributing-Altered
8PI11806	147 E Orange Street	c.1913	Frame Vernacular	Non-Contributing
8PI11807	+/- 221 E Orange Street	c.1955	Masonry Vernacular	Contributing
8PI11808	D. Davis & Sons Sponge Packing House/220 E Orange Street	c.1905	Frame Vernacular	Contributing
8PI11809	312 E Orange Street	c.1925	Masonry Vernacular	Contributing
8PI1521	321 E Orange Street	c.1919	Colonial Revival	Contributing
8PI1522	The Pinder House/334 E Orange Street	c.1910	Frame Vernacular	Contributing
8PI11810	415 E Orange Street	c.1957	Masonry Vernacular	Contributing
8PI1523	418 E Orange Street	c.1919	Frame Vernacular	Contributing
8PI11811	422 E Orange Street	c.1915	Craftsman	Contributing-Altered
8PI1524	428 E Orange Street	c.1919	Frame Vernacular	Contributing-Altered
8PI1525	432 E Orange Street	c.1913	Frame Vernacular	Contributing
8PI1526	433 E Orange Street	c.1927	Mission	Contributing-Altered
8PI11812	438 E Orange Street	c.1910	Masonry Vernacular	Contributing-Altered
8PI11813	464 E Orange Street	1955	Masonry Vernacular	Non-Contributing
8PI11814	455 E Orange Street	c.1955	Masonry Vernacular	Contributing
8PI11815	464 E Orange Street	c.1959	Ranch	Contributing-Altered
8PI11816	465 E Orange Street	c.1957	Ranch	Contributing
8PI1529	4 W Orange Street	c.1910	Frame Vernacular	Contributing
8PI11817	7-11 W Orange Street	c.1937	Masonry Vernacular	Contributing
8PI1530	Emmanuel Johnson House/12 W Orange Street	c.1910	Frame Vernacular	Contributing-Altered
8PI1531	17 W Orange Street	c.1909	Frame Vernacular	Contributing

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI1532	26 W Orange Street	c. 1909	Folk Victorian	Contributing
8PI1533	Hoffman Architects/29 W Orange Street	c. 1905	Frame Vernacular	Contributing
8PI1534	Carlen Realty LLC/34 W Orange Street	c. 1890	Folk Victorian	Contributing
8PI11818	39 W Orange Street	c. 1925	Frame Vernacular	Contributing
8PI11819	18 W Park Street	c. 1925	Frame Vernacular	Contributing-Altered
8PI11820	N. G. Arfaras Sponge Packing Plant/23 W Park Street	c. 1925	Frame Vernacular	Contributing
8PI1545	N. G. Arfaras Sponge Packing House/26 W Park Street	c. 1930	Frame Vernacular	Contributing
8PI1546	34 W Park Street	c. 1926	Frame Vernacular	Contributing
8PI1547	39 W Park Street	c. 1915	Folk Victorian	Contributing
8PI11821	40 W Park Street	c. 1919	Frame Vernacular	Contributing
8PI11822	41 W Park Street	c. 1956	Minimal Traditional	Contributing
8PI1548	53 W Park Street	c. 1910	Masonry Vernacular	Non-Contributing
8PI11823	56 W Park Street	c. 1915	Frame Vernacular	Non-Contributing
8PI1549	59 W Park Street	c. 1910	Folk Victorian	Non-Contributing
8PI11824	63 W Park Street	c. 1915	Masonry Vernacular	Non-Contributing
8PI1550	68 W Park Street	c. 1910	Frame Vernacular	Contributing
8PI11825	72 W Park Street	c. 1915	Frame Vernacular	Contributing-Altered
8PI11826	73 W Park Street	c. 1910	Frame Vernacular	Contributing
8PI1551	76 W Park Street	c. 1910	Frame Vernacular	Non-Contributing
8PI1552	79 W Park Street	c. 1910	Frame Vernacular	Contributing
8PI1594	E. R. Meres Sponge Packing Plant/106 W Park Street	c. 1905	Other	Contributing
8PI1554	22 Parkin Court	c. 1915	Craftsman	Contributing
8PI176	Anson P. K. Safford House/23 Parkin Court	c. 1883	Frame Vernacular	Contributing
8PI1555	26 Parkin Court	c. 1915	Craftsman	Contributing
8PI1556	120-122 Pineapple Street	c. 1915	Craftsman	Contributing
8PI1557	215 Pineapple Street	c. 1920	Frame Vernacular	Contributing-Altered
8PI1558	216 Pineapple Street	c. 1915	Frame Vernacular	Contributing
8PI11828	225 Pineapple Street	c. 1923	Frame Vernacular	Contributing-Altered
8PI1559	300 Pineapple Street	c. 1915	Frame Vernacular	Contributing
8PI11829	304 Pineapple Street	c. 1925	Craftsman	Contributing
8PI11830	308 Pineapple Street	c. 1925	Minimal Traditional	Contributing
8PI11831	309 Pineapple Street	c. 1938	Minimal Traditional	Non-Contributing
8PI11832	314 Pineapple Street	c. 1925	Craftsman	Contributing
8PI1560	326 Pineapple Street	c. 1925	Craftsman	Contributing
8PI11833	329 Pineapple Street	c. 1938	Frame Vernacular	Contributing
8PI11834	331 Pineapple Street	c. 1928	Tudor Revival	Contributing
8PI11835	St. Nicholas Bookstore/18-22 N Pinellas Avenue	c. 1946	Masonry Vernacular	Contributing
8PI1563	St. Nicholas Greek Orthodox Church/44 N Pinellas Avenue	1943	Neo-Byzantine	Contributing
8PI11836	116 N Pinellas Avenue	c. 1926	Frame Vernacular	Non-Contributing
8PI1564	117 N Pinellas Avenue	c. 1913	Craftsman	Contributing
8PI11837	121 N Pinellas Avenue	c. 1912	Frame Vernacular	Contributing-Altered
8PI1565	127 N Pinellas Avenue	c. 1913	Frame Vernacular	Contributing
8PI11838	Johnny's Garage/128 N Pinellas Avenue	c. 1950	Masonry Vernacular	Contributing-Altered
8PI1566	133 N Pinellas Avenue	c. 1913	Frame Vernacular	Contributing
8PI11839	Tim's Custom Cycles/201 N Pinellas Avenue	c. 1940	Masonry Vernacular	Contributing

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI11843	210 N Pinellas Avenue	c. 1930	Frame Vernacular	Contributing-Altered
8PI1568	215 N Pinellas Avenue	c. 1913	Craftsman	Contributing
8PI1567	Alexander the Great Apartments/218 N Pinellas Avenue	c. 1927	Mission	Contributing-Altered
8PI1569	221 N Pinellas Avenue	c. 1913	Masonry Vernacular	Non-Contributing
8PI1570	229 N Pinellas Avenue	c. 1913	Frame Vernacular	Contributing-Altered
8PI11840	St. Nicholas Greek Orthodox Preschool/306 N Pinellas Avenue	c. 1920	Masonry Vernacular	Contributing-Altered
8PI11841	Falkis Appartments/403 N Pinellas Avenue	c. 1955	Masonry Vernacular	Contributing
8PI11842	Bicycles and Outdoor Adventure Shop/10 S Pinellas Avenue	c. 1930	Tudor Revival	Contributing-Altered
8PI1578	City Hall/101 S Pinellas Avenue	1915	Neo-Classical Revival	Contributing
8PI1579	Shepherd Center/102-104 S Pinellas Avenue	c. 1925	Mission	Contributing
8PI870	Tarpon Arcade/210 S Pinellas Avenue	c. 1926	Mediterranean Revival	Contributing
8PI1580	15 Read Street	c. 1910	Frame Vernacular	Contributing-Altered
8PI11844	16 Read Street	c. 1956	Masonry Vernacular	Non-Contributing
8PI1581	20 Read Street	c. 1926	Frame Vernacular	Contributing
8PI1583	29 Read Street	c. 1926	Craftsman	Contributing
8PI1584	31 Read Street	c. 1915	Frame Vernacular	Contributing
8PI11845	33 Read Street	c. 1959	Masonry Vernacular	Contributing
8PI11846	34 Read Street	c. 1955	Ranch	Contributing
8PI11847	40 Read Street	c. 1954	Masonry Vernacular	Non-Contributing
8PI11848	46 Read Street	c. 1925	Craftsman	Contributing
8PI1585	47 Read Street	c. 1915	Frame Vernacular	Contributing
8PI1586	50 Read Street	c. 1915	Craftsman	Contributing
8PI1588	56 Read Street	c. 1915	Frame Vernacular	Contributing
8PI1680	57 Read Street	c. 1908	Masonry Vernacular	Contributing
8PI1590	58 Read Street	c. 1910	Frame Vernacular	Contributing-Altered
8PI1591	62 Read Street	c. 1910	Frame Vernacular	Contributing
8PI1592	66 Read Street	c. 1919	Craftsman	Contributing
8PI1593	H.D.L. Webster House/101 Read Street	c. 1885	Gothic Revival	Contributing
8PI1595	112 Read Street	c. 1925	Craftsman	Contributing
8PI11849	120 Read Street	c. 1935	Minimal Traditional	Contributing
8PI1596	123 Read Street	c. 1905	Shingle	Contributing
8PI11850	140 Read Street	c. 1959	Masonry Vernacular	Contributing
8PI1597	153 Read Street	c. 1915	Craftsman	Contributing
8PI1598	154 Read Street	c. 1926	Frame Vernacular	Contributing
8PI11851	158 Read Street	c. 1925	Frame Vernacular	Contributing-Altered
8PI1599	A Glorious Church/160-168 Read Street	c. 1926	Mission	Contributing
8PI2731	Traditions Real Estate/18 N Ring Avenue	c. 1926	Frame Vernacular	Contributing
8PI1600	Tarpon Lodge/28 N Ring Avenue	c. 1926	Masonry Vernacular	Contributing
8PI11852	41 N Ring Avenue	c. 1958	Masonry Vernacular	Contributing
8PI1601	The Livery Stable/100 N Ring Avenue	c. 1905	Masonry Vernacular	Contributing
8PI11853	116 N Ring Avenue	c. 1920	Frame Vernacular	Contributing-Altered
8PI1602	119 N Ring Avenue	c. 1915	Masonry Vernacular	Contributing
8PI1603	128 N Ring Avenue	c. 1905	Frame Vernacular	Contributing
8PI11854	129 N Ring Avenue	c. 1910	Frame Vernacular	Contributing-Altered

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI11855	136 N Ring Avenue	c.1925	Frame Vernacular	Contributing
8PI11856	206 N Ring Avenue	c.1925	Craftsman	Contributing-Altered
8PI11857	209 N Ring Avenue	c.1955	Ranch	Contributing
8PI11858	211 N Ring Avenue	c.1955	Frame Vernacular	Contributing
8PI11859	212 N Ring Avenue	c.1910	Folk Victorian	Contributing
8PI11860	216 N Ring Avenue	c.1920	Masonry Vernacular	Contributing-Altered
8PI11861	115 S Ring Avenue	c.1905	Frame Vernacular	Contributing-Altered
8PI11862	124 S Ring Avenue	c.1920	Frame Vernacular	Non-Contributing
8PI1612	Zante Cafeneo/13-17 N Safford Avenue	c.1910	Masonry Vernacular	Contributing
8PI1613	American Railway Express Co./21 N Safford Avenue	c.1925	Masonry Vernacular	Contributing
8PI1614	111 N Safford Avenue	c.1910	Masonry Vernacular	Non-Contributing
8PI11863	221 N Safford Avenue	c.1910	Frame Vernacular	Contributing-Altered
8PI11864	Toula's Trailside Café/11 S Safford Avenue	c.1905	Masonry Vernacular	Contributing
8PI1615	Neptune Lounge/101-105 S Safford Avenue	c.1905	Masonry Vernacular	Non-Contributing
8PI11867	112 Shaddock Street	c.1901	Frame Vernacular	Contributing
8PI1499	124 Shaddock Street	c.1928	Masonry Vernacular	Contributing-Altered
8PI11868	220 Shaddock Street	c.1925	Frame Vernacular	Contributing-Altered
8PI1616	224 Shaddock Street	c.1920	Craftsman	Contributing
8PI11869	225 Shaddock Street	c.1950	Minimal Traditional	Contributing
8PI11870	230 Shaddock Street	c.1920	Frame Vernacular	Contributing-Altered
8PI11871	301 Shaddock Street	c.1954	Frame Vernacular	Outside
8PI11872	302 Shaddock Street	c.1925	Frame Vernacular	Contributing-Altered
8PI1617	William T. Fleming House/22 N Spring Boulevard	c.1887	Queen Anne Revival	Contributing
8PI1618	Jacob Disston House/36 N Spring Boulevard	c.1888	Queen Anne Revival	Contributing
8PI1619	George Clemson House/110 N Spring Boulevard	c.1900	Shingle	Contributing
8PI1620	George Clemson Auxiliary/134 N Spring Boulevard	c.1902	Frame Vernacular	Contributing
8PI1621	Marshall H. Alworth House/144 N Spring Boulevard	c.1895	Frame Vernacular	Contributing
8PI1622	Wilbur DeGolier House/150 N Spring Boulevard	c.1888	Frame Vernacular	Contributing
8PI1623	Tsavaris House/158-164 N Spring Boulevard	c.1890	Masonry Vernacular	Contributing
8PI1624	Reidinger House/170 N Spring Boulevard	1885	Queen Anne Revival	Contributing
8PI1625	The Bigelow Cottage/184 N Spring Boulevard	c.1900	Folk Victorian	Contributing
8PI1626	208 N Spring Boulevard	c.1910	Neo-Classical Revival	Contributing
8PI11907	Craig Park/ 0 S Spring Boulevard	c.1885	Park	Contributing
8PI11873	Recreation Center/0 S Spring Boulevard	c.1936	Masonry Vernacular	Contributing
8PI11827	103 S Spring Boulevard	c.1920	Masonry Vernacular	Contributing
8PI11874	109 S Spring Boulevard	c.1935	Frame Vernacular	Contributing-Altered
8PI238	Edward Newton Knapp House/115 S Spring Boulevard	c.1886	Queen Anne Revival	Contributing
8PI1627	119 S Spring Boulevard	c.1930	Frame Vernacular	Contributing
8PI1628	Rev. Miles Standish House/127 S Spring Boulevard	c.1915	Frame Vernacular	Contributing
8PI11875	Shuffleboard Office & Cue House/132 S Spring Boulevard	c.1935	Masonry Vernacular	Contributing
8PI1629	Craig House/211 S Spring Boulevard	c.1915	Colonial Revival	Contributing
8PI11876	229 S Spring Boulevard	c.1937	Masonry Vernacular	Contributing-Altered
8PI11877	301-303 S Spring Boulevard	c.1958	Masonry Vernacular	Contributing-Altered
8PI11878	305 S Spring Boulevard	c.1939	Minimal Traditional	Contributing-Altered
8PI11879	311 S Spring Boulevard	c.1959	Ranch	Contributing

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI11880	313 S Spring Boulevard	c.1955	Masonry Vernacular	Contributing
8PI11881	315 S Spring Boulevard	c.1951	Masonry Vernacular	Contributing
8PI1630	309 S Spring Boulevard	c.1910	Colonial Revival	Contributing
8PI1631	323 S Spring Boulevard	c.1925	Masonry Vernacular	Non-Contributing
8PI11882	Home Medical Equipment/1-3 E Tarpon Avenue	c.1925	Masonry Vernacular	Contributing-Altered
8PI11897	Meres Park/ 2 E Tarpon Avenue	c.1913	Park	Non-Contributing
8PI11883	Fat Fish Services/5-17 E Tarpon Avenue	c.1949	Masonry Vernacular	Non-Contributing
8PI1638	Ellis Building/23 E Tarpon Avenue	c.1910	Masonry Vernacular	Non-Contributing
8PI1639	McAroy Drug Store/101-105 E Tarpon Avenue	c.1895	Masonry Vernacular	Contributing
8PI1640	Meres Building/100-106 E Tarpon Avenue	1914	Masonry Vernacular	Contributing
8PI11884	D.C.'s Downtown Bar and Grill/110-114 E Tarpon Avenue	c.1925	Masonry Vernacular	Non-Contributing
8PI1641	J.M. Vinson and Brother Dry Goods/111-113 E Tarpon Avenue	c.1905	Masonry Vernacular	Contributing
8PI1642	Taylor Arcade/116-120 E Tarpon Avenue	1926	Mission	Contributing
8PI11885	119 E Tarpon Avenue	c.1901	Masonry Vernacular	Contributing
8PI1643	G. W. Fernald Building/121 E Tarpon Avenue	1894	Masonry Vernacular	Contributing
8PI11793	Red Rose Antiques/124 E Tarpon Avenue	c.1913	Masonry Vernacular	Contributing-Altered
8PI1644	Tarapanis/128 E Tarpon Avenue	c.1913	Masonry Vernacular	Contributing
8PI1645	Bentley's Antiques/130 E Tarpon Avenue	c.1905	Masonry Vernacular	Contributing
8PI11886	Menzer's Antiques/134 E Tarpon Avenue	c.1915	Masonry Vernacular	Contributing-Altered
8PI11887	Falkis Department Store/139 E Tarpon Avenue	1912	Masonry Vernacular	Non-Contributing
8PI11888	Victorian Joy Antiques/143 E Tarpon Avenue	c.1954	Masonry Vernacular	Non-Contributing
8PI1647	Costas Tsourakis Sons/148 E Tarpon Avenue	c.1909	Masonry Vernacular	Contributing-Altered
8PI1648	Old Reliable Drug Store/151 E Tarpon Avenue	c.1886	Masonry Vernacular	Contributing
8PI1649	W.H. Gourley Building/153-159 E Tarpon Avenue	c.1905	Masonry Vernacular	Contributing
8PI1651	Tarpon Springs Historical Society/160 E Tarpon Avenue	1908	Masonry Vernacular	Contributing
8PI1652	Finders Keepers Antiques/163-165 E Tarpon Avenue	c.1910	Art Moderne	Contributing
8PI1653	Leousis Saloon/200 E Tarpon Avenue	1905	Masonry Vernacular	Contributing
8PI1654	SunTrust Bank/203 E Tarpon Avenue	c.1910	Masonry Vernacular	Contributing-Altered
8PI1655	Orpheum Theater/204-208 E Tarpon Avenue	c.1910	Mission	Contributing
8PI1656	Enchanted Shop/212-216 E Tarpon Avenue	c.1915	Masonry Vernacular	Contributing
8PI1657	218 E Tarpon Avenue	c.1913	Masonry Vernacular	Non-Contributing
8PI1658	First Trust of Florida Mortgages/301 E Tarpon Avenue	c.1905	Frame Vernacular	Contributing-Altered
8PI1659	309 E Tarpon Avenue	c.1905	Frame Vernacular	Contributing
8PI1660	Cucina Siciliana/310 E Tarpon Avenue	c.1905	Queen Anne Revival	Contributing
8PI1661	Marcus Occhipinti M.D./312 E Tarpon Avenue	c.1910	Masonry Vernacular	Contributing
8PI11889	313-315 E Tarpon Avenue	c.1905	Frame Vernacular	Non-Contributing
8PI1662	317 E Tarpon Avenue	c.1905	Frame Vernacular	Contributing-Altered
8PI1663	318 E Tarpon Avenue	c.1910	Folk Victorian	Contributing
8PI1664	321 E Tarpon Avenue	c.1910	Dutch Colonial Revival	Contributing
8PI1665	Thompson Jukes House/412 E Tarpon Avenue	c.1905	Frame Vernacular	Contributing
8PI11890	419 E Tarpon Avenue	c.1910	Masonry Vernacular	Non-Contributing
8PI1666	Dr. Douglass House/420 E Tarpon Avenue	c.1905	Frame Vernacular	Contributing
8PI1667	423 E Tarpon Avenue	c.1915	Frame Vernacular	Contributing
8PI11891	427 E Tarpon Avenue	c.1910	Craftsman	Contributing

Site #	Site Name	Const Date	Style	Contributing Status in Local Historic District
8PI1668	D. P. Boyer House/428 E Tarpon Avenue	c.1911	Frame Vernacular	Contributing
8PI1669	436 E Tarpon Avenue	c.1926	Frame Vernacular	Contributing
8PI1670	451 E Tarpon Avenue	c.1915	Masonry Vernacular	Contributing
8PI1671	455 E Tarpon Avenue	c.1915	Masonry Vernacular	Contributing
8PI1672	Vinson Funeral Home/456 E Tarpon Avenue	c.1912	Masonry Vernacular	Contributing
8PI11892	First United Methodist Church/501 E Tarpon Avenue	c.1950	Mission	Contributing
8PI1676	George Washington Order of AHEPA #16/20 W Tarpon Avenue	c.1890	Frame Vernacular	Contributing-Altered
8PI1677	Spring Bayou Bed & Breakfast/32 W Tarpon Avenue	c.1910	Queen Anne Revival	Contributing
8PI11893	47 W Tarpon Avenue	c.1947	Frame Vernacular	Non-Contributing
8PI1678	Tagarelli Brothers Construction/53 W Tarpon Avenue	c.1890	Queen Anne Revival	Contributing
8PI11894	Sun Bay Motel/57 W Tarpon Avenue	c.1956	Frame Vernacular	Non-Contributing
8PI11895	Tarpon Inn/110 W Tarpon Avenue	c.1958	Contemporary	Contributing

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

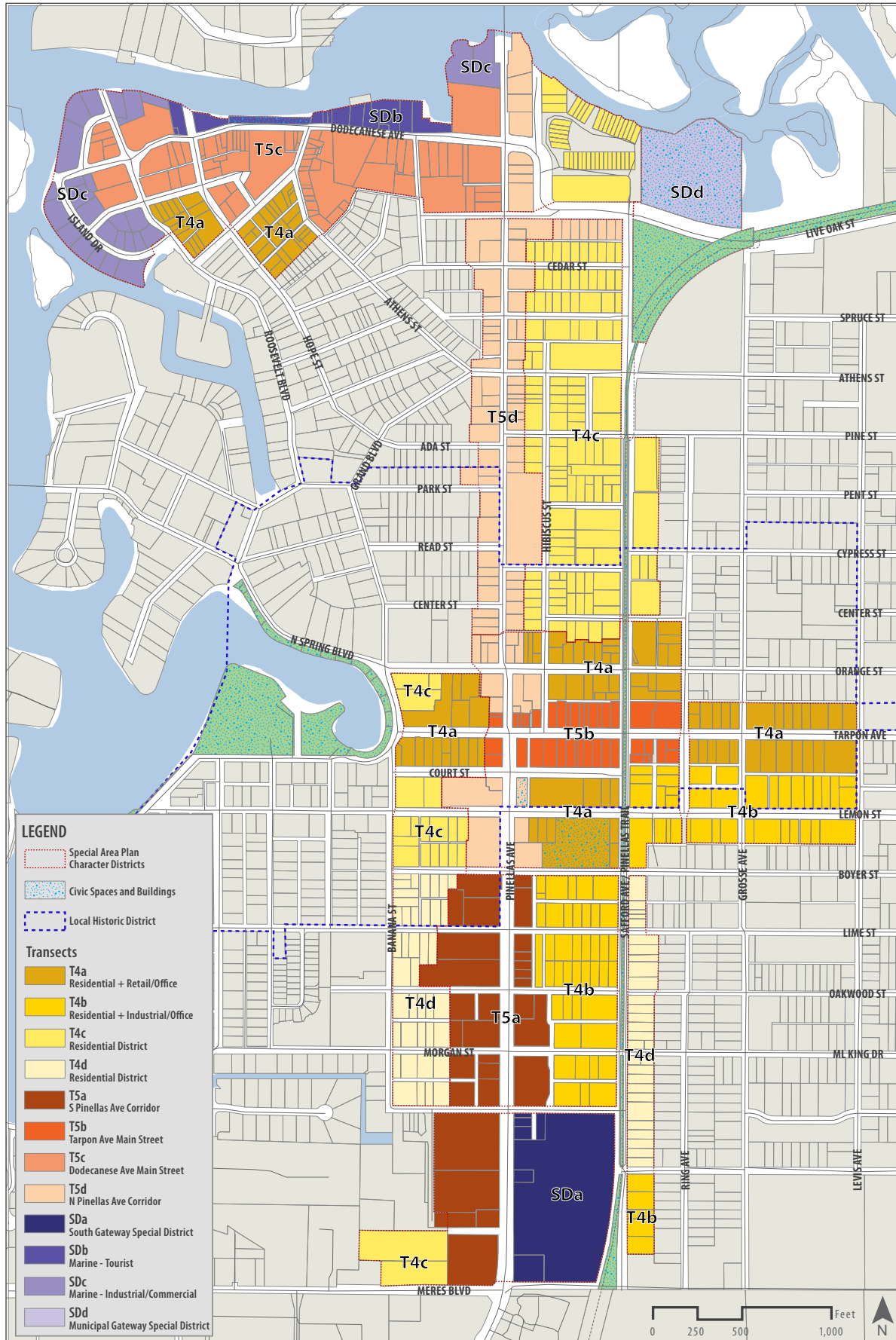
EXHIBIT N

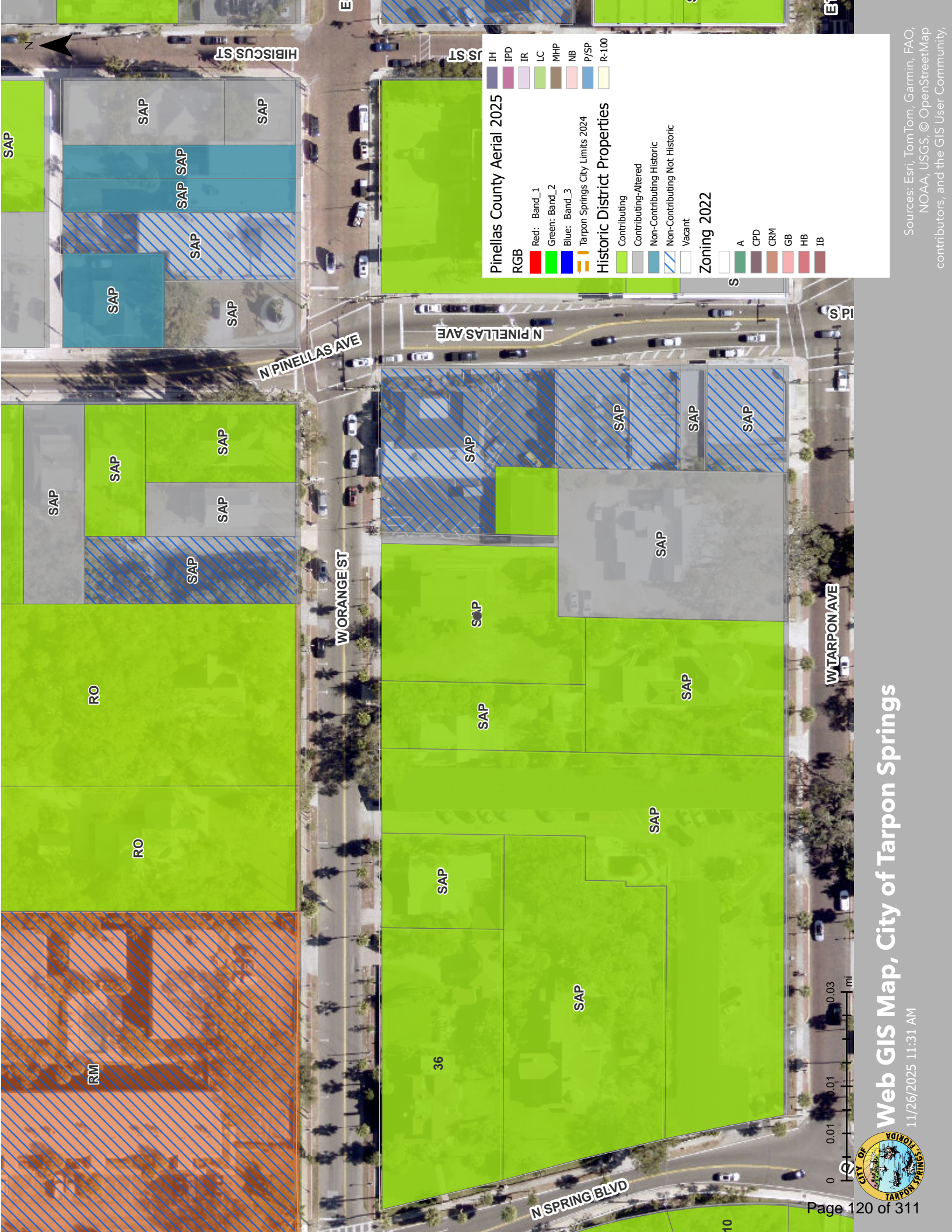
Correspondence

EXHIBIT O

Photographs

MAP 5A. TRANSECT ZONES





Pinellas County Aerial 2025

- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Tarpon Springs City Limits 2024

Historic District Properties

- Contributing
- Contributing-Altered
- Non-Contributing Historic
- Non-Contributing Not Historic
- Vacant

Zoning 2022

- A
- CPD
- CRM
- GB
- HB
- IB

Web GIS Map, City of Tarpon Springs

11/26/2025 11:31 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

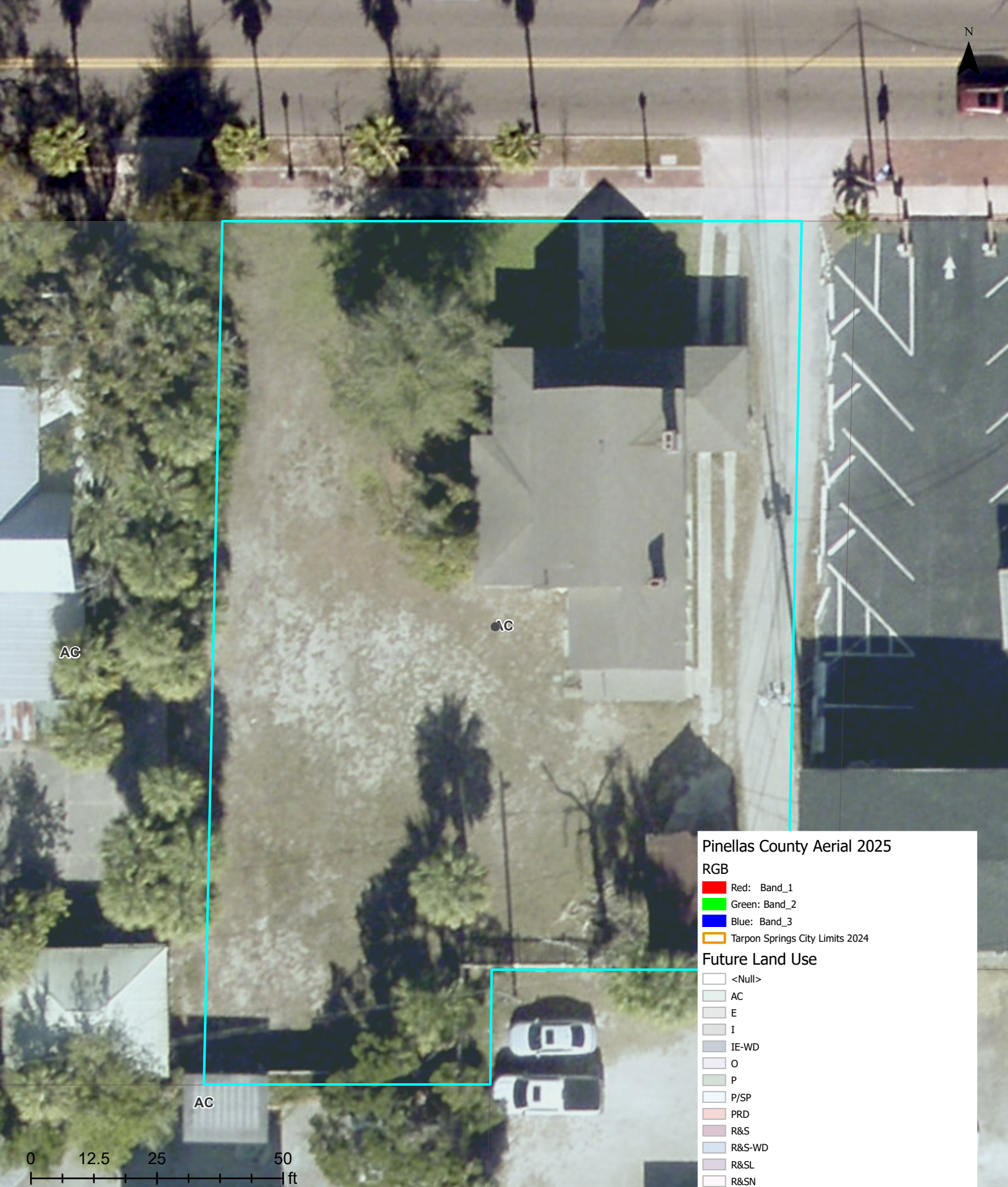
2019 Boundary Survey
2024 Boundary Survey

EXHIBIT O

Correspondence

EXHIBIT P

Photographs



N

AC

AC

AC

0 12.5 25 50 ft

Pinellas County Aerial 2025

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Tarpon Springs City Limits 2024

Future Land Use

- <Null>
- AC
- E
- I
- IE-WD
- O
- P
- P/SP
- PRD
- R&S
- R&S-WD
- R&SL
- R&SN
- R/OS



EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES - ACREAGE THRESHOLDS		RESIDENTIAL DENSITY	NONRESIDENTIAL FAR		PLACE BASED AREA MAP RELATIONSHIP
			RESIDENTIAL	NONRESIDENTIAL		FAR	ISR	
Employment [E]	To recognize areas developed with, or appropriate to be developed with, a wide range of primary employment uses, flex space, and for uses that have minimum external impacts.	<ul style="list-style-type: none"> Office Research/Development, Light/Heavy Manufacturing, Light/Medium Wholesale/Distribution Storage/Warehouse Marina Facilities 	<p>Maximum 3 Acres:</p> <ul style="list-style-type: none"> Retail Personal Services Lodging <p>Maximum 5 Acres:</p> <ul style="list-style-type: none"> Commercial/Business Service Food Crop Production Transportation/Utility 	Lodging - 40 du/ac, unless utilizing the 'Alternate Temporary Lodging Use Standards' as provided for in the Countywide Plan.	0.60	0.85	<ul style="list-style-type: none"> Transitional Restricted Waterfront Mixed Working Waterfront Intensive 	
Industrial [I]	To recognize areas of existing heavy industrial/manufacturing uses and areas appropriate to be developed or redeveloped for light and medium industrial/manufacturing uses, while also allowing for flex space, and uses that have minimal external impacts.	<ul style="list-style-type: none"> Manufacturing, Light/Medium/Heavy Business/Research Parks Marina Facilities Research/Development, Light/Heavy Wholesale/Distribution Storage/Warehouse 	<p>Accessory to Primary Only:</p> <ul style="list-style-type: none"> Retail Office Personal Services Commercial/Business Service <p>Maximum 5 Acres:</p> <ul style="list-style-type: none"> Public/Semi-Public Food Crop Production 		0.60	0.90	<ul style="list-style-type: none"> Transitional Restricted Working Waterfront Intensive 	
Activity Center [AC]	To recognize areas that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. Activity Centers should be designed at a size and scale that allows for interconnectivity with the surrounding area and emphasizes walkability. This category must be consistent with the Countywide Plan 'Activity Center' land use category.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.			<ul style="list-style-type: none"> Special Area Plan Neighborhood Traditional 	
Planned Redevelopment District [PRD]	To depict those areas of the community that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking and transit use. This category supports infill and redevelopment and may allow for a variety of densities, land uses, and building styles. This category must be consistent with the Countywide Plan 'Planned Redevelopment District' land use category.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.			<ul style="list-style-type: none"> Neighborhood Traditional Transitional 	
Multimodal Corridor [MMC]	To recognize those corridors of critical importance to the movement of people and goods throughout the community, and that are serviced by a combination of automobile, transit, bicycle, and pedestrian transportation modes. This category supports mixed-use development designed to facilitate transit. This category must be consistent with the Countywide Plan 'Multimodal Corridor' land use category.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.			<ul style="list-style-type: none"> Transitional (Along Major Corridors) 	

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



ACTIVITY CENTER - NEIGHBORHOOD [AC-N]

ACTIVITY CENTER - COMMUNITY [AC-C]

ACTIVITY CENTER - MAJOR [AC-M]

Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, as dynamic areas of mixed use that serve as neighborhood, community or regional focal points of commerce, employment, public activity, and housing; and to recognize such areas so that they complement a community’s distinctive characteristics, are compatible with natural resource features, and do not adversely affect public services and facilities. This category may be utilized to support development that will create a strong sense of community identity for a specific area as expressed in a community vision or local plan developed through a local public participation process.

Use Characteristics

Those uses as set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal FLUM category(ies), as they may be modified by the applicable community plan.

Locational Characteristics

This category is generally appropriate to those locations that have historically served, or are appropriate to serve, as town, suburban commercial, or neighborhood centers that are characterized by a more concentrated and integrated mixed use development pattern that creates a walkable environment and are served by, or planned to be served by, transit commensurate with the type, scale and intensity of the activity center. Appropriate locations include roadway intersections identifies on the Countywide Plan Land Use Strategy Map and Table 1 of the Countywide Plan Strategies or other locations identified in a community vision or through a local planning process.

The Countywide Plan Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center utilizing one of four subcategories. Additional locations may be deemed appropriate pursuant to the Countywide Plan Map amendment process for Activity Centers and Multimodal Corridors.

Standards

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

Table FLUM-1. Activity Center Density/Intensity Standards

Activity Center Type	Maximum Density (Dwelling Units per Acre)	Maximum Intensity (Floor Area Ratio)	Transient Accommodations (Units per Acre)
Neighborhood	60	2.0	100
Community	90	3.0	150
Major	150	5.0	250

- » Either the density standard or the intensity standard in Table FLUM-1 can be used to determine the number of dwelling units allowed on a parcel of land. For mixed-use projects, either an all-inclusive FAR or a proportionate share of units per acre and FAR can be used.
- » Properties within the Coastal High Hazard Area shall maintain their maximum permitted densities per the Future Land Use Map designation in place prior to an Activity Center land use change.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per the number of permitted dwelling units.

Special Note

The above standards in Table FLUM-1 represent the maximum development density and intensity that may be permitted within the Activity Center category. The Pinellas County Land Development Code and the applicable community plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources. The Pinellas County Land Development Code and the applicable community plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the community plan, regulating plan, or the Land Development Code.

Community Plan

Use of this category shall require a community plan in accordance with the Future Land Use chapter.

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



Entreen Associates, Inc.

Real Estate Appraisal & Advisory Services

Appraisal Report

Residential Property

17 W Orange St

Tarpon Springs, Pinellas County, Florida



Prepared By:

**Entreen Associates, Inc.
6740 Crosswinds Dr N, Suite H
Saint Petersburg, Florida 33710**

EAI File #: 20250387

Prepared For:

**Mr. Basil Mossaidis
AHEPA
1909 Q St
Washington, DC 20009**

November 4, 2025

Mr. Basil Mossaidis
AHEPA
1909 Q St
Washington, DC 20009

Re: Appraisal Report
17 W Orange St
Tarpon Springs, FL 34689

Dear Mr. Mossaidis:

As requested, Entreken Associates, Inc. has prepared an Appraisal Report of the above-referenced property for the purpose of estimating the value of the Fee Simple interest of the property, as is, as of the effective date of value.

The subject property is located on the south side of W Orange St between N Spring Blvd and N Pinellas Ave in Tarpon Springs. The subject property is a two-story, 2,886 Gross SF residential building that was constructed in 1910, is in poor condition, and is currently a vacant single-family house. The subject site contains 0.33± acres of land area. The subject property is identified by the Pinellas County Property Appraiser as Parcel Number(s) 12-27-15-89982-065-0003. The subject property is more fully described in the body of this report.

To the best of our knowledge and belief, our analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with the standards and reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation; the FDIC Market Value Definition; the Appraisal Institute's Code of Ethics and Standards of Professional Practice; Title XI of the Federal Financial Institution Reform, Recovery, and Enforcement Act of 1989 (FIRREA); as well as our understanding of the appraisal guidelines of American Hellenic Educational Progressive Association (AHEPA).

The client of this report is AHEPA. The intended user of this report is the AHEPA. The intended use of this report is to establish the market values as-is with and without the existing improvements, for internal use. No other use or users are intended or authorized by Entreken Associates, Inc. The scope of this assignment is restricted to the specific identified intended use and user noted above. Under no circumstances, shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report: (i) the borrower(s) on any loans or financing relating to or secured by the subject property, (ii) any guarantor(s) of such loans or financing, or (iii) principals, shareholders, investors, members or partners of such borrower(s) or guarantor(s).

This letter is not an appraisal report, hence, it must not be removed from the attached appraisal report. If this letter is disjoined from the attached appraisal, then the value opinions set forth in this letter are invalid and the analyses, opinions, and conclusions developed herein cannot be properly understood.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. I, Nathan Stienstra, have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I, Wesley R. Sanders, MAI, CCIM, have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 35). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Assumptions and Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusions as of the following date(s):


Value Conclusions

Premise	Interest Appraised	Effective Date	Value Conclusion	Estimated Marketing
Current As Is Market Value	Fee Simple	10/16/2025	\$500,000	2-4 months
Current As Vacant Market Value	Fee Simple	10/16/2025	\$360,000	2-4 months

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analyses, or if Entreken Associates, Inc. can be of additional service, please contact us.

Respectfully submitted,

Entreken Associates, Inc.



Nathan Stienstra
Senior Real Estate Analyst
State-Certified General Real Estate Appraiser RZ4599
nstienstra@eairealestate.com
727.256.8033

Tampa Bay Office

6740 Crosswinds Dr N, Suite H
St. Petersburg, FL 33710
<http://eairealestate.com>



Wesley R. Sanders, MAI, AI-GRS, CCIM
Senior Managing Director
State-Certified General Real Estate Appraiser RZ2911
wsanders@eairealestate.com
727.256.8025

Tampa Bay Office

6740 Crosswinds Dr N, Suite H
St. Petersburg, FL 33710
<http://eairealestate.com>

Table of Contents

Summary of Salient Facts and Conclusions2
Scope of Work.....4
General.....8
Site Analysis Summary9
Improvements Analysis Summary.....15
Highest and Best Use18
Sales Comparison Approach – As If Vacant.....21
Sales Comparison Approach27
Final Reconciliation32
Certification Statement.....34
Basic Assumptions and Limiting Conditions.....35
Addenda.....38
Regional Analysis39
Neighborhood Analysis.....47
Tarpon Springs Residential Market Overview54
Legal Description.....57
Subject Photographs58
Sale Comparables - Improved.....67
Sale Comparables – Vacant Land.....73
Qualifications82

Summary of Salient Facts and Conclusions

Report Dates

Report Date	11/4/2025
Inspection Date	10/16/2025
As Is Date of Value	10/16/2025
As Vacant Date of Value	10/16/2025

Subject Summary

Property Name	Residential Property
Property Major Type	Residential
Address	17 W Orange St
City	Tarpon Springs
County	Pinellas
State	FL
Zip	34689
Tax ID	12-27-15-89982-065-0003
Owner	AHEPA Foundation, Inc.
Land SF	14,218
Acres	0.33
Zoning	SAP - T4a
GBA	2,886
Rentable Area	2,274
Quality	Average
Condition	Poor
No. of Buildings	1
No. of Stories	2
Year Built	1910
Effective Age	45
Remaining Economic Life	10

Highest and Best Use

Highest and Best Use as Vacant	Mixed-Use
Highest and Best Use as Improved	Single Family Residential

Summary of Values

Value Premise	As Is	As Vacant
Date of Value	10/16/2025	10/16/2025
Value Type	Market Value	Market Value
Value Perspective	Current	Current
Interest Appraised	Fee Simple	Fee Simple
Sales Analysis	\$500,000	\$360,000
Value Conclusion:	\$500,000	\$360,000

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Projected Exposure and Marketing Time

Exposure time is estimated at 2-4 months for the subject property. Marketing time is estimated at 2-4 months for the subject.

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

Intended Use and Users

Intended Use	The intended use of this report is to establish the market values as-is with and without the existing improvements, for internal use.
Intended Users	The intended user of this report is the American Hellenic Educational Progressive Association (AHEPA).

No other use is intended or authorized by Entreken Associates, Inc. The scope of this assignment is restricted to the specific identified intended use and user noted above. Under no circumstances, shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report: (i) the borrower(s) on any loans or financing relating to or secured by the subject property, (ii) any guarantor(s) of such loans or financing, (iii) principals, shareholders, investors, members or partners of such borrower(s) or guarantor(s), or (iv) using the report or conclusions for syndication purposes or marketing the property for sale.

Definition of Market Value

Market value means the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
3. A reasonable time is allowed for exposure to the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 CFR 34.42(g).

Effective Date of Value

The effective date of the appraisal is October 16, 2025.

Scope

Problem

To establish the market values as-is with and without the existing improvements

Appraisal Report

Based on the intended users understanding of the subject's physical, economic and legal characteristics, and the intended use of this appraisal, an appraisal report format was used.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.

Report Format

Although the current USPAP does not discern between appraisal report formatting, Entreken Associates, Inc., has adapted the following descriptions and comparisons to previous editions of USPAP.

Entreken Associates, Inc. Report format descriptions:

Comprehensive Format - Similar to the former Self-Contained Appraisal Report requirements and provides the greatest depth and detail of analysis in an appraisal.

Summary Format - Similar to the former Summary Appraisal Report requirements and provides a summary of the analysis, property type overviews, and area analysis.

Abbreviated Summary Format - Meets the minimum requirements of the former Summary Appraisal Report and provides a brief summary of data and analysis, as well as summary overviews.

Concise Format: Meets the minimum requirements of USPAP for an Appraisal Report and provides a concise summary of data and analysis. This format also resembles a form report for some sections and has minimal overviews.

The current USPAP Restricted Appraisal Report is equivalent to the former Restricted-Use Appraisal Report and states the valuation conclusions.

This analysis was prepared in a Summary Format.

Additional supporting documentation is retained in our workfile. The significant elements of scope included the following: Inspection of the subject property. Collection, verification, and analysis of market data through searches of our in-house sales database, and multiple subscription-based sales databases. It is our opinion that the scope of research and analysis associated with this Appraisal Report is adequate to produce a credible value conclusion that will serve the needs of the client.

Market Area and Analysis of Market Conditions

A complete analysis of market conditions has been made. We maintain and have access to comprehensive databases for this market area and have reviewed the market for sales and listings relevant to this analysis. The market overview is retained in our files and database.

Highest and Best Use

A highest and best use analysis for the subject has been conducted. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

Property Identification

The subject has been identified by the legal description and the assessors' parcel number.

Property Rights Appraised

We have appraised the Fee Simple property rights.

Subject Inspection

A limited visual interior and exterior inspection of the subject property has been made, and photographs taken.

The visual inspection includes (but not limited to): the readily observable areas, the types and quality of the general construction and finish materials, the floorplan/layout and issues related to functional utility, special amenities, renovations/remodeling, and the neighborhood conformity. The visual inspection is done to estimate the overall condition of the property as it relates to the valuation and the intended use of the client. The visual inspection was of exposed areas without removal of personal possessions or FF&E. The visual inspection does not include observation of any crawl space or attic (unless otherwise noted), nor does it include any testing of any systems or the roof outside general observations. The visual inspection does not include the foundation, soil, environmental issues, or other items that are beyond the expertise of the appraiser. The appraiser is not a property inspector, and the testing of systems and components lies outside of the scope of this appraisal. The Appraisal Report is not a property inspection. The Appraisal Report cannot be relied upon to disclose defects, hidden or otherwise, that are not apparent from a visual observation of the surfaces of the subject property from standing height. If the client or any other reader of this Appraisal Report has concerns about the functionality of these items, we recommend obtaining an inspection by an appropriate professional, which is not an appraiser. The appraiser provides no warranties expressed, implied, or otherwise for the function of these items.

Property Inspection and Report Compilation Assistance

Role	Name	Inspected	Extent	Date of Inspection
Appraiser	Nathan Stienstra	has	Interior/Exterior	10/16/2025
Appraiser	Wesley R. Sanders, MAI, AI-GRS, CCIM	has not	N/A	N/A

Use of Real Estate as of Effective Date of Value

As of the as is effective date of the appraisal, the subject was a Residential Use property.

Appraisal Process

Typically, the cost, sales comparison, and income approaches are used in determining the value of a property. The indicated value developed by these various approaches is weighed by the Appraiser based on the reliability of market data in determining the final value estimate.

Income Capitalization Approach

The income approach measures the present worth of anticipated future benefits (net income) derived from a property. The approach develops the subject property's estimated net income during the remaining economic life of the improvements. It consists of estimated vacancy, gross income, expenses and other charges. The net income is capitalized to arrive at an indication of value. In the case of multi-tenanted properties, or where a property is not fully leased, a discounted cash flow (DCF) analysis may also be appropriate.

Sales Comparison Approach

The sales comparison approach produces a value estimate by comparing the subject property to recent sales of similar properties in the same or competing market areas. Inherent in this approach is the principle of substitution. The comparative process involves judgment as to the similarity of the subject and the comparable sale with respect value factors such as the time of sale, land size, building size and quality of construction. The estimated value through this approach represents the probable price at which the subject property would be sold as of the date of value.

Cost Approach

The cost approach considers the current cost of reproducing a property, less depreciation. The value of the land, as if vacant and available for development, is added to the depreciated cost in arriving at a value conclusion by the cost approach. This approach is based on the assumption that a purchaser is not warranted in paying more for a property than the cost of the land and duplicating the improvements.

Applicable Appraisal Methods

Methods Utilized

- | | | |
|---------------------------|-------------------------------------|--|
| Cost Approach | <input type="checkbox"/> | the age of the improvements makes the depreciation estimation subjective, and buyers do not typically rely on this method for properties similar to the subject. |
| Sales Comparison Approach | <input checked="" type="checkbox"/> | there is adequate data to develop a value estimate and this approach reflects market behavior for this property type. |
| Income Approach | <input type="checkbox"/> | the subject is not an income producing property and this approach does not reflect market behavior for this property type. |

Conformity

We developed our analyses, opinions and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them.

Sources of Information

We obtained information from public records, the client, property contact, and a variety of sources as noted throughout the report.

Data Sources

Category	Sources
Market Data	MLS, CoStar, Public Records, Third-party sources including paid subscription services and our internal database
Ownership & Transaction History	Pinellas County Public Records
Assessment & Tax Data	Pinellas County Public Records
Site Data	Pinellas County Public Records
Zoning Data	City of Tarpon Springs Public Records
Improved Data	Pinellas County Public Records
Sale Comparables	MLS, CoStar, Public Records, Third-party sources including paid subscription services and our internal database

General

Property Identification

The subject property is a two-story, 2,886 Gross SF residential building that was constructed in 1910, is in poor condition, and is currently a vacant single-family house.

The subject property is located at 17 W Orange St within Tarpon Springs, Pinellas County, Florida. The subject property is identified by the Pinellas County Property Appraiser as Parcel Number(s) 12-27-15-89982-065-0003.

Legal Description: Abbreviated as: That part of Block 65 of the official map of the Town of Tarpon Springs, Florida as recorded in Plat Book 4, Page 8 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

The full legal description is in the Addenda of this report.

Inspection Date: October 16, 2025

Date of Report: November 4, 2025

Ownership History: The current owner is AHEPA Foundation, Inc., who acquired the property in May 2025 for \$500,000. It was a private transaction not publicly marketed. However, based on the sale terms, recorded consideration, and verified property condition, it appears to reflect a market price based on our analysis. The sale price is consistent with the property's condition and necessary rehabilitation work required.

We are not aware of any other transactions that have involved the subject property in the past three years.

**Personal Property/
Non-Realty Items:**

None, personal property owned by the occupant.

Real Estate Taxes:

Assessing Authority: Pinellas County
Assessment Year: 2024

The 2024 assessment was \$540,644 with a \$73,634 cap adjustment for non-school tax assessments. The taxes were calculated at \$9,037 using 2024 millage rates and assessed values. This assessment seems to be in line with the assessments of similar properties in the area. There were no past due taxes owed as of the inspection date.

The following table presents the current real estate taxes, including non-ad valorem assessments and any cap adjustments applied to the subject property.

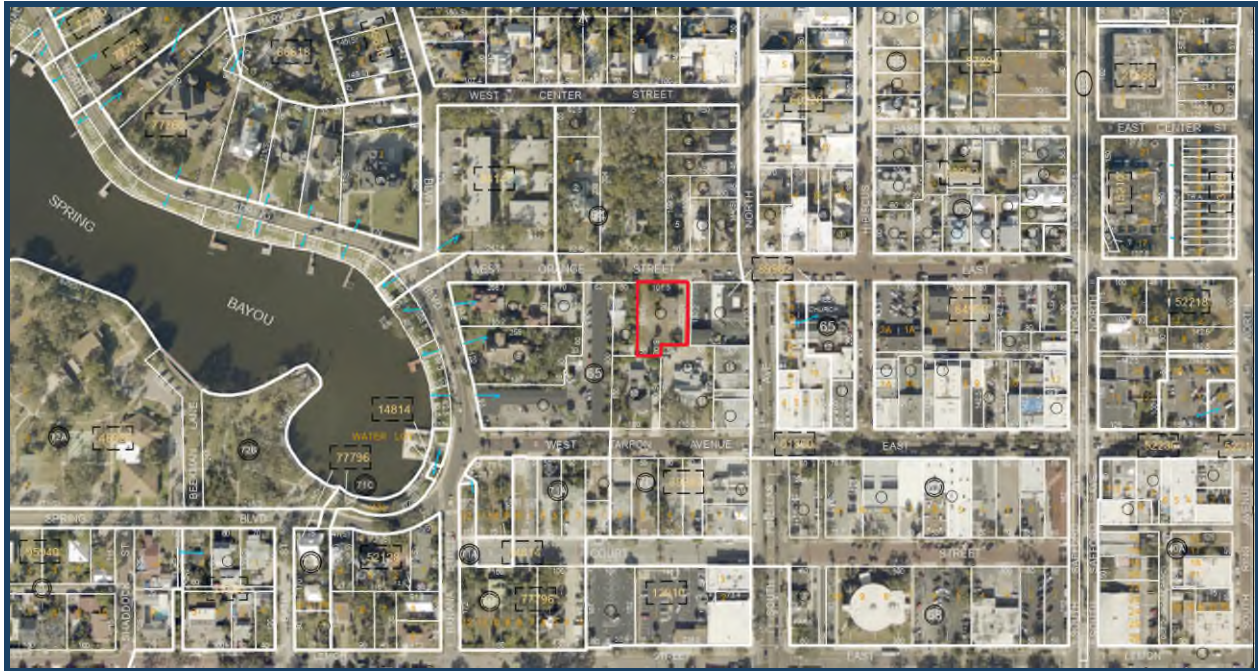
Current Real Estate Assessment and Taxes			
	School District	All Other	Total
12-27-15-89982-065-0003	\$467,010	\$540,644	
Total Assessed Value	\$540,644	\$540,644	
Less: Total Cap Adjustment	\$0	-\$73,634	
Total Taxable Value	\$540,644	\$467,010	
Millage Rate	5.82200	12.61110	18.43310
Assessment Per	\$1,000	\$1,000	
Total Ad Valorem Taxes	\$3,148	\$5,890	\$9,037
Total Non-Ad Valorem Taxes			\$0
Total Real Estate Taxes			\$9,037

Florida is a disclosure state, with all sales prices reported in public records. The assessment would likely decrease after a potential purchase.

Site Analysis Summary

Location:

The subject is located on the south side of W Orange St between N Spring Blvd and N Pinellas Ave in Tarpon Springs. This location is average for a residential use.



Aerial Map



Plat Map

Site Summary

Parcel ID	12-27-15-89982-065-0003
Location	south side of W Orange St between N Spring Blvd and N Pinellas Ave in Tarpon Springs
Current Use	Residential Use
Map Latitude	28.147004
Map Longitude	-82.757245
Site Analysis & Comments	The site has average and typical utility.

Site Size Attributes

Gross Land Area (Sq Ft)	14,218
Gross Land Area (Acres)	0.33
Usable Land Area (Sq Ft)	14,218
Usable Land Area (Acres)	0.33
Land Area Source	Public Records

Hazardous Material

No hazardous materials were observed on the subject site. However, we are not experts in the matters of the presence or effects of hazardous materials; therefore, we assume hazardous material is not present on the site.

Site Characteristics

Primary Frontage Street Name	W Orange St
Secondary Frontage Street Name	N/A
Frontage - Primary Street (Feet)	102
Frontage - Secondary Street (Feet)	N/A
View	Average
Access	Average
Site Visibility	Average
Street Lighting	Yes
Sidewalks	Yes
Curb and Gutter	Yes
Landscaping	Mature Landscaping, Street Lights, Sidewalks, Curb and Gutter
Topography	Gently Sloping
Shape	Roughly rectangular
Soil Conditions	Adequate for development

Site Utilities

Adequacy of Utilities	The subject's utilities are typical and adequate for the market area.
Public Electricity	The site is served by public electricity
Water Supply Type	City water
Sewer Type	City sewer

Site Improvements

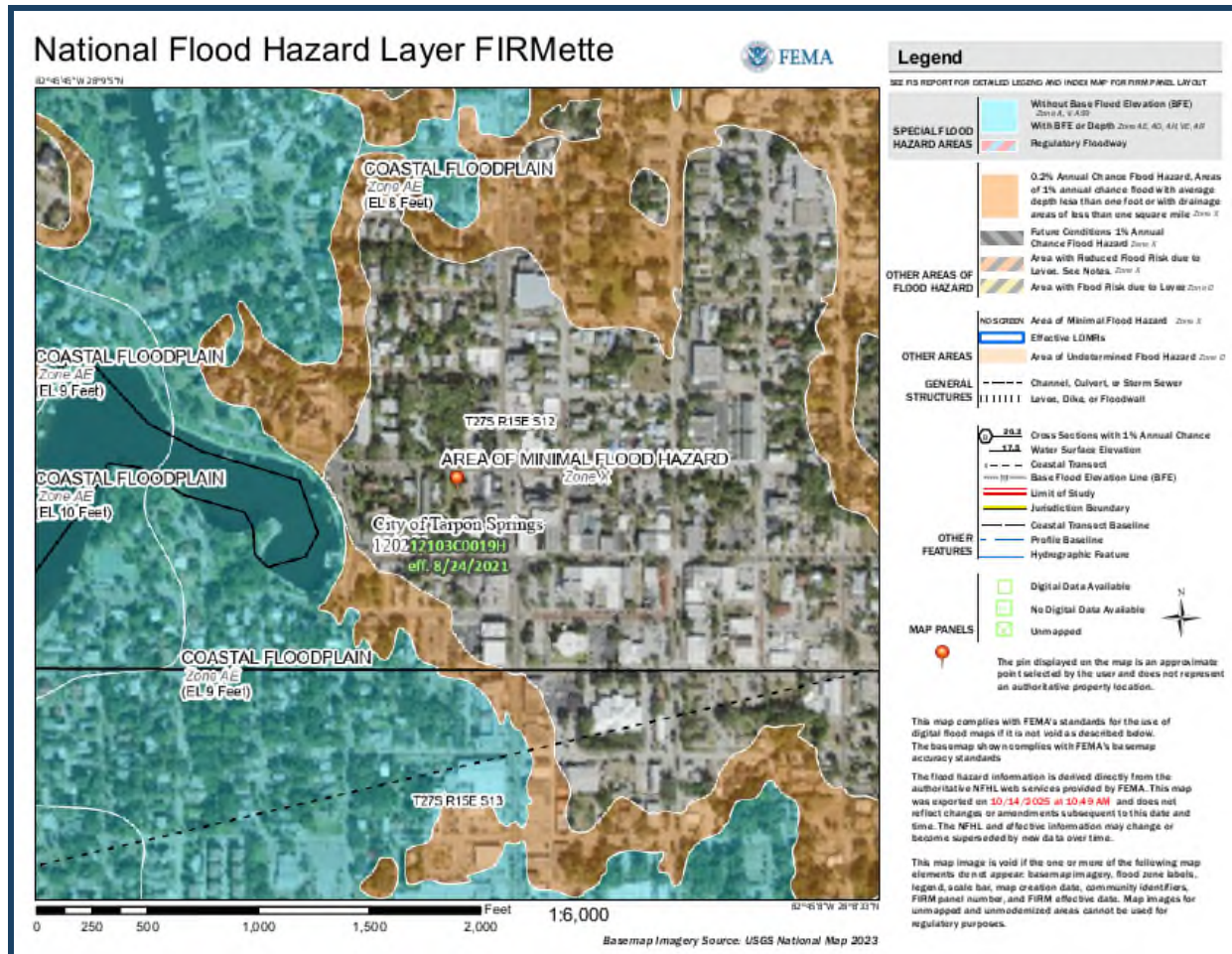
Mature Landscaping, Street Lights, Sidewalks, Curb and Gutter

Site Hazards

FEMA Map #	12103C0019H
FEMA Map Date	8/24/2021
Flood Zone	Zone X
Flood Zone Comments	The subject improvements do not appear to be in a flood prone area. The Zone X classification is in an area located outside the 100-year designated flood hazard area.
Encumbrance / Easement Description	The subject property includes a shared driveway located along the east side of the site, providing vehicular access from West Orange Street to both the subject dwelling and an adjoining rear separate parcel. The driveway is jointly used by the subject and the tenants in the rear property, with no formal recorded easement agreement noted. It would not materially impair the property's marketability, as shared access is common within the immediate neighborhood. There are no other known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
Environmental Issues	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
Wetlands and Watershed Comments	No wetlands were observed during our site inspection.

Site Comments

The site has average and typical utility.



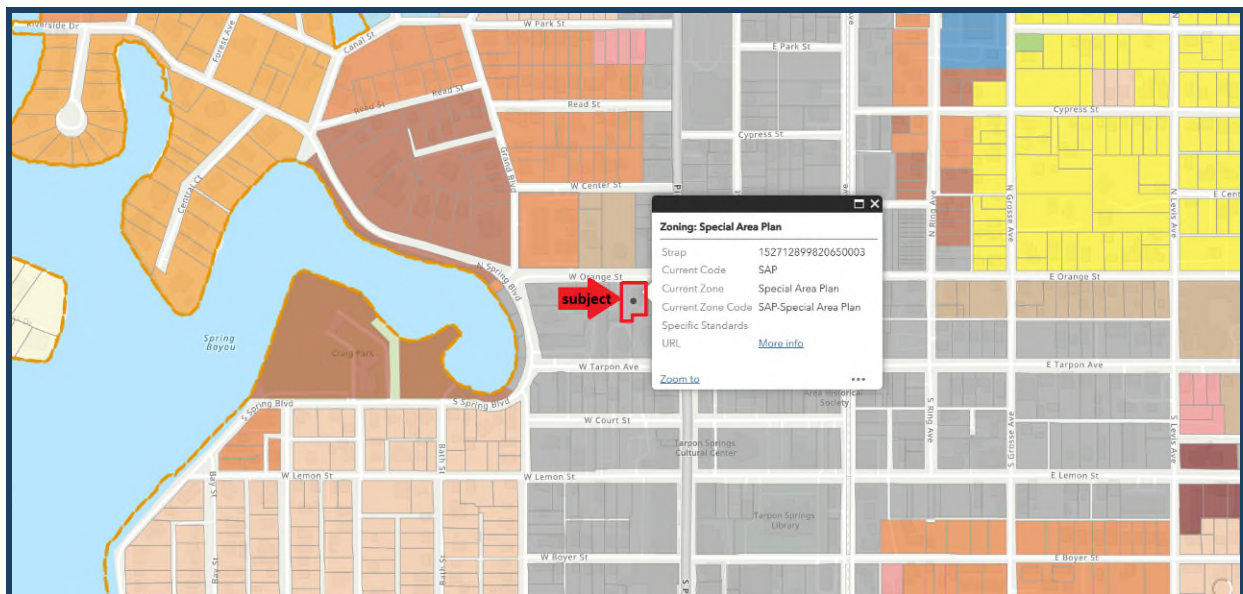
Flood Map

Site Improvements

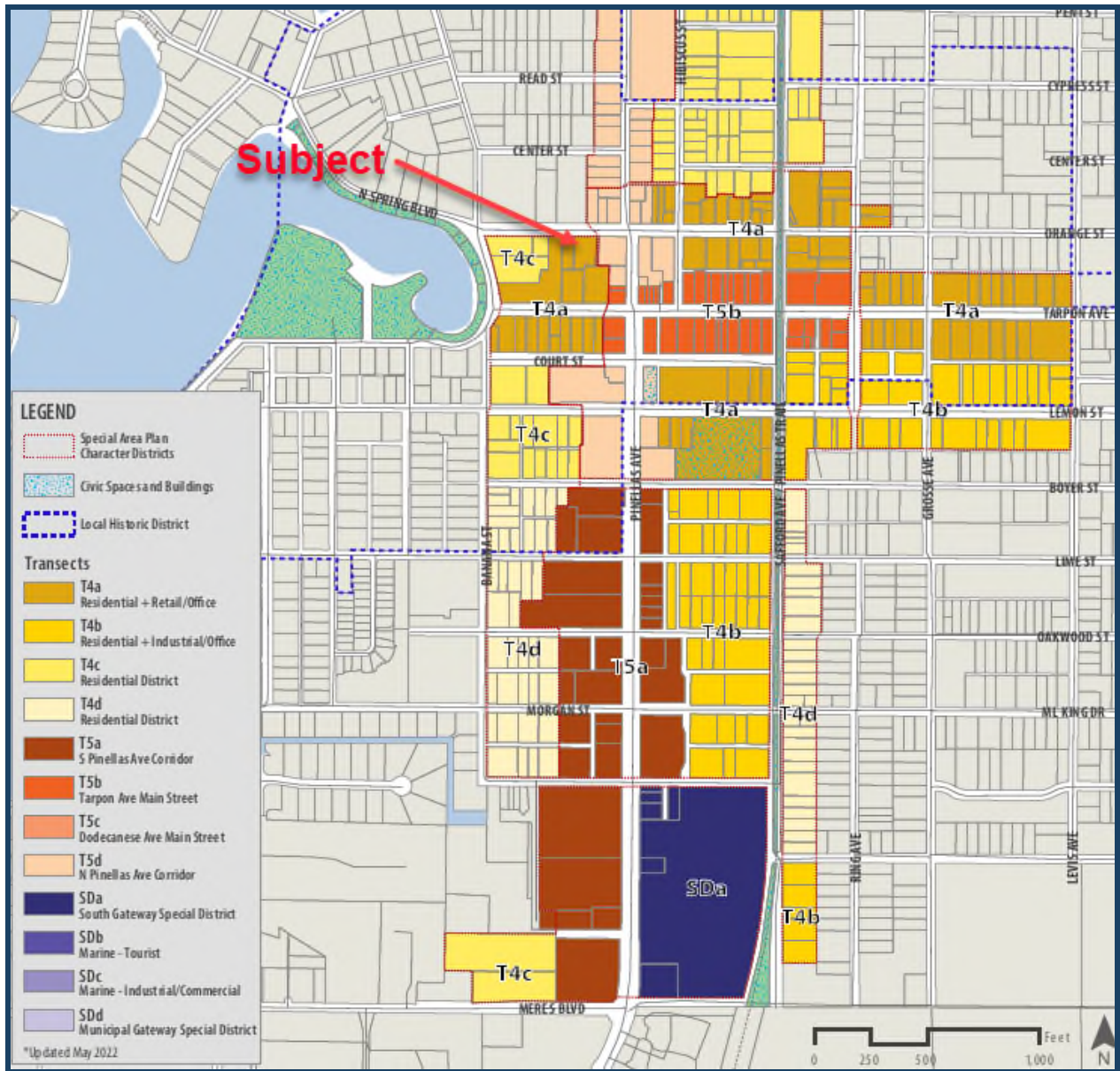
Site improvements include a shared concrete and gravel driveway providing vehicular access from West Orange Street to the rear yard. The drive extends under a covered portico and continues to a detached, barn-style metal garage/outbuilding located at the rear of the property in poor condition. Additional improvements include minimal landscaping consisting of grass cover, mature shade trees, and paver walkway.

Zoning Summary

Zoning	1
Zoning Authority	City of Tarpon Springs
Zoning District	City of Tarpon Springs
Zoning Code	SAP - T4a
Zoning Type/Description	Special Area Plan - Residential + Retail/Office
Zoning Intent/Summary	The purpose of the Special Area Plan is to establish an alternative to traditional zoning districts in order to allow for a more comprehensive approach for development and redevelopment to occur in a planned and cohesive manner on large assemblies of land covering the downtown/Sponge Docks area of Tarpon Springs. Within the SAP, the form-based "Transect Zones" (T-zones) apply. The subject is zoned T4a, which is described as a "Residential + Retail/Office" district under the Transect Framework. The zone is intended for mixed-use: primarily residential uses, but with the possibility of retail and office functions, consistent with the walkable, pedestrian-oriented character of downtown.
Permitted Uses	Single-Family Homes, Garden Apts., Townhomes, B&B/Inn/Hotel, Residential Mixed-Use, Commercial Mixed-Use, Office Building
Future Land Use	AC
Future Land Use Description	Activity Center
Development Standards	
Max FAR	Residential: 0.75; Non-Residential: 0.5
Maximum Building Height	3 stories
Zoning Data Source	City of Tarpon Springs Code of Ordinances
Zoning Comments	The subject appears to be a legal, conforming use.



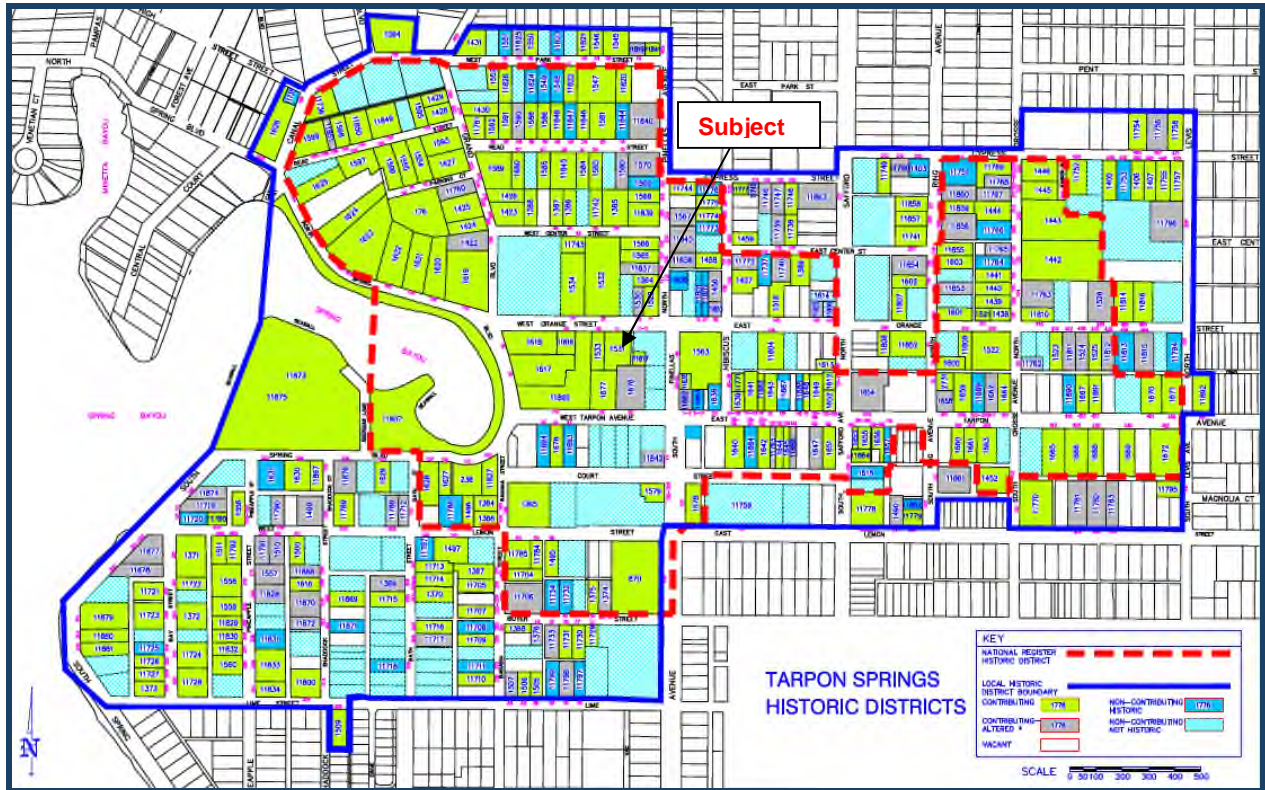
Zoning Map



Transect Zone Map

Historic District Designation

The subject property is located within the Tarpon Springs Historic District, a locally designated district listed on the National Register of Historic Places. The district encompasses much of the city's original downtown core and adjacent residential areas, recognized for their architectural and cultural significance dating from the late 19th and early 20th centuries. The subject is identified as a contributing structure within this historic district. A contributing property is one that retains sufficient historic integrity of design, materials, and setting to convey the district's period of significance. The subject residence, constructed circa 1910, exhibits the wood-frame vernacular style common to early Tarpon Springs development and maintains many original architectural elements, including wood siding, double-hung windows, a wraparound porch, and a brick chimney.



Improvements Analysis Summary

Property Description

The subject property is a two-story, 2,886 Gross SF residential building that was constructed in 1910, is in poor condition, and is currently a vacant single-family house. The structure features frame siding, a gable/hip roof covered with asphalt shingles, and a pier foundation supporting a wood floor system.

Improvement Type

Property Type:	Residential
Property Sub-Type:	Detached (single-family home)
Property Investment Class:	Class C

Property Specific Features

Finish-out:	The dwelling has historic architectural elements, including wood floors, 12-inch baseboards, original millwork, a brick fireplace, and a covered front porch. The floor plan includes a living room, dining room, family room, kitchen (all cabinetry/fixtures removed), laundry area, and 1.5 baths, with three bedrooms located on the second floor. Interior finishes are largely original or aged, showing considerable wear and deferred maintenance. The flooring, wall plaster, and window frames exhibit areas of water intrusion, rot, and wood-boring insect damage.
-------------	--

Building Summary

Building Class	Class C
Construction Class	Class D
Construction	Wood frame
Construction Quality	Average
Year Built	1910
Effective Age	45
Total Economic Life	55
Remaining Economic/Useful Life	10
Condition	Poor
Appeal and Appearance	Average

Building Area

Gross Building Area	2,886
Rentable Area	2,274
Source for SF Area	Public Records
Land to Building Ratio	4.93

Parking Attributes

Parking Type	Driveway
--------------	----------

Foundation Frame/Ext.

Foundation	Piers
Frame	Wooden Frame
Exterior Walls	Wood Frame with Siding
Windows	Standard
Roof Type	Gable
Roof Cover	Asphalt Shingles

Interior

Floor Covering	Wood
Walls	Painted Plaster
Ceiling Cover	Painted Plaster
Interior Lighting	Incandescent

Mechanical Systems

Heating	Central HVAC
Cooling	Central HVAC
Electrical	Assumed Adequate
Plumbing Condition	Assumed Adequate

Deferred Maintenance

According to a structural engineering evaluation (Mohan Engineering, July 2025), the property retains its original framing and historic character but requires extensive repair and rehabilitation. Observed deficiencies include:

- Deteriorated wood siding and window framing due to moisture and insect damage.
- Evidence of wood-boring insect activity and localized subfloor deterioration.
- Aging mechanical and electrical systems, including knob-and-tube wiring.
- Active plumbing leak identified in the crawlspace and water staining at ceilings and soffits.

A pest inspection (Hide & Seek Pest Control, Aug. 2025) confirmed drywood termite activity and rot in flooring and window frames, consistent with the engineer's findings.

Overall, the home remains structurally restorable and represents a contributing historic structure with significant architectural integrity but in poor condition due to deferred maintenance.

The supplied budget for repairs exceeded \$1,100,000 from Crane Brook, Inc, outlining a comprehensive rehabilitation and restoration of the subject. We have comparable renovation estimates for other properties at \$100 to \$250 per SF, or \$230,000 to \$570,000. This is compared to similar properties selling for approximately \$800,000, and it appears a modest renovation costing more than \$300,000 would not be feasible.

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Summary

Group Name	Total
Floor Plan 1	164,032.82
Floor Plan 1 / HVAC	32,500.00
Floor Plan 1 / ELECTRICAL	53,050.32
Floor Plan 1 / PLUMBING	47,833.63
Floor Plan 1 / WINDOWS AND DOORS	64,378.05
Floor Plan 1 / SIDING	60,743.33
Floor Plan 1 / STAIRS	15,494.47
Floor Plan 1 / TERMITE TENTING AND PREVENTION	23,600.23
Floor Plan 1 / SITE / LANDSCAPING	61,782.88
Floor Plan 1 / SITE / LANDSCAPING / DEMOLITION GARAGE	1,383.65
Floor Plan 1 / Main Level / FOUNDATION	47,119.77
Floor Plan 1 / Main Level / DEMOLITION	40,580.63
Floor Plan 1 / Main Level / FRAMING FOR STRUCTURAL COMPONENTS	48,104.69
Floor Plan 1 / Main Level / INTERIOR FINISHES	93,176.43
Floor Plan 1 / Main Level / KITCHEN	59,778.55
Floor Plan 1 / Main Level / BATH	15,282.98
Floor Plan 1 / Main Level / OPEN PORCH	27,024.45
Floor Plan 1 / 2ND FLOOR	27,709.47
Floor Plan 1 / 2ND FLOOR / Room1	83,815.96
Floor Plan 1 / 2ND FLOOR / Room1 / BATH ROOM	15,282.98
Floor Plan 1 / 2ND FLOOR / STRUCTURAL REPAIRS	38,461.47
Floor Plan 1 / 3 ATTIC / Roof1	82,695.68

Project Total	\$1,103,832.43
----------------------	-----------------------

Budget for Repairs

Americans With Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report.

Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use as Vacant

Legally Permissible

Zoning Code, District	SAP - T4a, City of Tarpon Springs
Permitted Uses	Single-Family Homes, Garden Apts., Townhomes, B&B/Inn/Hotel, Residential Mixed-Use, Commercial Mixed-Use, Office Building
Future Land Use	AC
Legally Permissible Comments	Given the legally permissible uses under the zoning and future land use, commercial/mixed-use is given further consideration in determining highest and best use of the site, as vacant.

Physically Possible

Land Size	.33 acres, 14,218 square feet
Shape	Roughly rectangular
Topography	Gently Sloping
Utilities	The subject's utilities are typical and adequate for the market area.: The site is served by public electricity, City water, City sewer
Access	Average
Visibility	Average
Functional Utility	Average
Physically Possible Comments	Based on an analysis of the physical characteristics of the site, there does not appear to be any adverse conditions or lack of utility. Thus, there are no apparent physical or functional problems with the site, which would hinder development.

Financially Feasible

Of the legally permissible uses that are physically possible, we have analyzed the market for sales and rental rates versus the cost to construct for the uses that are financially feasible. These include residential, commercial and mixed-use development, which all appear to be financially feasible to develop under current market parameters.

Maximally Productive

There does not appear to be any reasonably probable use of the subject site that would generate a higher residual land value than mixed-use. This is due to the subject's frontage and visibility, surrounding properties, and overall site characteristics.
Accordingly, we have concluded that mixed-use, developed to the normal market density permitted by current zoning and development standards, is the maximally productive use of the property.

Highest and Best Use as Vacant

Mixed-Use

Highest and Best Use as Improved

Legally Permissible	Yes
Zoning Code, District	SAP - T4a, City of Tarpon Springs
Legally Permissible Comments	It appears that the current improvements with a residential use is a legally permissible use. Given the legally permissible uses under the zoning and future land use, residential and office use are given further consideration in determining highest and best use of the site, as improved.

Physically Possible	
Improvement Size	2,274 square feet
Condition	Poor
Quality	Average
Physical Limitations	None noted
Functional Utility	The property is assumed to be in compliance with all applicable zoning requirements. The subject improvements are described above. Based on the overall design and quality, it is our opinion that the current improvements represent a physically possible use for the subject site.

Financially Feasible	Based on an analysis of the market, there is currently adequate demand for the subject improvements. This is evident by the sales prices and/or rental rates for similar properties in the market, as well as similar new development in the subject's area. Therefore, both residential and office use are considered to be financially feasible.
Maximally Productive	The subject property is located within the Downtown Tarpon Springs Historic District, an area characterized by a mixture of historic residential dwellings, professional offices, specialty retail, and municipal buildings. The property's zoning and surrounding land use patterns support both residential occupancy and adaptive reuse for office or other commercial purposes. The existing structure is a two-story wood-frame residence originally constructed in 1910, containing approximately 2,274 square feet of living area in fair condition. The building contributes to the historic character of the district and is situated near the downtown core. Given its historic character, layout, and location within a mixed-use transitional area, the current improvements are physically and legally adaptable for either residential or professional office use. The structure's design lends itself well to conversion into a law office, architectural studio, or small professional firm, while also maintaining suitability for single-family residential use. Economically, the maximally productive use of the site would be achieved through a modest rehabilitation and reuse of the existing structure, as described in the improvements summary, preserving its historic value while enhancing its functional utility. Single family residential use would yield the maximally productive use.

Highest and Best Use as Improved	Single Family Residential
---	----------------------------------

Sales Comparison Approach – As If Vacant

Land Analysis

To estimate the land value, we have utilized the Sales Comparison Approach. In this approach the appraiser develops an opinion of value by analyzing similar properties and comparing these properties with the subject property. Application of the sales comparison approach requires the comparing and rating of other comparable properties to the property appraised. The aim of this approach is to develop indications of what the comparable sales would have sold for if they had possessed all of the basic and pertinent physical, functional and external characteristics of the subject property.

The steps involved in the Sales Comparison Approach are summarized as follows:

1. Comparable land sales data in the competitive market is obtained and verified, whenever possible;
2. Market-oriented unit(s) of comparison is determined and applied to each of the comparable sales;
3. The elements of comparison that affect the value of the property being appraised are identified and applied to each comparable sale;
4. A net adjustment is applied to each comparable unit sale price to arrive at a range of adjusted sale or unit prices for the subject property; and
5. The adjusted prices are reconciled to an indication of an appropriate value of the subject property.

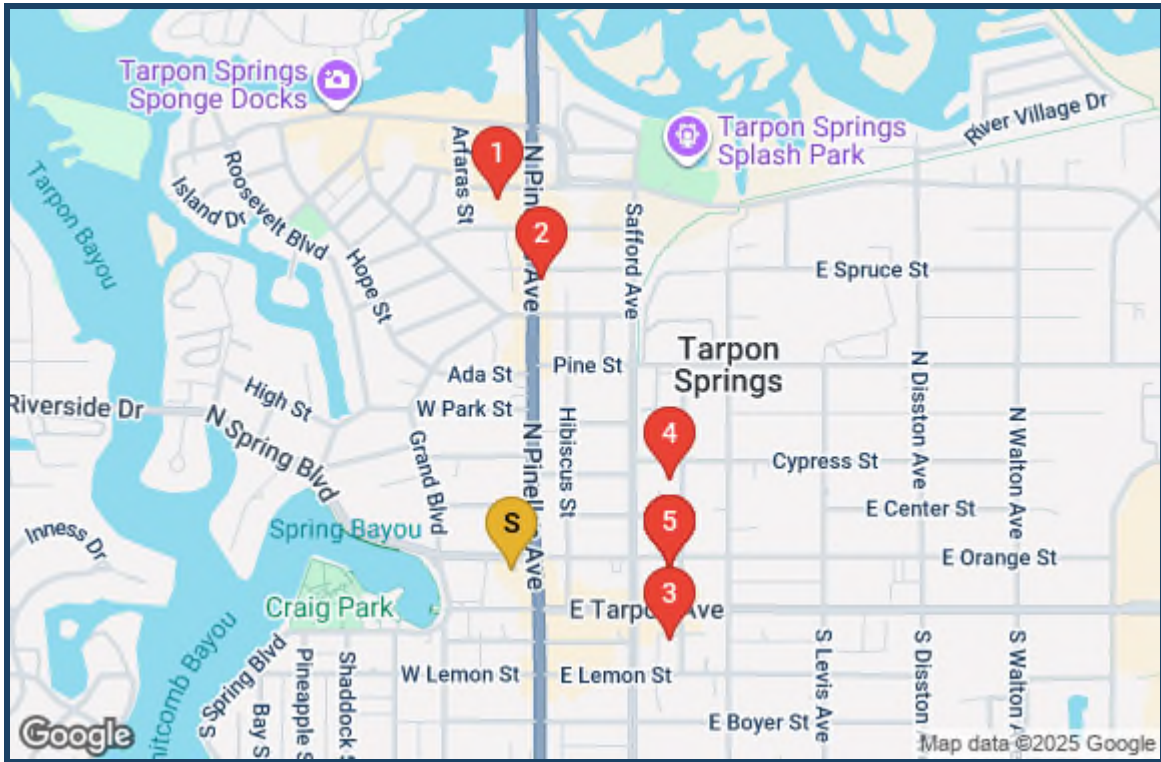
Comparable Sales Data

The subject is located in Tarpon Springs. We have identified five recent sales of vacant land.

The comparable land sales selected represent the best available for this analysis. The most widely used unit of comparison in this market for the subject property type is based on the price per square foot. As a result, we have analyzed the comparable sales on a price per square foot.

The comparable land sales included in this appraisal report are summarized in the table below. The following page includes a location map for the comparable land sales and reflects proximity to the subject property. The Addenda contains comparable land sales data sheets. Given the characteristics of the subject site, as well as the information obtained for the comparable data, the comparables were analyzed through the application of a traditional adjustment grid using percentage adjustments.

Comp	Address	City	Date	Land SF	Price Per Land SF
Subject	17 W Orange St	Tarpon Springs		14,218	--
1	W Live Oak St	Tarpon Springs	10/11/23	13,133	\$19.04
2	Spruce St	Tarpon Springs	4/10/24	5,750	\$20.87
3	S Ring Ave	Tarpon Springs	6/12/24	6,251	\$29.12
4	N Ring Ave	Tarpon Springs	1/31/25	10,833	\$18.46
5	41 N Ring Ave, 220 E Orange St, N Safford Ave	Tarpon Springs	1/31/25	25,979	\$38.49



Land Sales Map

The Adjustment Process

The main points of comparison for this analysis include the transactional elements such as property rights conveyed, financial terms, the conditions and/or motivations surrounding the sale, and changes in market conditions since the sale date. Property level adjustments account for differences in the locational, physical and economics elements of the sales as compared to the subject property. The comparable sales utilized herein were analyzed relative to the subject property for the following factors:

Transactional Components

Property Rights Conveyed

Adjustments were made when applicable for conveyance of property rights other than those being appraised herein. No transactional components adjustments were warranted for the comparable land sales.

Financing Terms

Adjustments were made when applicable for extraordinary, special or non-market financing or credits provided by the seller or others which may have influenced the sale price. No adjustment is required.

Conditions of Sale

Adjustments were made when applicable for non-arm's length sale transactions and/or atypical conditions. Each of the sales was an arm's length transaction. No conditions of sale adjustment is required.

Expenditures After Sale

Adjustments were made when applicable for any reported anticipated expenditures that were incurred after the comparable was purchased. No adjustments are required.

Market Conditions

The sales used represent reasonably similar land parcels compared to the subject's underlying land, which sold since October 2023. Brokers and market participants report that prices have been stable recently due to the increases in interest rates. Therefore, no adjustments are required.

Property Level Characteristics

Location

The subject property is located at the south side of W Orange St between N Spring Blvd and N Pinellas Ave in the historic downtown core of Tarpon Springs. The subject benefits from good visibility, walkable access, and proximity to downtown civic, retail, and cultural amenities. Each comparable sale was reviewed for locational characteristics differing from those of the subject.

Sales 3 and 5 are located on similar commercial-residential corridors within the same downtown district and were considered comparable in location. Sales 1, 2 & 4 are located in inferior locations, requiring downward adjustments.

Land SF

Differences in land size were also considered. Significantly larger properties oftentimes have a smaller pool of potential buyers, which can result in lower pricing per unit of comparison relative to much smaller properties offering similar utility.

The adjustment is based on the economies of scale as larger tracts typically sell at a lower price per square foot, all else equal. Likewise, a smaller tract typically sells at a greater price per square foot, all else equal. However, if a site is too small, the site is less desirable and would require an upward adjustment for being limited in development potential.

The subject's site area of 14,218 square feet is typical for the district and similar to most comparables; therefore, no size adjustments were necessary.

Topography

Severe variations in the elevation grade of the soil for a site can impact site development costs, making some sites not feasible for development. Sites that slope down below the grade of the adjacent roadway may require substantial fill dirt to make suitable for development. Sites with generally level topography with elevations that are near or slightly above road grade are widely considered well-suited for new development.

The subject site has generally level topography. Each comparable was compared to the subject for topography and adjusted as necessary.

Shape

The subject site is roughly rectangular. The shape and configuration of a site can have an impact on utility and marketability. That is, substantially irregular sites can create inefficiencies with site planning and increase site development costs. For this reason, sites with really irregular shapes and configurations oftentimes sell at lower price points per unit of comparison, all other characteristics being similar. The subject is considered similar to the comparable sales.

Utilities

The subject and comparables have access to all public utilities with no adjustments warranted.

Zoning

The zoning district for a property establishes the potential uses that are allowed by legal right. The future land use category is established by a municipal comprehensive plan and provides an outline for potential changes in the rezoning of a property and/or changes in the allowed density or intensity on a site. While the submission of an application and site plan for the purpose of rezoning a property is relatively common and can be routine, getting approval for a comprehensive plan amendment is less probable.

The subject lies within the Special Area Plan (SAP) – T4a Transect Zone, which allows a mixture of residential, professional office, and light commercial uses consistent with the city's form-based code for downtown. This zoning offers flexibility for adaptive reuse of historic structures while maintaining neighborhood scale and design. Comparables 1 and 3, with more restrictive zoning, were adjusted upward.

Improvements

The presence and type of on-site improvements can significantly influence land value, depending on whether the existing improvements contribute to or detract from the site's overall utility and potential for redevelopment.

Among the comparable sales, Comparables 1 through 4 represent vacant parcels or sites with nominal site improvements, all providing directly comparable indicators of land value. Comparable 5 includes a 1,610-square-foot office building in functional condition, contributing additional utility and income potential beyond that of a vacant site. A downward adjustment was applied to Comparable 5 to account for the contributory value of its existing improvement.

Flood Zone

The subject property is located within Flood Zone X, similar to all but two of the comparable properties. Comparables 1 and 2 are adjusted upwards for their inferior AE designation.

Summary of Adjustments

The following table presents a summary of the adjustments for the underlying site.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Address	17 W Orange St	W Live Oak St	Spruce St	S Ring Ave	N Ring Ave	N Ring Ave	41 N Ring Ave, 220 E Orange St, N Safford Ave				
City	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs				
State	FL	FL	FL	FL	FL	FL	FL				
Date		10/11/2023	4/10/2024	6/12/2024	1/31/2025	1/31/2025					
Price	--	\$250,000	\$120,000	\$182,000	\$200,000	\$1,000,000					
Land SF	14,218	13,133	5,750	6,251	10,833	25,979					
Land SF Unit Price		\$19.04	\$20.87	\$29.12	\$18.46	\$38.49					
Transaction Adjustments											
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Conventional	0.0%	Conventional	0.0%	Conventional	0.0%	Conventional	0.0%	Conventional	0.0%
Conditions of Sale	Cash	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%
Expend. After Sale		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Adjusted Land SF Unit Price		\$19.04		\$20.87		\$29.12		\$18.46		\$38.49	
Market Trends		0.0%		0.0%		0.0%		0.0%		0.0%	
Adjusted Land SF Unit Price		\$19.04		\$20.87		\$29.12		\$18.46		\$38.49	
Characteristics Adjustments											
Location		Inferior		Inferior		Similar		Inferior		Similar	
% Adjustment		15%		10%		0%		10%		0%	
Qualitative		Inferior		Inferior		Similar		Inferior		Similar	
\$ Adjustment		\$2.86		\$2.09		\$0.00		\$1.85		\$0.00	
Land SF	14,218	13,133		5,750		6,251		10,833		25,979	
% Adjustment		0%		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Topography	Gently Sloping	Gently Sloping		Gently Sloping		Gently sloping		Gently Sloping		Gently Sloping	
% Adjustment		0%		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Shape	Roughly rectangular	Rectangular		Rectangular		Rectangular		Rectangular		Roughly square	
% Adjustment		0%		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Utilities	All Utilities Available	All Utilities Available		All Utilities Available		All Utilities Available		All Utilities Available		All Utilities Available	
% Adjustment		0%		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Zoning	SAP	WDI		SAP		SAP		RM		SAP	
% Adjustment		5%		0%		0%		10%		0%	
Qualitative		Inferior		Similar		Similar		Inferior		Similar	
\$ Adjustment		\$0.95		\$0.00		\$0.00		\$1.85		\$0.00	
Improvements	None	None		None		None		None		1,610 SF Office Bldg	
% Adjustment		0%		0%		0%		0%		-25%	
Qualitative		Similar		Similar		Similar		Similar		Superior	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00		-\$9.62	
Flood Zone	Zone X	Zone AE		Zone AE		Zone X		Zone X		Zone X	
% Adjustment		5%		5%		0%		0%		0%	
Qualitative		Inferior		Inferior		Similar		Similar		Similar	
\$ Adjustment		\$0.95		\$1.04		\$0.00		\$0.00		\$0.00	
Adjusted Land SF Unit Price		\$23.80		\$24.00		\$29.12		\$22.15		\$28.87	
Net Adjustments		25.0%		15.0%		0.0%		20.0%		-25.0%	
Gross Adjustments		25.0%		15.0%		0.0%		20.0%		25.0%	

Land Sale Value Metrics – Fee Simple Market Value

The following table presents the metrics for the unadjusted and adjusted land sales. The table also presents the concluded market value per unit for the subject property. Equal weight is given in arriving at our reconciled value of \$25.00 per square foot, between the average and the median.

Land Value Ranges & As Vacant Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
	Low:	\$18.46	\$22.15	20%
	High:	\$38.49	\$29.12	-24%
	Average:	\$25.20	\$25.59	2%
	Median:	\$20.87	\$24.00	15%
Reconciled Value/Unit Value:			\$25.00	land sf
Subject Size:			14,218	
Indicated Value:			\$355,450	
Reconciled Final As Vacant Value:			\$360,000	
Three Hundred Sixty Thousand Dollars				

Sales Comparison Approach

In the Sales Comparison Approach, the appraiser develops an opinion of value by analyzing similar properties and comparing these properties with the subject property. Application of the sales comparison approach requires the comparing and rating of other comparable properties to the property appraised. The aim of this approach is to develop indications of what the comparable sales would have sold for if they had possessed all of the basic and pertinent physical, functional and external characteristics of the subject property.

The steps involved in the Sales Comparison Approach are summarized as follows:

1. Comparable sales data in the competitive market is obtained and verified, whenever possible;
2. Market-oriented unit(s) of comparison is determined and applied to each of the comparable sales;
3. The elements of comparison that affect the value of the property being appraised are identified and applied to each comparable sale;
4. A net adjustment is applied to each comparable unit sale price to arrive at a range of adjusted sale or unit prices for the subject property; and
5. The adjusted prices are reconciled to an indication of an appropriate value of the subject property.

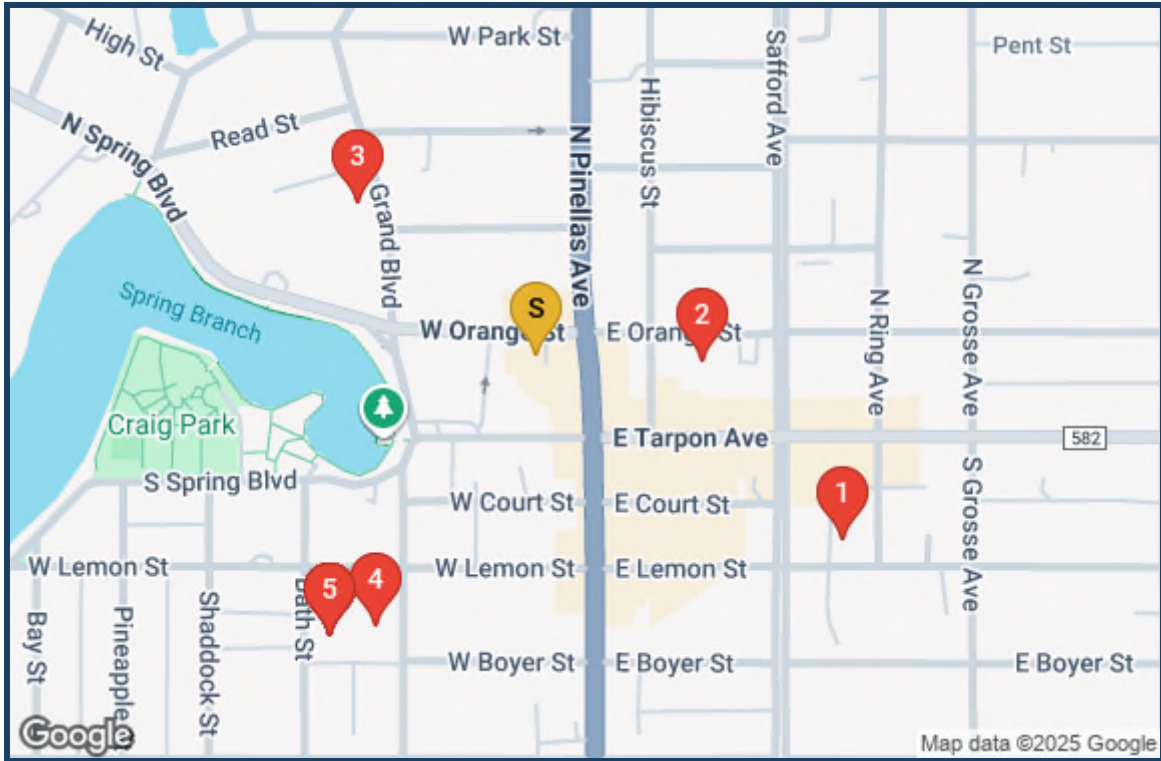
Comparable Sales Data

A thorough search for similar improved sales in terms of property type, location, physical and economic characteristics was completed.

We have researched numerous comparable sales and listings and included five sales of similar properties in the immediate market area or competing nearby markets have been identified and selected for analysis in the value of the subject property. The sales selected represent the best comparables available for this analysis. The most widely used unit of comparison in this market for the subject property type is the sale price per square foot of net rentable area.

The following pages display a summary table, a map showing their locations and the adjustment process. Given the characteristics of the subject property as well as the information obtained for the comparable data, the comparables were analyzed through the application of a traditional adjustment grid.

Analysis Grid	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	
						
Address	17 W Orange St	227 E Lemon St, S Ring Ave	118 E Orange St	209 Grand Blvd	216 Banana St	223 Bath St
City	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs	Tarpon Springs
State	FL	FL	FL	FL	FL	FL
Date		4/1/2024	12/9/2024	1/17/2025	2/19/2025	9/4/2025
Tax Id		12-27-15-77778-401-0280, 12-27-15-77778-401-0140	12-27-15-64998-000-0050	12-27-15-66636-000-0020	13-27-15-15300-000-0020, 13-27-15-15300-000-0030	12-27-15-89982-074-0102
Grantor		KDA Properties LLC, KDA Properties LLC,		Hourdas, Maria H; Maritsa Hourdas Revocable Living Trust,	Edstrom, Eva Kristina; Osborn, Kent Eugene	Andreaus, George
Grantee		Opportunity Tarpon Inc.,	Little, Michael G; Tea House Land Trust,	Hornsby, Scarlett Renee; Hornsby, Joshua Duncan	Mantex Partners LLC,	Danjou, Elizabeth
Book/Page or Reference Doc		2024086049	2024314659	2025024594	2025074129	2025256661
Actual Price	--	\$525,100	\$680,000	\$432,000	\$300,000	\$340,000
Price Adjustment		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$525,100	\$680,000	\$432,000	\$300,000	\$340,000
Rentable Area	2,274	2,880	3,342	1,809	1,901	2,666



Sales Map

Legend	Address	City	Distance
Subject	17 W Orange St	Tarpon Springs	
Comp 1	227 E Lemon St, S Ring Ave	Tarpon Springs	.2 miles
Comp 2	118 E Orange St	Tarpon Springs	.1 miles
Comp 3	209 Grand Blvd	Tarpon Springs	.2 miles
Comp 4	216 Banana St	Tarpon Springs	.2 miles
Comp 5	223 Bath St	Tarpon Springs	.2 miles

The Adjustment Process

The main points of comparison for this analysis includes the transactional elements such as property rights conveyed, financial terms, the conditions and/or motivations surrounding the sale, and changes in market conditions since the sale date. Property level adjustments account for differences in the locational, physical and economics elements of the sales as compared to the subject property. The comparable sales utilized herein were assessed relative to the subject property for the following factors.

Transactional Components

Property Rights Conveyed

Adjustments were made when applicable for conveyance of property rights other than those being appraised herein. No adjustments were warranted as all of the comparable sales were fee simple interests.

Financing Terms

Adjustments were made when applicable for extraordinary, special or non-market financing or credits provided by the seller or others which may have influenced the sale price.

Conditions of Sale

Adjustments were made when applicable for non-arm's length sale transactions and/or atypical conditions. No adjustments were warranted for the closed sales or the current contracts as we were able to confirm the contract prices.

Expenditures After Sale

Adjustments were made when applicable for any reported anticipated expenditures that were incurred after the comparable was purchased. None were needed for the sales used.

Market Conditions

Adjustments were made when applicable for either improvements to or deterioration of the market for properties similar to the comparable sales being analyzed from the reported sale date through the effective date of value noted herein. The comparables each represent a sale of properties with similar design and utility to that of the subject that closed since April 2024. The sales all occurred during similar economic conditions as those prevailing at the date of value. Therefore, the sales are considered current and no adjustments have been applied.

Property Level Characteristics

As part of the valuation process, adjustments are considered as a means of recognizing property characteristic differences between the comparables and the subject that would typically influence price. Often, there is insufficient market evidence to produce precise, market-extracted adjustments and the use of unsupported minor adjustments is necessary. These adjustments are used to recognize superior/inferior influences and therefore should logically result in a more reasonable range of value for the subject property. Adjustments are discussed as follows:

Location

Adjustments were made when applicable for differences in items such as immediate area demographics, visibility, traffic exposure, access and other factors. Additionally, submarket statistics were considered to determine the demand in the immediate area.

The subject is located on the south side of West Orange Street, within the historic downtown district of Tarpon Springs. This area benefits from close proximity to downtown commercial activity, offering good pedestrian and vehicular access. All of the sales are located surrounding downtown Tarpon Springs and are considered similar in locational appeal.

Site Size

The subject site contains approximately 14,218 square feet, which is within the typical size range for downtown Tarpon Springs lots. Adjustments to the sales have been applied by multiplying the lot size difference between the subject and sales at \$6.25/SF, which is based on roughly 25% of the general price per square foot for residential lot sales in the overall market area (\pm \$25.00/SF). Sales 1, 3, 4, and 5 are smaller parcels and were adjusted upward to reflect their reduced site utility and development potential. A further upward adjustment was applied to Sale 5 to account for the severance potential of the subject, given its larger size as a double lot.

Year Built/Condition/Quality

The subject was built in 1910. Each of the comparables was also compared to the subject on the basis of effective age/condition. Each sale was adjusted based on the reported condition/ effective age at the time of sale compared to the subject. Typically, a one-story building sells at a higher price per SF than a two-story building. Similarly, a concrete block building sells at a higher price point than a wood frame building. In this price point range, there does not appear to be a significant difference with construction type and therefore, no adjustments have been applied in this category.

The subject is over 110 years old and in below-average physical condition, exhibiting significant deferred maintenance consistent with its age and limited modernization. Sales 1, 2, 4, and 5 are similar in condition and general maintenance level, requiring little or no adjustment. Sale 3, though of comparable age, has undergone more recent renovation and was therefore adjusted downward to reflect its superior overall condition.

Bed/Bath Count

The subject includes three bedrooms and one-and-a-half baths, typical for its vintage and size. The adjustments are tempered, considering the condition of the subject and comparables and the fact that we are also adjusting for gross living area.

Gross Living Area

The subject property contains 2,274 SF of gross living area. The sales varied in size. Size adjustments are typically based on the economies of scale as larger buildings typically sell at a lower per square foot price, all else equal. Likewise, a smaller building typically sells at a greater per square foot price, all else equal. Adjustments for living area are typically applied at 50% of the contributory value of the improvements on a price per square foot basis after a deduction for land value. In this analysis, the adjustments have been applied based on the size differences between the subject and sales at rate of \$100 per square foot.

Heating and Cooling

The subject is equipped with central heating and cooling. Adjustments were also considered for differences in HVAC and adjusted accordingly.

Garages and Carports

The subject does not include an enclosed garage but offers on-site parking via a driveway and carport structure. Sale 5 includes a 2-car garage and was adjusted downward to account for this superior feature. Sales 1 through 3 include open parking configurations and required upward adjustments.

Porches, Patios and Decks

Adjustments were considered for differences in porches, patios and decks and adjusted accordingly based on the difference in the estimated contributory value of these items. The subject includes a covered front porch, typical of historic homes in this district and a characteristic that adds functional and aesthetic appeal. Sales lacking comparable porch areas were adjusted upward to account for this difference.

Other Features

The subject's site includes minimal additional features beyond the primary dwelling. Sales with notable accessory structures or other features were adjusted downward based on the estimated contributory value of these amenities. Sale 1 includes a separate detached lot that could be sold independently and was adjusted downward to account for this superior feature.

Flood Zone

The subject property is located within Flood Zone X. This is superior to a property in Flood Zone AE that would require flood insurance for financing. The comparables were compared to the subject and adjusted as necessary.

Zoning/Use

The subject has a zoning of SAP. Each comparable was compared to the subject for zoning and adjusted as necessary.

Summary of Adjustments

The following table presents a summary of the adjustments.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3			COMPARABLE SALE # 4			COMPARABLE SALE # 5		
Address	17 W Orange St Tarpon Springs	227 E Lemon St, S Ring Ave Tarpon Springs			118 E Orange St Tarpon Springs			209 Grand Blvd Tarpon Springs			216 Banana St Tarpon Springs			223 Bath St Tarpon Springs		
Sale Price			\$525,000		\$680,000		\$432,000		\$300,000		\$340,000		\$340,000		\$340,000	
Sale Price/GLA		\$182.29 /SF			\$203.47 /SF			\$238.81 /SF			\$157.81 /SF			\$127.53 /SF		
Data Source(s)	Inspected/Public Records	Public Records/MLS/Agent			Public Records/MLS/Agent			Public Records/MLS/Agent			Public Records/MLS/Agent			Public Records/MLS/Agent		
Verification Source(s)	Public Records	2024086049			2024314659			2025024594			2025074129			2025256661		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	
Sales or Financing Concessions	N/A	None	\$0	None	\$0	None	\$0	None	\$0	None	\$0	None	\$0	None	\$0	
Rights Appraised	Fee Simple	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	
Date of Sale/Time	4/1/2024	12/9/2024	\$0	12/9/2024	\$0	1/17/2025	\$0	2/19/2025	\$0	9/4/2025	\$0	9/4/2025	\$0	9/4/2025	\$0	
Location	Tarpon Springs	Tarpon Springs	\$0	Tarpon Springs	\$0	Tarpon Springs	\$0	Tarpon Springs	\$0	Tarpon Springs	\$0	Tarpon Springs	\$0	Tarpon Springs	\$0	
Site Size, SF	14,218 SF	12,136 SF	\$13,000	14,248 SF	\$0	13,673 SF	\$3,400	14,044 SF	\$1,100	8,612 SF	\$85,000	8,612 SF	\$85,000	8,612 SF	\$85,000	
Design (Style)	Two Story	Two Story	\$0	Two Story	\$0	Two Story	\$0	Bungalow	\$0	Bungalow	\$0	Bungalow	\$0	Bungalow	\$0	
Quality of Construction	Average, Frame	Average, Masonry	\$0	Average, Block/Frame	\$0	Average, Frame	\$0	Average, Frame	\$0	Average, Frame/Brick	\$0	Average, Frame/Brick	\$0	Average, Frame/Brick	\$0	
Year Built/Condition	1910/Poor	1920/Poor	\$0	1925/Poor	\$0	1900/Fair	-\$15,000	1939/Poor	\$0	1925/Poor	\$0	1925/Poor	\$0	1925/Poor	\$0	
	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	7 3 2	N/A N/A N/A	\$0	N/A N/A N/A	\$0	6 3 2	\$0	7 4 2	\$0	9 5 4	\$0	9 5 4	\$0	9 5 4	\$0	
Gross Living Area, SF	2,274 SF		-\$60,600	3,342 SF		-\$106,800	1,809 SF		\$46,500	1,901 SF		\$37,300	2,666 SF		-\$39,200	
Heating/Cooling	Central	None	\$10,000	None	\$10,000	Central	\$0	Central	\$0	Central	\$0	Central	\$0	Central	\$0	
Garage/Carport	1-car carport	None	\$5,000	None	\$5,000	None	\$5,000	1-car carport	\$0	2-car garage	-\$15,000	2-car garage	-\$15,000	2-car garage	-\$15,000	
Porch/Patio/Deck	Open Front Porch	None	\$2,500	Open Front Porch	\$0	Open Front Porch	\$0	16x16 Pavilion	\$0	Open Front Porch	\$0	Open Front Porch	\$0	Open Front Porch	\$0	
Other	None	Separate Vacant Lot	-\$10,000	None	\$0	None	\$0	None	\$0	None	\$0	None	\$0	None	\$0	
Flood Zone	X	X	\$0	X	\$0	X & AE	\$25,000	AE	\$50,000	AE	\$50,000	AE	\$50,000	AE	\$50,000	
Zoning	SAP	SAP	\$0	SAP	\$0	CRM	\$20,000	R-60	\$20,000	R-60	\$20,000	R-60	\$20,000	R-60	\$20,000	
Net Adjustment (Total)			-\$40,100		-\$91,800		\$84,900		\$108,400		\$108,400		\$108,400		\$108,400	
Adjusted Sale Price of Comparables		Net -7.6%	\$484,900	Net -13.5%	\$588,200	Net 19.7%	\$516,900	Net 36.1%	\$408,400	Net 29.6%	\$440,800	Net 29.6%	\$440,800	Net 29.6%	\$440,800	

We also considered multiple other sales and listings within the analysis that further supported the sales used.

Sales Comparison Approach Conclusion

The adjusted values of the comparable properties range from \$408,400 to \$588,200; the mean is \$487,840. All of the sales were older properties surrounding downtown Tarpon Springs, similar to the subject condition. The adjusted sale prices reflect consistent alignment with market-supported expectations for historic properties within the Tarpon Springs downtown area in poor condition, and result in a reliable and bracketed indication of value for the subject property. Sale 4 is somewhat of an outlier; therefore, less weight was placed on Sale 4. Weight was given to the remaining comparables in arriving at our reconciled market value estimate of **\$500,000**.

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

Cost Approach

The Cost Approach was not applicable and was not used in this analysis.

Sales Comparison Approach

The Sales Comparison Approach analyzes similar properties, which have sold in the general area of the subject property. The sales used are recent transactions of reasonably similar properties in the subject's immediate area and/or nearby competing market areas. The properties are representative of the most recent transactions involving similar properties available for comparison with the subject. This approach provides a reliable value indication for the subject in the current market.

Income Approach – Direct Capitalization

The Income Capitalization Approach was not applicable and was not used in this analysis.

Summary of Values

Value Premise	As Is	As Vacant
Date of Value	10/16/2025	10/16/2025
Value Type	Market Value	Market Value
Value Perspective	Current	Current
Interest Appraised	Fee Simple	Fee Simple
Sales Analysis	\$500,000	\$360,000
Value Conclusion:	\$500,000	\$360,000

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Market Value Conclusion

The Sales Comparison Approach was used in valuing the Fee Simple interests as this is the typical method by owner-user properties, the most likely buyer of the subject. Based on the data and analyses developed in this analysis, we have reconciled to the following value conclusions, as of October 16, 2025, subject to the Assumptions and Limiting Conditions.

Value Conclusions

Premise	Interest Appraised	Effective Date	Value Conclusion	Estimated Marketing
Current As Is Market Value	Fee Simple	10/16/2025	\$500,000	2-4 months
Current As Vacant Market Value	Fee Simple	10/16/2025	\$360,000	2-4 months

According to the Appraisal Standards Board (ASB) of the Appraisal Foundation, "reasonable marketing time" is an estimate of the amount of time it might take to sell a property interest at the estimated Market Value during the period immediately after the effective date of the report. It is not intended to be a prediction of a specific date of sale and, therefore, may be expressed as a range. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at Market Value on the effective date of report. Based upon the sales presented herein, an exposure period of 2-4 months or less is considered reasonable. Marketing time is also concluded at 2-4 months.

Certification Statement

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the firm.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I, Nathan Stienstra, have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I, Wesley R. Sanders, MAI, CCIM, have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- Nathan Stienstra has made a personal inspection of the subject property.
- Wesley R. Sanders, MAI, CCIM did not make a personal inspection of the subject property, but is familiar with the area, has reviewed the report, and concurs with the analysis and conclusions.

As of the date of this report, Wesley Sanders, MAI, CCIM has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute. As of the date of this report, Nathan Stienstra and Wesley Sanders, MAI, CCIM has completed the requirements of the Department of Business and Professional Regulation under the provisions of Chapter 475 FS of the Florida Real Estate Appraisal Board.



Nathan Stienstra
Senior Real Estate Analyst
State-Certified General Real Estate Appraiser RZ4599



Wesley R. Sanders, MAI, CCIM
Senior Managing Director
State-Certified General Real Estate Appraiser RZ2911

Basic Assumptions and Limiting Conditions

1. By this notice, all persons, companies, or corporations using or relying on this report in any manner bind themselves to accept these contingent and limiting conditions, and all other contingent and limiting conditions contained elsewhere in this report. Do not use any portion of this report unless you fully accept all contingent and limiting conditions contained throughout this document.
2. Throughout this report, the singular term "Appraiser" also refers to the plural term "Appraisers". The terms "Appraiser" and "Appraisers" refer collectively to "Entreken Associates, Inc.", its officers, employees, contractors, and associate appraisers. The masculine terms "he" or "his" also refer to the feminine term "she" or "her".
3. These conditions are an integral part of this appraisal report, and are a preface to any certification, definition, description, fact, or analysis. Moreover, these conditions are intended to establish as a matter of record that the purpose of this report is to provide one or more value opinions for the subject property. All value opinions are prepared solely for the explicitly identified client and other explicitly identified intended users.
4. Value opinions involve only real estate, and inconsequential personal property. Unless explicitly stated otherwise, value conclusions do not include personal property, un-affixed equipment, trade fixtures, business-good will, chattel, or franchise items of material worth.
5. As part of this appraisal, information was gathered and analyzed to form value opinion(s) that pertain solely to one or more explicitly identified effective value dates. The effective value date is the only point in time that the value applies. Information about the subject property, neighborhood, comparables, or other topics discussed in this report was obtained from sensible sources. In accordance with the extent of research disclosed in the Scope of Work section, all information cited herein was examined for accuracy, is believed to be reliable, and is assumed reasonably accurate. However, no guaranties or warranties are made for this information. No liability or responsibility is assumed for any inaccuracy which is outside the control of the Appraiser, beyond the scope of work, or outside reasonable due diligence of the Appraiser.
6. Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change. The Appraiser reserves the right to amend these analyses and/or value opinion(s) contained within this appraisal report if erroneous, or more factual-information is subsequently discovered. No guarantee is made for the accuracy of estimates or opinions furnished by others, and relied upon in this report.
7. This appraisal is not an engineering, construction, legal, or architectural study. It is not an examination or survey of any kind. Expertise in these areas is not implied. The Appraiser is in no way responsible for any costs incurred to discover, or correct any deficiency in the property. In the case of limited partnerships, syndication offerings, or stock offerings in the real estate, the client agrees that in case of lawsuit (brought by the lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will hold Entreken Associates, Inc., its officers, contractors, employees and associate appraisers completely harmless. Acceptance of, and/or use of this report by the client, or any third party is prima facie evidence that the user understands, and agrees to all these conditions.
8. Unless specifically stated otherwise herein, the Appraiser is unaware of any engineering study made to determine the bearing capacity of the subject land, or nearby lands. Improvements in the vicinity, if any, appear to be structurally sound. It is assumed soil and subsoil conditions are stable and free from features that cause supernormal costs to arise. It is also assumed existing soil conditions of the subject land have proper load bearing qualities to support the existing improvements, or proposed improvements appropriate for the site. No investigations for potential seismic hazards were made. This appraisal assumes there are no conditions of the site, subsoil, or structures, whether latent, patent, or concealed that would render the subject property less valuable. Unless specifically stated otherwise in this document, no earthquake compliance report, engineering report, flood zone analysis, hazardous substance determination, or analysis of these unfavorable attributes was made, or ordered in conjunction with this appraisal report. The client is strongly urged to retain experts in these fields, if so desired.
9. For appraisals of multifamily property, only a portion of all dwellings was observed. A typical ratio of observed dwellings roughly approximates 10% of the total number of units, and this ratio declines as the number of dwellings grows. It is assumed the functionality, physical condition, and interior finish of unseen units are similar to the functionality, physical condition, and interior finish of observed units. If unobserved dwellings significantly differ from those that were viewed in functionality, physical condition, or finish, the Appraiser reserves the right to amend these analysis and/or value opinion(s).
10. If this appraisal values the subject as though construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, it is assumed such work will be completed in a timely fashion, using non-defective materials, and proper workmanship. All previously completed work is assumed to substantially conform to plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned, in-progress, or recently completed construction complies with the zoning

ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future relative to the report preparation date. If this appraisal includes a prospective valuation, it is understood and agreed the Appraiser is not responsible for an unfavorable value effect caused by unforeseeable events that occur before completion of the project.

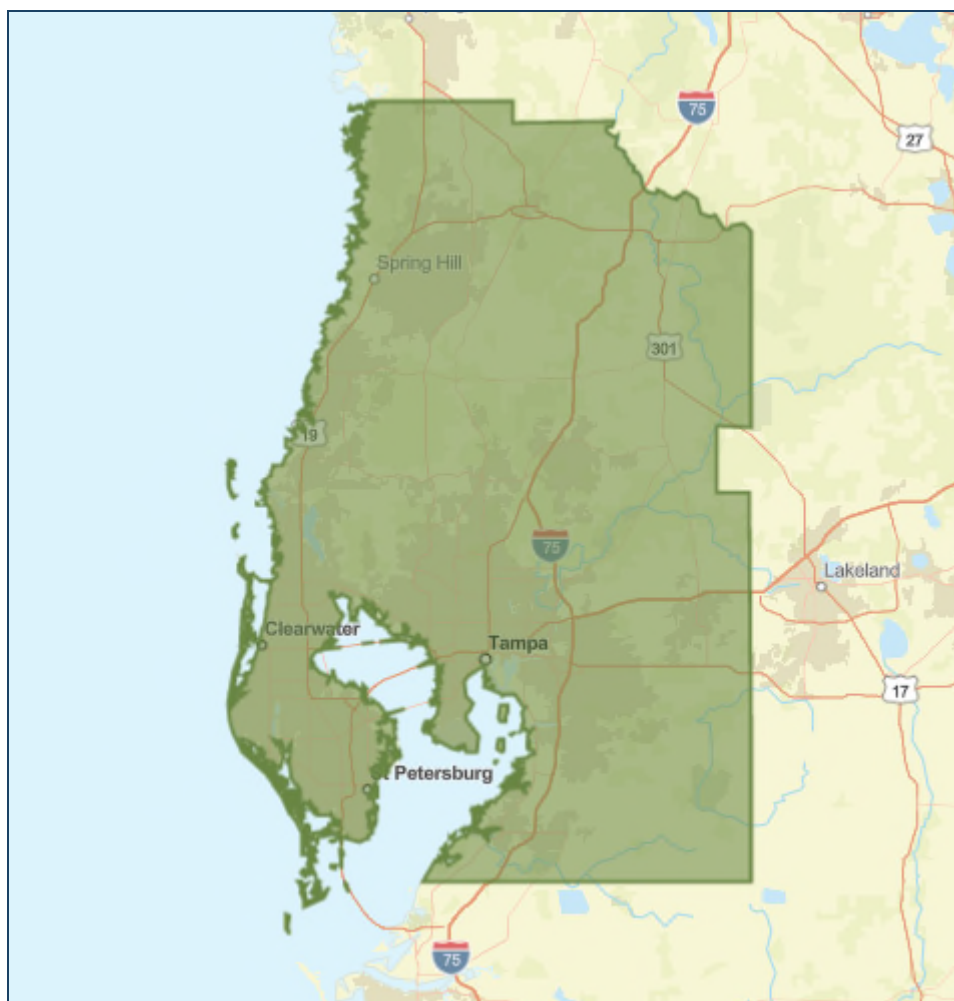
11. This valuation may or may not include an observation of the appraised property by a signatory to this report. The extent of any observation is disclosed in the Scope of Work section of this report. Any observation by a signatory is not, and should not be misconstrued as a professional property inspection. Comments or descriptions about physical condition of the improvements, if any, are based solely on a superficial visual observation. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life of any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order unless stated otherwise. Private water wells and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. Comments regarding physical condition are included to familiarize the reader with the property. This document is not an engineering or architectural report. If the client has any concern regarding structural, mechanical or protective components of the improvements, or the adequacy or quality of sewer, water or other utilities, the client should hire experts in an appropriate discipline before relying upon this report. No representations are made herein as to these matters unless explicitly stated otherwise in this report.
12. If this appraisal values an interest that is less than the whole fee simple estate, then the following disclosure applies. The value for any fractional interest appraised plus the value of all other complementary fractional interests may or may not equal the value of the entire fee simple estate.
13. An appraised property that is a physical portion of a larger parcel or tract is subject to the following limitations. The value opinion for the property appraised pertains only to that portion defined as the subject. This value opinion should not be construed as applying with equal validity to other complementary portions of the same parcel or tract. The value opinion for the physical portion appraised plus the value of all other complementary physical portions may or may not equal the value of the whole parcel or tract.
14. No liability is assumed for matters of legal nature that affect the value of the subject property. Unless a clear statement to the contrary is made in this report, value opinion(s) formed herein are predicated upon the following assumptions. (A) The real property is appraised as though, and assumed free from all value impairments including yet not limited to title defects, liens, encumbrances, title claims, boundary discrepancies, encroachments, adverse easements, environmental hazards, pest infestation, leases, and atypical physical deficiencies. (B) All real estate taxes and assessments, of any type, are assumed fully paid. (C) The property being appraised is assumed to be owned under responsible and lawful ownership. (D) It is assumed the subject property is operated under competent and informed management. (E) The subject property was appraised as though, and assumed free of indebtedness. (F) The subject real estate is assumed fully compliant with all applicable federal, state, and local environmental regulations and laws. (G) The subject is assumed fully compliant with all applicable zoning ordinances, building codes, use regulations, and restrictions of all types. (H) All licenses, consents, permits, or other documentation required by any relevant legislative or governmental authority, private entity, or organization have been obtained, or can be easily be obtained or renewed for a nominal fee.
15. The allocation of value between the subject's land and improvements, if any, represents our judgment only under the existing use of the property. A re-evaluation should be made if the improvements are removed, substantially altered, or the land is utilized for another purpose.
16. The Appraiser assumes a prospective purchaser of the subject is aware of the following. (A) This appraisal of the subject property does not serve as a warranty on the physical condition of the property. (B) It is the responsibility of the purchaser to carefully examine the property, and to take all necessary precautions before signing a purchase contract. (C) Any estimate for repairs is a non-warranted opinion of the Appraiser.
17. Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The drawings are not surveys unless specifically identified as such. No responsibility is assumed for cartographic accuracy. Drawings are not intended to be exact in size, scale, or detail.
18. Conversion of the subject's income into a market value opinion is based upon typical financing terms that were readily available from a disinterested, third party lender on this report's effective date. Atypical financing terms and conditions do not influence market value, but may affect investment value.
19. All information and comments concerning the location, market area, trends, construction quality, construction costs, value loss, physical condition, rents, or any other data for the subject represent estimates and opinions of the Appraiser. Expenses shown in the Income Approach, if used, are only estimates. They are based on past operating history, if available, and are stabilized as generally typical over a reasonable ownership period.
20. The Appraiser is not required to give testimony or appear in court because of having prepared this report unless arrangements are agreed to in advance. If the Appraiser is subpoenaed pursuant to court order, the client agrees to compensate the Appraiser for their court appearance time, court preparation time, and travel

time at their regular hourly rate then in effect plus expenses. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

21. Entreken Associates, Inc. and the Appraiser have no expertise in the field of insect, termite, or pest infestation. We are not qualified to detect the presence of these or any other unfavorable infestation. The Appraiser has no knowledge of the existence of any infestation on, under, above, or within the subject real estate. No overt evidence of infestation is apparent to the untrained eye. However, we have not specifically inspected or tested the subject property to determine the presence of any infestation. No effort was made to dismantle or probe the structure. No effort was exerted to observe enclosed, encased, or otherwise concealed evidence of infestation. The presence of any infestation would likely diminish the property's value. All value opinions in this communication assume there is no infestation of any type affecting the subject real estate. No responsibility is assumed by Entreken Associates, Inc. or the Appraiser for any infestation or for any expertise required to discover any infestation. Our client is urged to retain an expert in this field, if desired.
22. Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all nonresidential real estate or the portion of any property, which is non-residential. The Appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA. It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the Appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value. All opinions are those of the signatory Appraiser based on the information in this report. No responsibility is assumed by the Appraiser for changes in market conditions, or for the inability of the client, or any other party to achieve their desired results based upon the appraised value. Some of the assumptions or projections made herein can vary depending upon evolving events. We realize some assumptions may never occur and unexpected events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those set forth in this report. Compensation for appraisal services is dependent solely on the delivery of this report, and no other event or occurrence.
23. No part of this report shall be published or disseminated to the public by the use of advertising media, public relations media, news media, sales media, electronic devices, or other media without the prior written consent of Entreken Associates, Inc. This restriction applies particularly as to analyses, opinions, and conclusions; the identity of the Appraiser; and any reference to the Appraisal Institute or its MAI, SRPA, or SRA designations. Furthermore, no part of this report may be reproduced or incorporated into any information retrieval system without written permission from Entreken Associates, Inc., the copyright holder.

Addenda

Regional Analysis



REGIONAL MAP

Introduction

The subject property is located in Tarpon Springs, Pinellas County, Florida, which is within the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The Tampa MSA is generally referred to as the Tampa Bay area, which consists of Hernando, Hillsborough, Pasco, and Pinellas Counties, as defined by the US Census Bureau. It includes the major municipalities of Tampa, St. Petersburg, Clearwater, and Brandon. Some publications also include the Citrus, Manatee, Pasco, Polk, and Sarasota counties. However, for this analysis, we have included the four county area. The Tampa Bay area is approximately 80 miles west of Orlando, 270 miles northwest of Miami, and 200 miles southwest of Jacksonville. Because the subject benefits from the strength of the area, an overview of this area is appropriate, followed by a description of the community in which the subject is located. The Tampa Bay MSA is located in Southwest Florida on the Gulf of Mexico and Tampa Bay and encompasses 2,554.5 square miles.

MSA at a Glance - TAMPA-ST. PETERSBURG-CLEARWATER FL

The Tampa Bay Area is a major populated area surrounding Tampa Bay on the west coast of Florida. The metro, comprising of four counties namely: Hillsborough, Pasco, Pinellas and Hernando, is home to some of the best beaches in the country.

Over the years, Tampa has attained the status of a vacation spot especially for families. It is a diverse travel destination which offers distinctive and unique selections of delights and activities. The popular Busch Gardens, where families get a thrill of an amusement park and the fun of a zoo all in one place, is one of the popular places in the area dedicated to animals and wildlife. The historic Ybor City neighborhood, developed by Cuban and Spanish cigar-factory workers is likewise viewed as a dining and nightlife destination.

Together with tourism, part of what made Tampa's future so promising is its economic base. Looking towards the future, developers have been seeking to expand businesses to draw in investors as well as more employment. Service-related and office-oriented jobs turn out to be more appealing, making the city an ideal location for companies in search for regional headquarters, financial firms and high-technology industries. Some of the most notable company headquarters to date are Tech Data Corp., Jabil Circuit Inc., and Raymond James Financial.

Key Demographics

- > In 2024, Tampa Bay gained approximately 68,400 residents, and is among the top 10 metropolitan areas gaining residents in the nation.
- > The median household income for the area is \$73,773 and is \$940 lower than Florida and \$5,295 lower than the national average.
- > The average household size is 2.38
- > The median price of homes currently listed is \$382,500, while the median price of homes sold is \$410,000.
- > Since 2015, the ratio of Median Household Income to Median Home Price decreased in the Tampa Bay area and across Florida, until 2024 when it increased slightly. The same ratio decreased less across the US and was stable the last three years.



Average Annual Rainfall: 46.31"
Average Rainfall Days: 11 days
Average Sunshine: 20.5 days



Annual High Temperature: 81.7 F
Annual Low Temperature: 65 F
Average Annual Temperature: 73.3 F

Source: The Weather Atlas

Economic Drivers



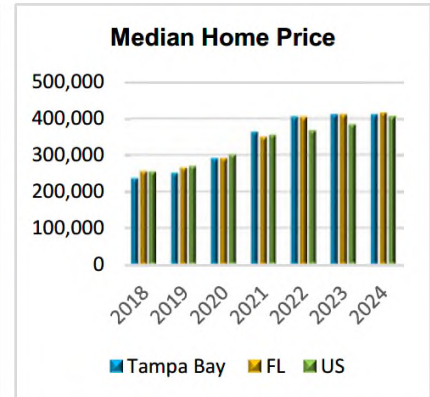
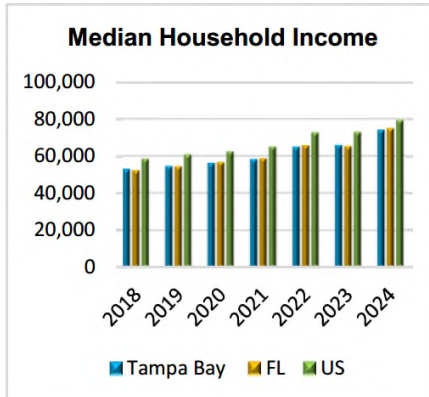
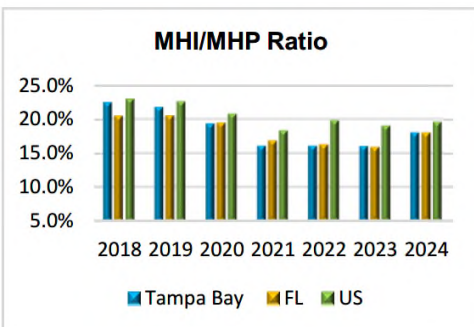
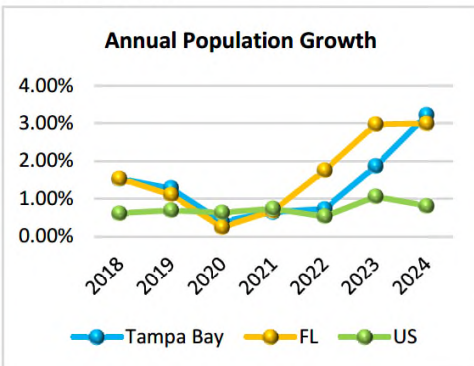
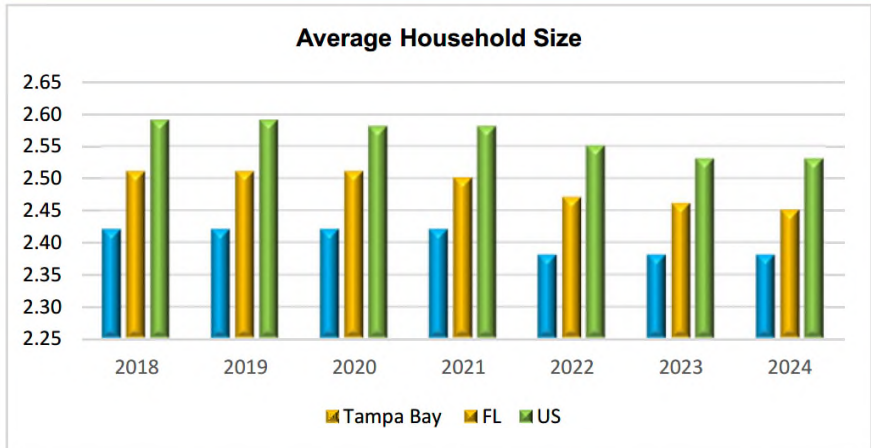
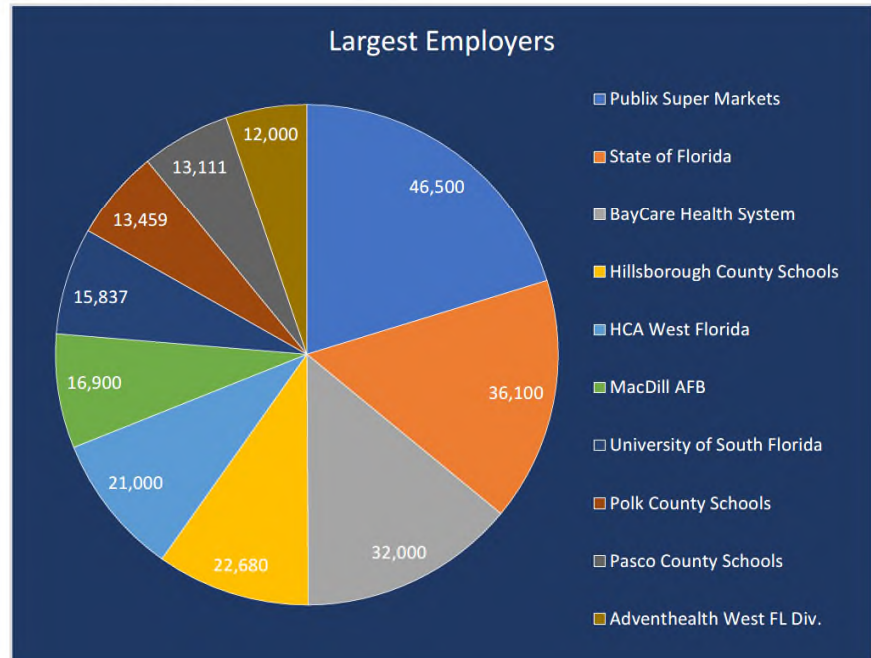
Healthcare



Tourism



Employment



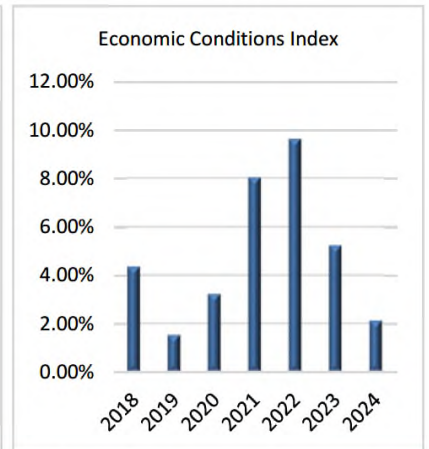
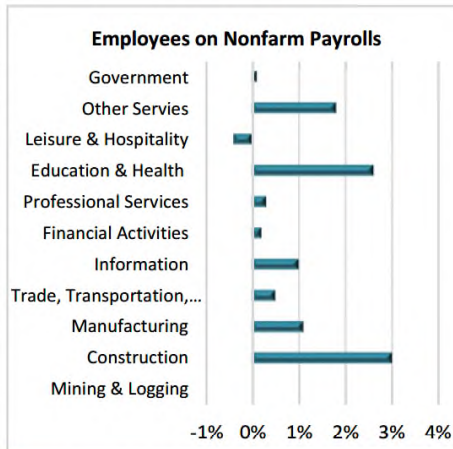
Employment

Tampa Bay's unemployment rate is at 3.3% as of December 2024, according to the Bureau of Labor and Statistics figures. Education and health services make up a considerable portion of Tampa's employment base.

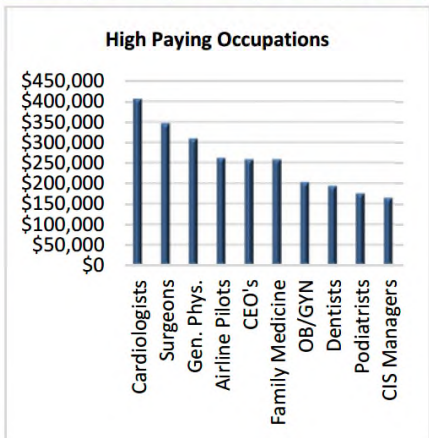
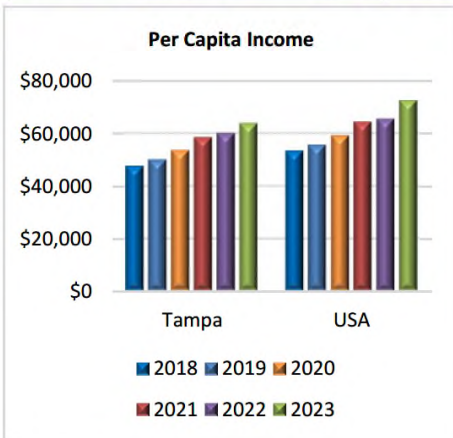
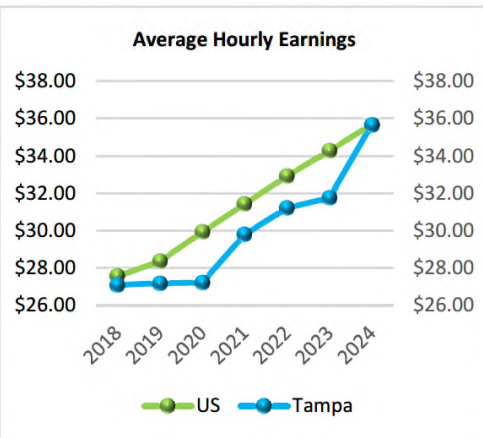
The region is home to several universities, the largest of which is the University of South Florida, which is a large area employer. In addition, several hospital groups in the Tampa region, such as BayCare, AdventHealth, and Tampa General Hospital, have a presence. All three have been expanding in the region with new hospitals, outpatient facilities, and medical offices, adding more medical jobs to the area.

Income

An ordinary individual in Tampa works an average of 40 hours for the entire week. The median household income was reported at \$73,773 for 2024 and is projected to increase to \$89,225 in five years. It has been also noted that Tampa enjoys a lower cost of living compared to other American cities of similar size and other Florida cities such as Miami, Fort Lauderdale, and Sarasota.



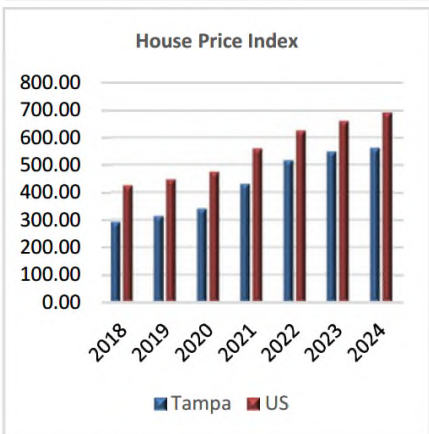
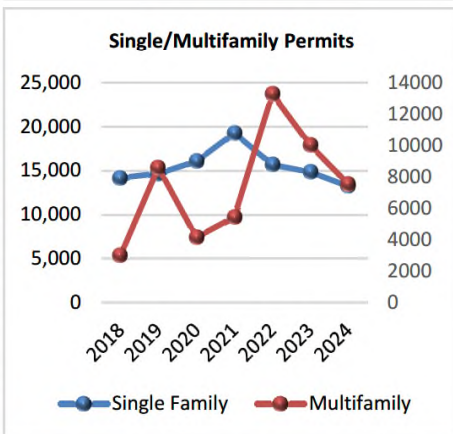
ECONOMIC INDICATORS	2017	2018	2019	2020	2021	2022	2023
Gross Domestic Product (% change)	3.9	5.6	5.5	3.4	12.1	11.2	-
Total Employment (% change)	2.1	2.14	2.5	-3.02	6.2	5.1	2.0
Unemployment Rate (%)	3.7	3.3	2.8	5.4	3.0	2.2	3.2
Personal Income Growth (\$ in ths)	45.6	47.5	50	53.6	58.5	60	-
Median Household Income (\$ in ths)	54.4	55.9	57.9	55.9	64.9	64.7	65.6
Population (# in mill)	3.11	3.16	3.20	3.18	3.22	3.25	3.28
Net Migration (# in ths)	41.2	34.8	35.7	14.0	45.9	54.7	-
Single-family Permits (# in ths)	12.6	14.2	14.8	15.9	19.3	15.6	13.5 YTD
Multi-family Permits (# in ths)	5.6	3.5	8.7	3.8	5.5	13.2	9.4 YTD
House Price Index (1995Q1=100)	268.96	290.21	312.23	338.62	428.74	514.18	545.33



Housing

A prominent number of homes under development in 2024 were single-family. As of December 2024, there were 13,254 dwelling units built at an average value of \$382,682.

Tampa Bay currently has a combination of strong economy that creates new jobs, more commercial transformations and developments which keep locals and more people to move and look for work, while enjoying what the area has to offer.



Sources: Tampa Hillsborough EDC, VisitTampaBay, Dept. of Numbers, BLS, Census Bureau, Texas A&M REC

Employment

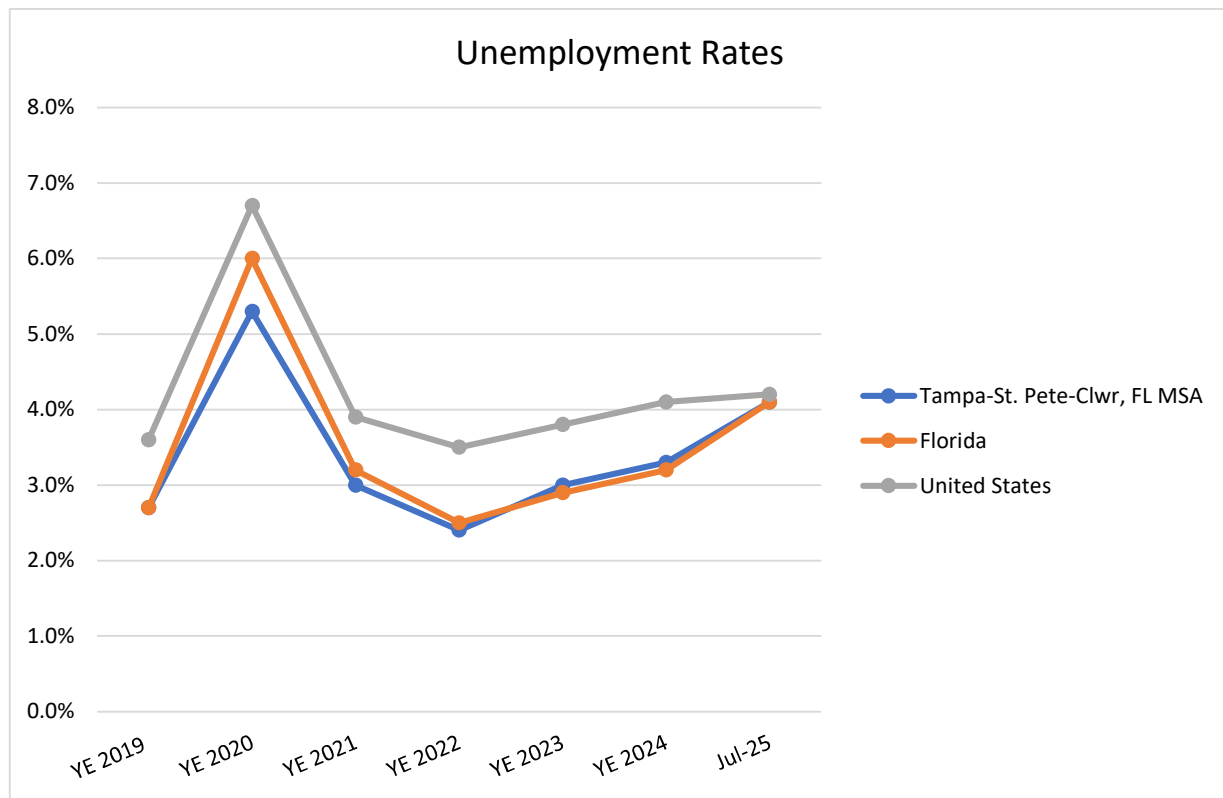
Tampa Bay's unemployment rate is at 4.1% as of July 2025, according to the Bureau of Labor and Statistics figures. Education and health services make up a considerable portion of Tampa's employment base.

The region is home to several universities, the largest of which is the University of South Florida, which is a large area employer. In addition, several hospital groups in the Tampa region, such as BayCare, AdventHealth, and Tampa General Hospital, have a presence. All three have been expanding in the region with new hospitals, outpatient facilities, and medical offices, adding more medical jobs to the area.

Unemployment

The following table exhibits current and past unemployment rates as obtained from the Bureau of Labor Statistics. Overall, the metro and the state had a lower unemployment rate than the nation. This, combined with the pro-business philosophy of Florida, has increased investor demand for real estate in Florida over the past few years.

Unemployment Rates							
Area	YE 2019	YE 2020	YE 2021	YE 2022	YE 2023	YE 2024	Jul-25
Tampa-St. Pete-Clwr, FL MSA	2.7%	5.3%	3.0%	2.4%	3.0%	3.3%	4.1%
Florida	2.7%	6.0%	3.2%	2.5%	2.9%	3.2%	4.1%
United States	3.6%	6.7%	3.9%	3.5%	3.8%	4.1%	4.2%



The following table provides the employment by industry for the Tampa Bay MSA.

Employment by Industry - Tampa Bay MSA		
Industry	Jul-25	Percent of Employment
Construction	98,300	6.3%
Manufacturing	76,600	4.9%
Trade, Transportation, Utilities	280,700	18.1%
Information	29,000	1.9%
Financial Activities	145,800	9.4%
Professional and Business Services	289,100	18.7%
Education and Health Services	250,300	16.2%
Leisure and Hospitality	172,000	11.1%
Other Services	54,200	3.5%
Government	152,000	9.8%

Major Employers

The following table indicates the major employers within the Tampa Bay MSA.

Major Employers - Tampa Bay MSA	
Company	No. of Employees
Publix Super Markets	46,500
State of Florida	36,100
Baycare Health System	32,000
Hillsborough County School District	22,680
HCA West Florida Division	21,000
MacDill Air Force Base	18,000
AdventHealth Tampa	18,000
University of South Florida	16,280
Raymond James Financial	13,348
Tampa General Hospital	10,000

Tourism

Visitors to the Tampa Bay area contributed a direct impact in excess of \$9.4 billion in fiscal year 2024, which included spending by international visitors, and domestic day and overnight visitors. Visit Tampa Bay said overall, total taxable hotel revenue for Tampa Bay has reached \$1,391,000,000 for fiscal year 2024. Tourist development tax collections for fiscal year 2024 reached \$70,000,000. Those numbers surpass pre-pandemic levels and represent a winning streak that will only continue.

Pinellas County is known for the beaches of the barrier islands including from Clearwater Beach in the north to St. Pete Beach in the south. The St. Petersburg/Clearwater area is the leading destination on the Gulf Coast.

Busch Gardens Tampa Bay launches the Serengeti Flyer, the tallest and fastest ride of its kind, while Adventure Island Water Park offers its new rides called Rapids Racer and Wahoo Remix. ZooTampa at Lowry Park has also expanded its site to treat some of the injured Florida manatees.

The Gulf Coast draws visitors for the outdoor and on-the-water recreational opportunities such as golf with a myriad of public, municipal and private courses. The area is known as one of the best fishing grounds with both inshore and offshore opportunities and charter companies operating out of the many marinas in the area. Clearwater Beach is known as one of the best beaches in the world (Trip Advisor's #1 in 2018) with many attractions including the Clearwater Marine Aquarium that's home to two of the world's most famous dolphins.

There are many museums and other cultural attractions that draw tourists including the Dali Museum, the Chihuly Collection, St. Petersburg Museum of History and Imagine Museum to name a few. The St. Petersburg Arts Alliance partnered with St. Petersburg to ensure a strong arts-related economic presence and foster growth in the seven arts districts.

Largo offers several attractions including the Florida Botanical Gardens, and the Pinellas County Heritage Village, an open-air historical village and museum dating to the mid-19th Century. The Pinellas Trail is a linear trail extending from St. Petersburg to Tarpon Springs through Largo. The 45-mile trail is developed mostly along abandoned rail lines and is open for cyclists, joggers, and skaters.

Linkages

Interstate 275 traverses north and south through the center of the county. This limited-access highway provides access to Interstate 75 to the north and Saint Petersburg to the south. Interstate 75 is a limited-access highway which traverses north and south through the center of the county. This highway provides access to Manatee County to the south and Hernando and Pasco counties to the north. Interstate 4 is a limited access highway that terminates in Hillsborough County and travels east to Orlando. There are several limited-access toll roads that traverse through the county and numerous county roads.

There are three major bridges that provide access to Pinellas County from Hillsborough County. These include the West Courtney Campbell Causeway (State Route 60), the Howard Frankland Bridge (Interstate 275/State Route 93) and U.S. Highway 92/State Route 600.

Overall, the linkages throughout the county are ample with good access to other areas of the Tampa Bay area.

Transportation

The Tampa Bay MSA is home to two major airports including St. Pete-Clearwater International Airport (PIE) in Pinellas County, and Tampa International Airport (TPA) in Hillsborough County.

Tampa International Airport is an international airport approximately 6.0 miles west of Downtown Tampa. It is served by over twenty major airlines, including Southwest Airlines which operates up to 121 flights per day. Over the 12 months ending in February 2025, the airport reportedly handled 24,609,398 passengers, making it the 26th busiest airport in North America. From March 1, 2025 to April 6, 2025, the airports spring break period, TPA anticipates a record breaking 3.3 million passengers to pass through the airport. The airports busiest day for 2025 is expected to be on March 15th, with as many as 101,000 passengers projected. TPA is also planning a \$790 million Airside D project that is scheduled for completion in late 2027.

St. Pete-Clearwater International Airport saw a 14% increase in passengers in 2024. The airport connects Pinellas County with smaller cities across North America and is seeing growth in its Canadian business and is planning a \$110 million terminal expansion.

Mass transit is provided by the public transports available for each county as stated below:

Pinellas County	Pinellas Suncoast Transit Authority (PSTA)
Hillsborough County	Hillsborough Area Regional Transit Authority (HART)
Pasco County	Pasco County Public Transportation (PCPT)
Hernando County	Hernando County Transit Services (TheBus)

Population

The 2025 population data is the most current available for the Tampa MSA with growth as illustrated below. As employment has increased over the past few years, the population growth has also increased. The four county Tampa MSA had an estimated 2025 population of 3,385,153 which is expected to increase by 1.09% per year until 2030.

	2025 Population	2030 Population Estimation	2025-2030 Population: Annual Growth
Tampa-St. Petersburg-Clearwater	3,385,153	3,574,464	1.09%
Florida	23,027,836	24,297,976	1.08%
USA	339,887,819	347,149,422	0.42%

Median Household Income

Total median household income for the region is presented in the following table. Overall, the subject's MSA is similar to the state. However, is slightly below the nation.

	2025 Median Household Income	2025 Average Household Income	2025 Per Capita Income
Tampa-St. Petersburg-Clearwater	\$78,083	\$109,563	\$45,617
Florida	\$78,205	\$111,382	\$44,891
USA	\$81,624	\$116,179	\$45,360

Residential Real Estate

House Price Appreciation:

Median price for houses is \$400,000 in August 2025 compared to \$410,000 in August 2024, which was a -2.4% change. Condo/townhome median pricing is down -7.6% during the same timeframe, down to \$263,250 from \$285,000. Some of these lower prices can be attributed to as is sold properties that were flooded during the 2024 hurricanes that devastated tens of thousands of Tampa Bay properties.

Active listings are up 16.9% from last year in the Single-Family home market and up 6.4% in the Townhouse/Condo market. This is due to the decreased sales volume and decrease in demand for housing.

The tables below summarize the most important housing market indicators for the Tampa, FL metro in August 2025.

Single-Family				Townhouses and Condos			
Summary Statistics	August 2025	August 2024	Percent Change Year-over-Year	Summary Statistics	August 2025	August 2024	Percent Change Year-over-Year
Closed Sales	3,358	3,603	-6.8%	Closed Sales	1,030	1,215	-15.2%
Paid in Cash	793	802	-1.1%	Paid in Cash	496	529	-6.2%
Median Sale Price	\$400,000	\$410,000	-2.4%	Median Sale Price	\$263,250	\$285,000	-7.6%
Average Sale Price	\$518,801	\$520,633	-0.4%	Average Sale Price	\$379,200	\$379,166	0.0%
Dollar Volume	\$1.7 Billion	\$1.9 Billion	-7.1%	Dollar Volume	\$390.6 Million	\$460.7 Million	-15.2%
Median Percent of Original List Price Received	95.2%	96.4%	-1.2%	Median Percent of Original List Price Received	92.5%	94.9%	-2.5%
Median Time to Contract	43 Days	30 Days	43.3%	Median Time to Contract	59 Days	42 Days	40.5%
Median Time to Sale	81 Days	70 Days	15.7%	Median Time to Sale	92 Days	84 Days	9.5%
New Pending Sales	3,399	3,184	6.8%	New Pending Sales	1,012	1,036	-2.3%
New Listings	4,090	4,429	-7.7%	New Listings	1,428	1,643	-13.1%
Pending Inventory	4,214	3,924	7.4%	Pending Inventory	1,208	1,313	-8.0%
Inventory (Active Listings)	13,740	11,757	16.9%	Inventory (Active Listings)	6,695	6,290	6.4%
Months Supply of Inventory	4.3	3.6	19.4%	Months Supply of Inventory	6.6	5.1	29.4%

Source: Greater Tampa Realtors

The Tampa, FL metro had a weakening seller's market in August 2025. For the Single-Family segment, months' supply stood at 4.3 months. For the Townhouse/Condo segment, it stood at 6.6 months. On a market segment basis, entry-level markets tend to have a somewhat lower demarcation point between a buyer's and seller's market (estimated around 5 months) and move-up markets tend to have a somewhat higher demarcation point between a buyer's and seller's market (estimated around 7 months). This is because even in a balanced market, the less expensive entry-level homes usually sell more quickly than move-up homes. Lower levels of months' inventory tend to lead to upward price pressures. This is especially common in the entry-level market, where supply has been most constrained since 2012 and which has led to reduced affordability.

Mortgage Risk:

AEI measures the level of mortgage risk present in a metro through the mortgage default rate. A higher mortgage default rate implies greater access to credit, but also indicates greater likelihood of default. While at first glance, greater access may seem like a positive, especially for first-time buyers trying to enter the market, when market conditions are tight, it actually works to their detriment. During a seller's market, greater access to credit is capitalized into higher house prices, which then generally results in home prices rising faster than, for example, incomes or rents.

In the Tampa, FL metro, the most recent mortgage default rate data is for the 4th quarter of 2024, which stood at 11.8%, compared to 11.9% for the nation. The mortgage default rate in the Tampa, FL metro decreased from a year ago, when the mortgage default rate stood at 12.2%.

The mortgage default rate varied substantially by market segment for the Tampa, FL metro. The mortgage default rate for entry-level buyers was 14.9%, but only 8.8% for move-up buyers.

Expected mortgage rate increases is not likely to be positive for the residential housing market. We expect pricing to stabilize and likely only moderately increase in 2025. This depends heavily on the net positive in-migration of people moving to the area from other parts of the country.

New Construction Activity:

In the fourth quarter of 2024, new construction share of sales added 22.6% overall to the Tampa, FL metro housing stock. This is higher than the nation, for which the new construction contribution during the same time period was 16.0%. Additions to the existing housing stock during this period varied substantially by market segment. While 19.6% was added to the entry-level tier stock, 26.9% was added to the move-up tier stock.

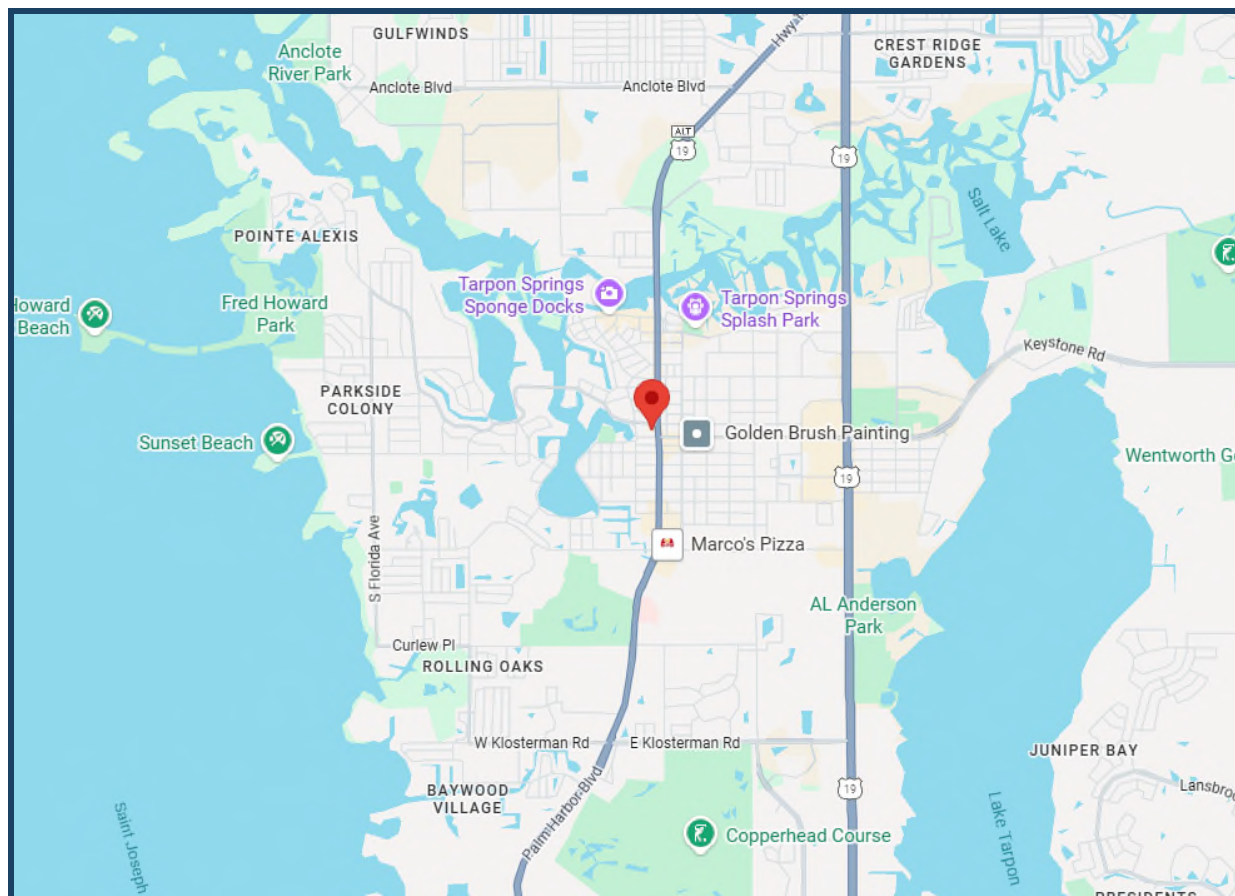
MSA Conclusion

Housing demand and prices are slowing, and 2024 housing permits declined by 0.7% from the previous year, but housing prices are still at the highest levels since 2008. As the economy continued to improve throughout late 2022, not only did housing prices continue to rise, but residential rental rates also increased. These trends continued into 2023 and 2024 throughout the residential and commercial real estate sectors. It is unclear what effect rising interest rates will have on the economy and real estate markets. Healthcare is another key driver for the metro area—jobs in the medical profession are over 15% of the area's workforce and pay slightly more than the local average. Hiring in these elective fields is evidence that residents are optimistic about the region's recovery. This increase is also attributable to the extra demand created by the large, fast-growing senior population. Among major metro areas, the Tampa MSA maintains the largest percentage of residents older than 65, even with a population growth trend of under 20-year olds outpacing the country as a whole.

Tampa-St. Petersburg-Clearwater is expected to be similar to slightly outpace the nation over the next two years, as a slowed, but continued influx of residents, mostly retirees, will drive demand for housing and other locally produced services. These transplants will contribute to its tax base, but not add as much to its tightening labor supply as a high percentage appear to be retirees and remote employees. This will also help to continue to drive the construction market. Overall, these factors have led to the lowest unemployment levels in Tampa Bay since before the COVID pandemic, a growing labor force with more people entering the job market, while driving up wages. While the hospitality industry in the beaches area has been robust over the past few years, continually breaking records, the industry is also expected to continue to slowly recover outside the beaches areas, as the US and world economies improve. The beaches continue to be some of the utmost traveled to destinations with outdoor venues. These factors will ensure that Tampa Bay's income expands faster than the nation's over the forecast horizon. Robust healthcare and the outdoor lifestyle demand will be a catalyst for the foreseeable future and the outlook for the long-term economy is positive.

Neighborhood Analysis

Due to the summary format of the report, detailed information relative to regional and city trends have been summarized as follows.



Overview

The market area contains a portion of the City of Tarpon Springs, and surrounding areas located in Pinellas County, Florida. The site address is 17 W Orange St, and the neighborhood area is bound by the Pinellas and Pasco County line to the north, the Gulf of Mexico to the west, Klosterman Rd to the south and Lake Tarpon to the east.

Access/Visibility

Within the immediate area of the subject property, transportation access helps define the character of its development. The subject neighborhood has average access to major and minor transportation facilities. The major north-south roadways are US Highway 19, a principal arterial State Road having six divided lanes, and N Pinellas Ave. E Tarpon Ave (Keystone Rd) is the primary east and west thoroughfare in the area of the subject. SR 54 is north of the subject and provides access to I-275.

Land Use Patterns

The primary market area (PMA) is generally described as being residential in nature. The PMA is approximately 80% developed, and the approximate breakdown of land uses is as follows: Single-family 50%, Multifamily 5%, Retail 10%, Office 5%, Industrial 10%, and Vacant Land 20%. The neighborhood is in the stability phase of its life cycle.

Tarpon Springs has a strong Greek population and history and is known as the "sponge capital of the world". Greek immigrants built the thriving sponge industry in Tarpon Springs and the Greek influence and heritage is very present today as there are multiple Greek restaurants in the area and many of the shops are decorated in light blue and white, the colors of the Greek flag. The downtown area of Tarpon Springs is listed on the National Register of Historic Places where you'll find art galleries, antiques stores and specialty shops housed in buildings dating from the late 1800's.

Tarpon Springs, on Pinellas County's north Gulf Coast, blends a historic working waterfront with steady household gains and a service-heavy job base. The city's 2023 population was 25,522, up 0.66% year over year, with a notably older median age (55.7). Median household income reached \$68,877 in 2023, a 7.9% annual increase, reflecting wage growth across health care, retail, and education, which are the city's largest employment sectors. Looking ahead, incomes are likely to rise at a low-to-mid single-digit pace over the next three years as recent local income gains normalize alongside Tampa Bay inflation trends.

Regional spending capacity is healthy. Households in the Tampa–St. Petersburg–Clearwater metro spent an average of \$72,956 in 2022–23, and Florida per-capita personal consumption expenditures reached about \$60,200 in 2023—tailwinds for local retailers and restaurants that anchor the Sponge Docks and downtown.

On the development front, the city is advancing downtown reinvestment via its Community Redevelopment Agency, issuing an invitation to negotiate a mixed-use project (retail/restaurant with residential or office) on a CRA-owned lot at 144 E. Tarpon Avenue, and launching an update to its downtown plans and branding to guide public-private partnerships; it is also evaluating a new Central Tarpon Springs CRA to expand reinvestment tools. Population growth countywide is projected to be modest through 2030, suggesting Tarpon Springs will remain relatively stable to slightly growing as infill and reinvestment proceed. Major employers include AdventHealth North Pinellas (about 168 beds and roughly 1,100 employees), Innisbrook Resort, the City of Tarpon Springs, Pinellas County Schools (local campuses), and A-B-C Packaging Machine Corp., with tourism continuing to be a leading industry, drawing roughly one million visitors annually. Overall, Tarpon Springs offers a mature, amenity-rich market where incremental redevelopment, tourism demand, and stable demographics underpin retail spending and service-sector employment.

Caroline Anclote Harbor is a new luxury apartment complex that is under construction at 42700 US Hwy 19 N that will feature 404 apartments spread across five four-story buildings. The community will offer one-, two- and three-bedroom floorplans and amenities will include a dog park, children's playground, resort-style swimming pool, a 10,000 SF clubhouse with co-working space, a 2,000 SF fitness center and walking trails.

St. Petersburg College recently completed a \$7 million renovation of an existing building at its Tarpon Springs campus. The 40,000 square foot Michael and Evelyn Bilirakis Building houses the Chris Sprowls Workforce Innovation Hub in a 10,000 square foot space. The Innovation Hub features a stage, soldering equipment, "maker space" or office space, and hosts programs to teach SPC students modern technologies like drones, artificial intelligence and cybersecurity.

Public Facilities/ Services

The neighborhood is served by all public utilities and services that appear adequate.

Neighborhood Demographics

The following tables present the subject neighborhood demographics for a one-, three- and five-mile radius from the subject property.

Demographic Data

Population characteristics and income levels were obtained from STBOnline for 1, 3, and 5-mile radii near the subject's location. A summary of the information is presented in the following tables.

POPULATION

	1 mile	3 miles	5 miles
2010 Population	6,587	45,190	111,871
2020 Population	6,928	50,001	121,287
2025 Population	7,226	50,357	121,131
2030 Population	7,281	51,726	124,884
2010-2020 Annual Rate	0.51%	1.02%	0.81%
2020-2025 Annual Rate	0.81%	0.14%	-0.02%
2025-2030 Annual Rate	0.15%	0.54%	0.61%
2020 Median Age	51.4	50.6	49.5
2025 Median Age	52.4	51.8	50.5

TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES



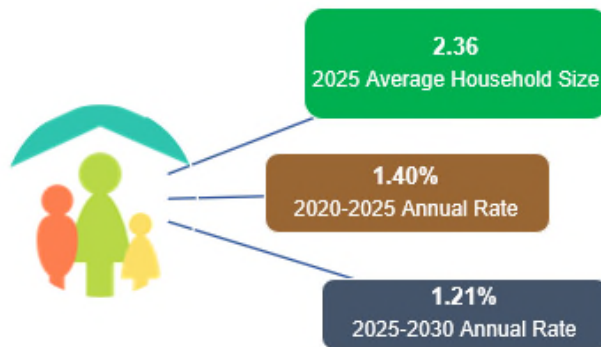
Within 3 miles of the subject, the current year population is 50,357. In 2020, the Census count in the area was 50,001. The rate of change since 2020 was 0.14% annually. The five-year projection for the population in the area is 51,726 representing a change of 0.54% annually from 2025 to 2030.

HOUSEHOLD

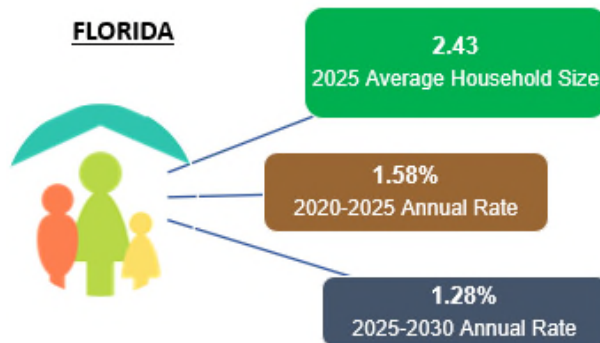
	1 mile	3 miles	5 miles
2025 Wealth Index	100	107	107
2010 Households	2,975	19,980	48,347
2020 Households	3,210	22,516	52,309
2025 Households	3,468	23,105	53,300
2030 Households	3,550	23,929	55,441
2010-2020 Annual Rate	0.76%	1.20%	0.79%
2020-2025 Annual Rate	1.48%	0.49%	0.36%
2025-2030 Annual Rate	0.47%	0.70%	0.79%
2025 Average Household Size	2.03	2.16	2.25

The household count within 3 miles of the subject has changed from 22,516 in 2020 to 23,105 in the current year, a change of 0.49% annually. The five-year projection of households is 23,929, a change of 0.70% annually from the current year total. Average household size is currently 2.16.

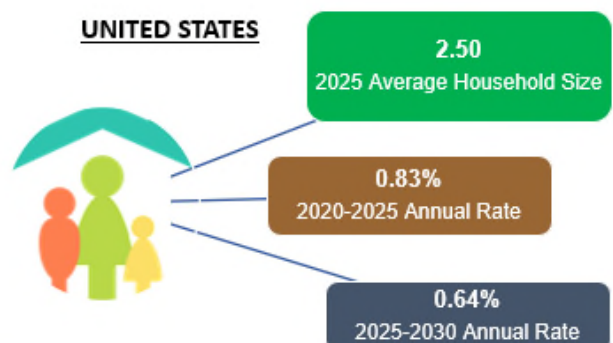
TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES



INCOME

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	41.9%	34.1%	33.7%
Median Household Income			
2025 Median Household Income	\$52,584	\$68,139	\$71,871
2030 Median Household Income	\$67,267	\$79,701	\$81,851
2025-2030 Annual Rate	5.05%	3.18%	2.63%
Average Household Income			
2025 Average Household Income	\$100,000	\$105,043	\$107,210
2030 Average Household Income	\$114,936	\$118,933	\$118,993
2025-2030 Annual Rate	2.82%	2.51%	2.11%
Per Capita Income			
2025 Per Capita Income	\$46,613	\$47,932	\$47,170
2030 Per Capita Income	\$54,202	\$54,732	\$52,819
2025-2030 Annual Rate	3.06%	2.69%	2.29%

Current median household income is \$68,139 within 3 miles of the subject, compared to \$81,624 for all U.S. households. Median household income is projected to be \$79,701 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$105,043 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$118,933 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$47,932 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$54,732 in five years, compared to \$50,744 for all U.S. households.

TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES

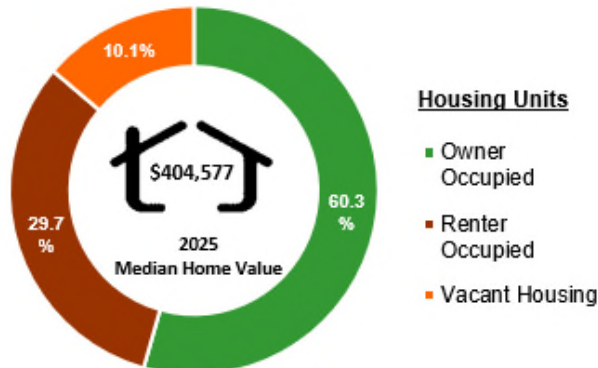


HOUSING

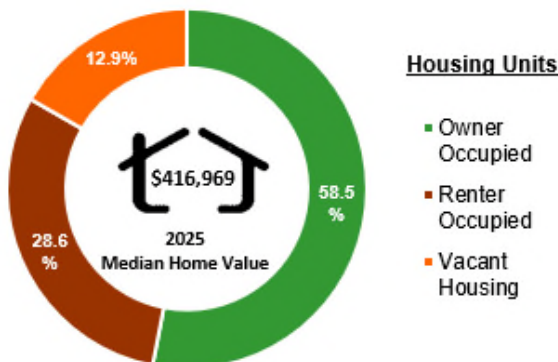
	1 mile	3 miles	5 miles
2025 Housing Affordability Index	54	66	67
2010 Total Housing Units	3,671	24,881	58,034
2010 Owner Occupied Housing Units	1,762	14,420	36,935
2010 Renter Occupied Housing Units	1,213	5,561	11,413
2010 Vacant Housing Units	696	4,901	9,687
2020 Total Housing Units	3,794	27,038	60,560
2020 Owner Occupied Housing Units	1,838	15,933	38,005
2020 Renter Occupied Housing Units	1,372	6,583	14,304
2020 Vacant Housing Units	563	4,433	8,211
2025 Total Housing Units	4,011	27,379	61,037
2025 Owner Occupied Housing Units	2,036	16,751	39,803
2025 Renter Occupied Housing Units	1,432	6,354	13,497
2025 Vacant Housing Units	543	4,274	7,737
2030 Total Housing Units	4,060	28,286	63,623
2030 Owner Occupied Housing Units	2,229	17,732	42,265
2030 Renter Occupied Housing Units	1,321	6,198	13,176
2030 Vacant Housing Units	510	4,357	8,182

Currently, 61.2% of the 27,379 housing units within 3 miles of the subject are owner occupied; 23.2%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 27,038 housing units in the area and 16.4% vacant housing units.

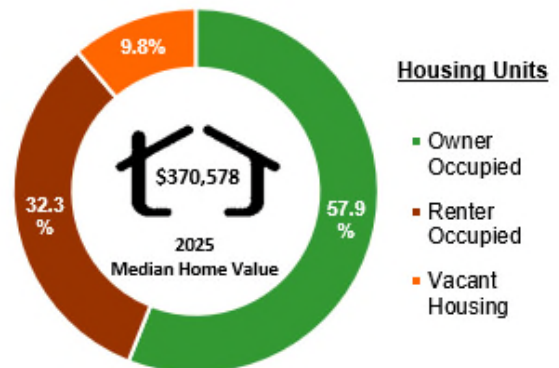
TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES



Market Area Conclusion

The subject is located in the southwest quadrant of W Orange St and N Pinellas Ave in Tarpon Springs, FL. The area is mostly developed, and the neighborhood is well located and is within commuting distance of other areas of Pinellas County and surrounding communities along the barrier islands. The accessibility of the locale is enhanced by its location near N Pinellas Ave and E Tarpon Ave and proximity to US 19, N Pinellas Ave, SR 54, and I-275. Given its location characteristics, a slow but steady population growth is expected within 3 miles of the subject over the next several years. The long-term outlook for the neighborhood is anticipated to be one of continued slow growth, re-development, and demand into the foreseeable future.

Tarpon Springs Residential Market Overview

Introduction

Tarpon Springs residential market is a mix of historic coastal neighborhoods, new single-family infill, and a growing slate of multifamily and mixed-use proposals that reflect Pinellas County's broader demand for Gulf-coast lifestyle housing. The city adopted a new 2045 Comprehensive Plan in 2024 that explicitly encourages sensitive infill, downtown redevelopment, and higher density where appropriate, a policy backbone that's guiding new housing decisions. Buyers are drawn to Tarpon Springs for its Sponge Docks/downtown character, bay access and shorter commutes into the Tampa Bay MSA. That desirability has produced steady new-home construction (single-family and villas) and higher interest in multifamily product on larger parcels along US-19 and in the northern parts of the city. Regional preservation efforts (for example nearby West Klosterman Preserve) are also constraining some greenfield supply, which supports infill development pressure inside the city limits.

Top projects include:

Anclote Harbor Apartments (42501 US-19 N)

Caroline Anclote Harbor, a sizable luxury/mid-market multifamily project proposed for a former big-box parcel has broken ground. The 400-unit apartment community will offer a one-, two- and three-bedroom mix. This is the single largest multifamily proposal currently associated with Tarpon Springs' near-term pipeline.

Montrose at Innisbrook / Toll Brothers listings

Toll Brothers and other builders are active nearby with higher-end single-family and villa products marketed to buyers looking for golf-community and amenity-rich options, some of which list Tarpon Springs (or adjacent Innisbrook) as the address area for new homes. These projects are typical of the recent single-family new-home wave.

Forbes property / Downtown infill sites

The city has solicited redevelopment proposals for key downtown parcels (Forbes site), and recent competing concepts include boutique hotel/retail/mixed-use schemes that, if realized, would add small-scale lodging and potentially residential units above retail in the heart of downtown. The city's Special Area Plan channels this type of higher-intensity downtown reuse.

Recently completed and under-construction activity:

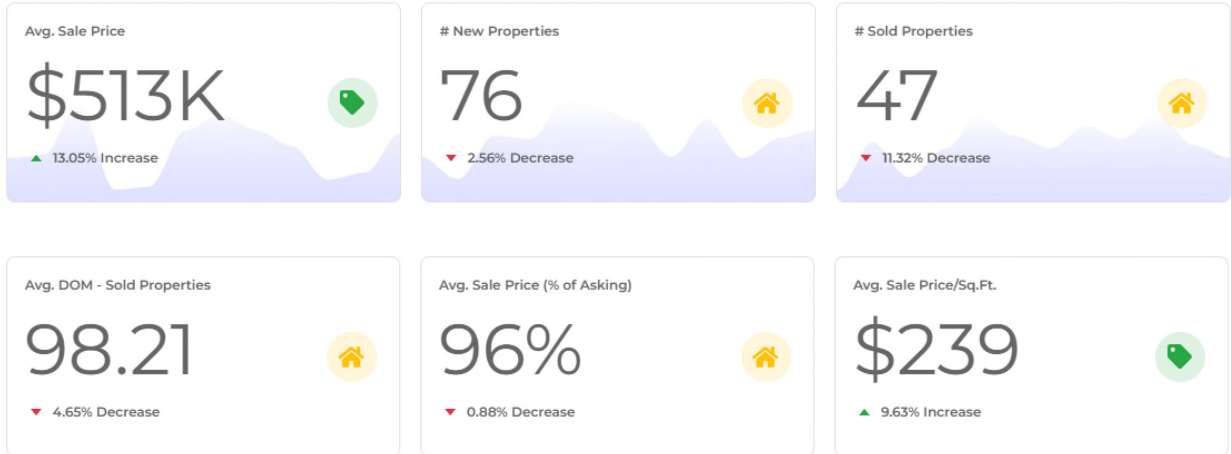
Infill single-family and small villa communities have been completed or are move-in ready across the city (MLS inventory shows numerous new-build single-family listings and smaller villa/condo communities). These are meeting local owner-occupier and second-home demand.

Adaptive reuse and boutique projects — smaller, high-profile conversions (for example unique historic properties converted to high-end residences) and local downtown renovations have closed recently, signaling appetite for premium, character-driven housing.

Supply and Absorption Considerations

Buyers can expect limited greenfield supply inside the city and steady, competitively priced new single-family inventory plus occasional larger multifamily offerings. For sellers there is strong appeal for well-located homes near downtown, waterfront and golf-community amenities, while renovated/character homes attract premium pricing. For investors and developers, the largest near-term opportunity is mid-rise multifamily on larger parcels along US-19 and mixed-use infill downtown. However, the Comprehensive Plan and local preservation efforts mean approvals favor context-sensitive designs.

The following statistics are calculated on activity within the period from October 2, 2025 to November 2, 2025 for single-family residential properties in Tarpon Springs:



The following statistics are calculated on single-family residential properties in Tarpon Springs within the period from November 2024 to October 2025:

\$494,430

Average calculated by selected date range

Avg. Sale Price

▲ There was a 9.2% increase during the selected date range



85

Average calculated by selected date range

Avg. DOM - Sold Properties

▲ There was a 18.6% increase during the selected date range



79

Average calculated by selected date range

New Properties

▲ There was a 39.3% increase during the selected date range



95.9%

Average calculated by selected date range

Avg. Sale Price (% of Asking)

▼ There was a 0.1% decrease during the selected date range

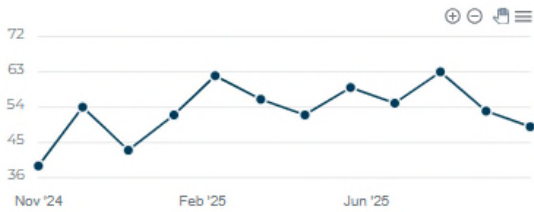


53

Average calculated by selected date range

Sold Properties

▲ There was a 25.6% increase during the selected date range



\$247

Average calculated by selected date range

Avg. Sale Price/Sq.Ft.

▼ There was a 3.2% decrease during the selected date range



487

Average calculated by selected date range

Active Properties

▲ There was a 22.0% increase during the selected date range

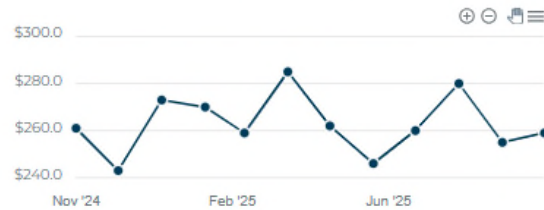


\$263

Average calculated by selected date range

Avg. Asking Price/Sq.Ft.

▼ There was a 0.8% decrease during the selected date range



\$544,744

Average calculated by selected date range

Avg. Asking Price

▲ There was a 2.8% increase during the selected date range



Legal Description

THAT PART OF BLOCK 65 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, FLORIDA AS RECORDED IN PLAT BOOK 4, PAGE 8 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF ORANGE STREET 542 1/2 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 65; RUN THENCE DUE SOUTH ALONG THE EAST LINE OF L.W. CLEMSON'S LOT 130 FEET TO A CORNER; THENCE RUN DUE EAST 51 1/2 FEET TO A CORNER; THENCE RUN NORTH 130 FEET; THENCE RUN WEST ALONG THE SOUTH LINE OF ORANGE STREET 51 1/2 FEET TO POINT OF BEGINNING.

AND

THAT PART OF BLOCK 65 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, FLORIDA AS RECORDED IN PLAT BOOK 4, PAGE 8 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 542 1/2 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID BLOCK AT THE INTERSECTION OF SOUTHERN BOUNDARY LINE OF ORANGE STREET AND RUN THENCE SOUTHERLY 150 FEET TO A POINT; THENCE WESTERLY 50 FEET TO A POINT, THENCE NORTHERLY 150 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF ORANGE STREET AND THENCE EASTERLY 50 FEET ALONG SAID SOUTHERN BOUNDARY LINE TO POINT OF BEGINNING.

Subject Photographs



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Subject Photographs



Exterior



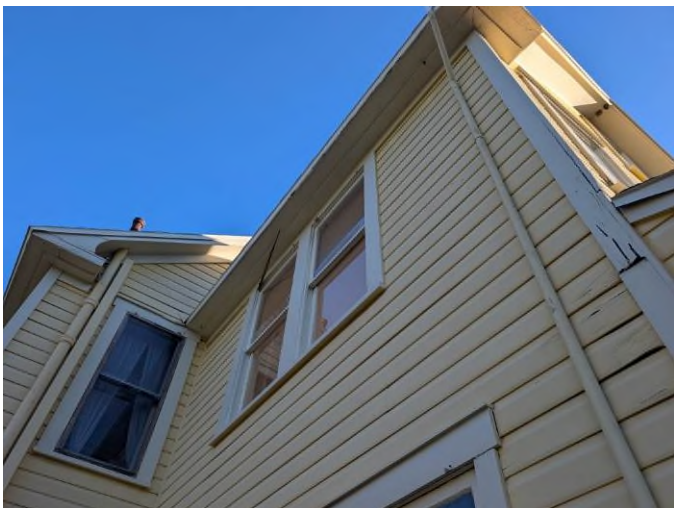
Exterior



Exterior



Exterior



Exterior



Exterior

Subject Photographs



View of Shed



Interior of Shed



View of Shed



Exterior



Exterior



Exterior

Subject Photographs



Interior



Interior



Interior



Interior



Interior



Interior

Subject Photographs



Interior



Interior



Interior



Interior



Interior



Interior

Subject Photographs



Interior



Interior



Interior



Interior



Interior



Interior

Subject Photographs



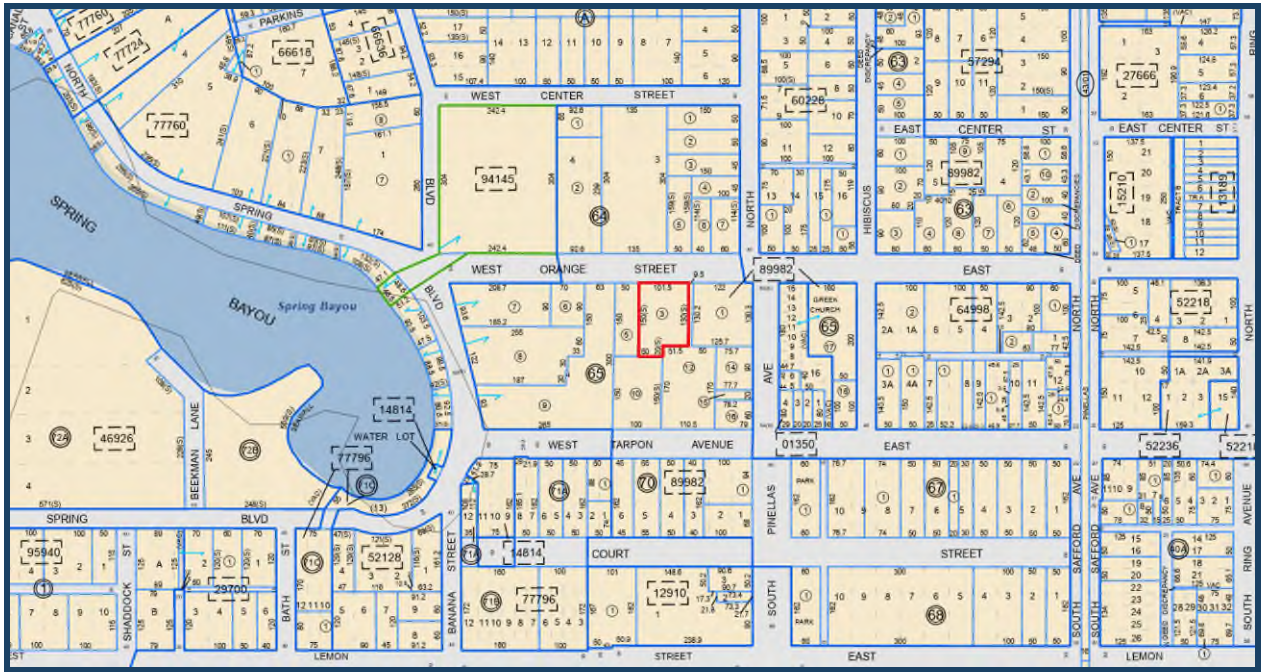
Interior



Interior

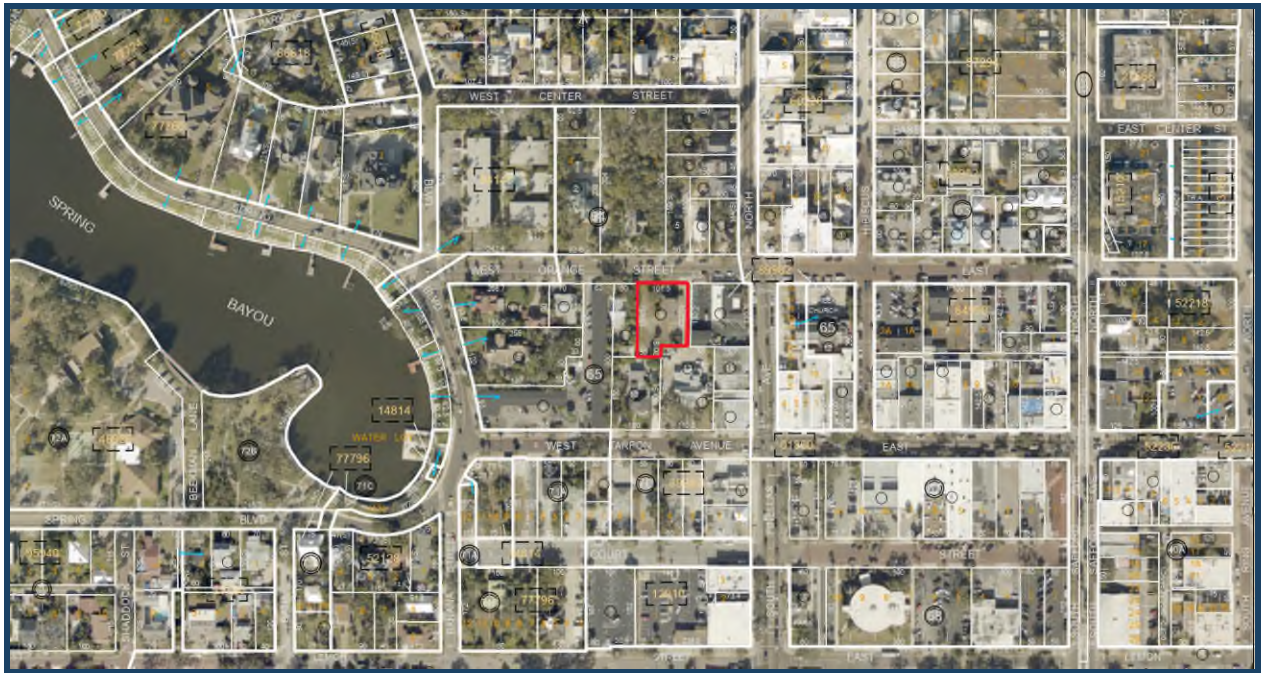


View Looking West Along W Orange St
(Subject on Left)



Plat Map

(Outline is Approximate) Source: Pinellas County Property Appraiser



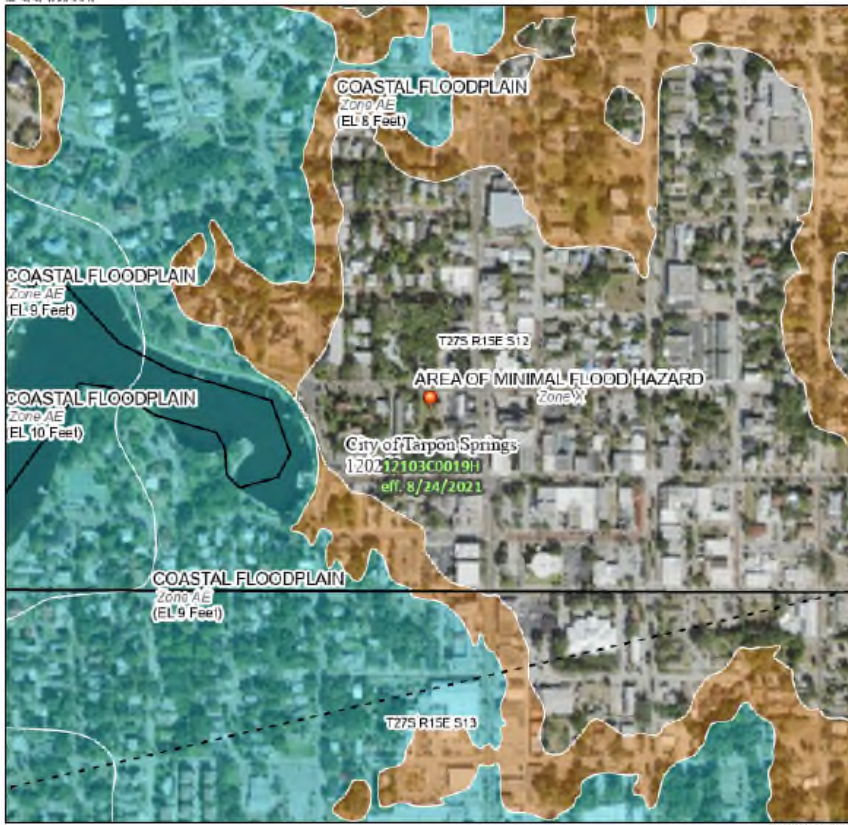
Aerial Map

(Outline is Approximate) Source: Pinellas County Property Appraiser

National Flood Hazard Layer FIRMMette



82°46'18"W 28°9'57"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 82°46'18"W 28°9'57"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, A-1, A-2
 - With BFE or Depth Zone AE, AO, AH, VC, AP
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levat. See Notes. Zone X
 - Area with Flood Risk due to Levat. Zone X
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LDMRs
 - Area of Undetermined Flood Hazard Zone X
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/14/2025 at 10:49 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood Map

Sale Comparables - Improved

Comparable 1

Property Data	
Id	26710
Property Major Type	Multi-Family
Property Sub Type	NA
Address	227 E Lemon St, S Ring Ave
City	Tarpon Springs
County	Pinellas
Zip	34689
State	FL
Tax Id	12-27-15-77778-401-0280, 12-27-15-77778-401-0140



Transaction			
Transaction Type	Closed Sale	Date	4/1/2024
Financing	Conventional	Actual Price	\$525,100
Property Rights	Fee Simple	Price Adjustment	NA
Conditions of Sale	Arm's Length	Price	\$525,100
Grantor	KDA Properties LLC,	Price Per RA	\$182.33
Grantee	Opportunity Tarpon Inc.,	Sale Verification Source	Broker Listing, Third Party Source, Public Records
Book/Page or Reference Doc	2024086049	Days on Market	NA

Site			
Acres	0.28	Topography	Gently Sloping
Land SF	12,136	Zoning	SAP
Road Frontage	E Lemon St, S Ring Ave	Flood Zone	Zone X
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Improvements & Financial Data			
Rentable Area	2,880	Financial Data	
Year Built	1920	Gross Potential Rent	NA
Building Class	NA	Other Income	NA
Construction	Masonry	PGI	NA
Renovations	NA	Vacancy	NA
No. of Buildings	1	EGI	NA
No. of Stories	2	Total Expenses	NA
Quality	Average	NOI	NA
Condition	Poor	Cap Rate	NA
		Net Operating Income Per SF	NA
		Expense Ratio	NA

Sale Comments

This property consists of a historic mixed-use property located at 227 E Lemon Street, sold along with the adjoining vacant commercial lot on S. Ring Avenue, both situated within Tarpon Springs' Special Area Plan (SAP) and CRA District. The primary parcel includes a 2,880 SF structure built in 1920, previously operating as The Old Smirlis Bakery, on a 5,885 SF (0.13-acre) lot, zoned T4b permitting extensive mixed-use flexibility. The building retains original brick masonry construction, corrugated metal roofing, and concrete and wood flooring, but was in shell condition requiring full rehabilitation at the time of sale. The adjoining parcel at S. Ring Avenue measures 6,251 SF (0.14 acres) and was separately recorded as a vacant commercial lot, providing valuable rear access and potential parking or redevelopment area that could also be sold separately. The combined properties sold on April 1, 2024, for a total consideration of \$525,100 after 43 days on market, representing 96% of list price. Both parcels were previously held by KDA Properties LLC and purchased by Opportunity Tarpon Inc. The purchaser subsequently sold the vacant lot for \$182,000 in June 2024.

Comparable 2

Property Data	
Id	26713
Property Major Type	Retail-Commercial
Property Sub Type	NA
Address	118 E Orange St
City	Tarpon Springs
County	Pinellas
Zip	34689
State	FL
Tax Id	12-27-15-64998-000-0050



Transaction			
Transaction Type	Closed Sale	Date	12/9/2024
Financing	Conventional	Actual Price	\$680,000
Property Rights	Fee Simple	Price Adjustment	NA
Conditions of Sale	Arm's Length	Price	\$680,000
Grantor	KDA Properties LLC,	Price Per RA	\$203.47
Grantee	Little, Michael G; Tea House Land Trust,	Sale Verification Source	Broker Listing, Third Party Source, Public Records
Book/Page or Reference Doc	2024314659	Days on Market	NA

Site			
Acres	0.33	Topography	Gently Sloping
Land SF	14,248	Zoning	SAP
Road Frontage	E Orange St	Flood Zone	Zone X
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Improvements & Financial Data			
Rentable Area	3,342	Financial Data	
Year Built	1925	Gross Potential Rent	NA
Building Class	NA	Other Income	NA
Construction	Masonry	PGI	NA
Renovations	NA	Vacancy	NA
No. of Buildings	2	EGI	NA
No. of Stories	2	Total Expenses	NA
Quality	Average	NOI	NA
Condition	Poor	Cap Rate	NA
		Net Operating Income Per SF	NA
		Expense Ratio	NA

Sale Comments

The property located at 118 E Orange Street—locally known as The Old Tea House—is a two-story historic mixed-use building situated within the Downtown Tarpon Springs Special Area Plan (T4a zoning), allowing a wide range of residential, office, restaurant, or event space uses. The structure, originally built in 1925, comprises approximately 4,769 square feet of gross area and 3,342 square feet of rentable area on a 0.33-acre (14,248 SF) double lot with alley access. The building is of block and wood-frame construction with a gabled shingle roof, set on a brick-paved street near city parking and retail activity. The property includes three detached buildings, each recently upgraded with impact windows, updated electrical and plumbing rough-ins, and foundation stabilization as part of an unfinished commercial renovation. The interior is gutted. The property sold on December 9, 2024, for \$680,000 after 14 days on market. The buyer, Tea House Land Trust (Michael G. Little, Trustee), purchased the property from KDA Properties LLC, which had acquired it in 2020 for \$537,500. The structure was in shell condition at sale, with interior framing exposed and no HVAC installed, requiring full build-out for occupancy.

Comparable 3

Property Data

Id	26712
Property Major Type	Residential
Property Sub Type	NA
Address	209 Grand Blvd
City	Tarpon Springs
County	Pinellas
Zip	34689
State	FL
Tax Id	12-27-15-66636-000-0020



Transaction

Transaction Type	Closed Sale	Date	1/17/2025
Financing	Conventional	Actual Price	\$432,000
Property Rights	Fee Simple	Price Adjustment	NA
Conditions of Sale	Arm's Length	Price	\$432,000
Grantor	Hourdas, Maria H; Maritsa Hourdas Revocable Living Trust,	Price Per RA	\$238.81
Grantee	Hornsby, Scarlett Renee; Hornsby, Joshua Duncan	Sale Verification Source	Broker Listing, Third Party Source, Public Records
Book/Page or Reference Doc	2025024594	Days on Market	NA

Site

Acres	0.31	Topography	Gently Sloping
Land SF	13,673	Zoning	CRM
Road Frontage	Grand Blvd	Flood Zone	Zone X & AE
Shape	Roughly rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Improvements & Financial Data

Rentable Area	1,809	Financial Data	
Year Built	1900	Gross Potential Rent	NA
Building Class	NA	Other Income	NA
Construction	Masonry	PGI	NA
Renovations	NA	Vacancy	NA
No. of Buildings	1	EGI	NA
No. of Stories	2	Total Expenses	NA
Quality	Average	NOI	NA
Condition	Fair	Cap Rate	NA
		Net Operating Income Per SF	NA
		Expense Ratio	NA

Sale Comments

The property at 209 Grand Boulevard is a two-story historic single-family residence built in 1900, located within walking distance of Downtown Tarpon Springs, the Sponge Docks, and Spring Bayou. The home features 1,809 square feet of heated area (2,406 SF total) on a 0.31-acre (13,673 SF) lot, zoned for residential use. It is of wood-frame construction with a shingle roof, and the interior includes three bedrooms, two bathrooms, high ceilings, an interior laundry, and original wood trim. The property retains many period architectural elements, including decorative porch columns and vintage detailing consistent with early 20th-century design. The property sold on January 17, 2025, for \$432,000 after 11 days on market, closing at 96% of the \$450,000 list price. The home was marketed as a renovation project, owned by the same family for four generations, with a new roof completed in December 2024.

Comparable 4

Property Data	
Id	26714
Property Major Type	Residential
Property Sub Type	NA
Address	216 Banana St
City	Tarpon Springs
County	Pinellas
Zip	34689
State	FL
Tax Id	13-27-15-15300-000-0020, 13-27-15-15300-000-0030



Transaction			
Transaction Type	Closed Sale	Date	2/19/2025
Financing	Conventional	Actual Price	\$300,000
Property Rights	Fee Simple	Price Adjustment	NA
Conditions of Sale	Arm's Length	Price	\$300,000
Grantor	Edstrom, Eva Kristina; Osborn, Kent Eugene	Price Per RA	\$157.81
Grantee	Mantex Partners LLC,	Sale Verification Source	Broker Listing, Third Party Source, Public Records
Book/Page or Reference Doc	2025074129	Days on Market	NA

Site			
Acres	0.32	Topography	Gently Sloping
Land SF	14,044	Zoning	R-60
Road Frontage	Banana St	Flood Zone	Zone AE
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

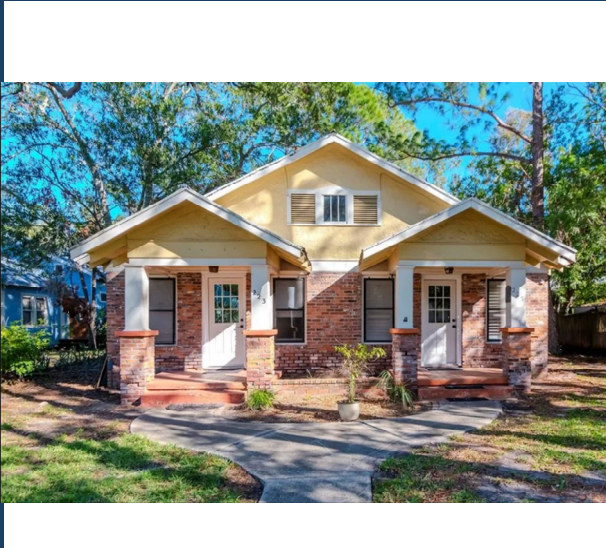
Improvements & Financial Data			
Rentable Area	1,901	Financial Data	
Year Built	1939	Gross Potential Rent	NA
Building Class	NA	Other Income	NA
Construction	Masonry	PGI	NA
Renovations	NA	Vacancy	NA
No. of Buildings	1	EGI	NA
No. of Stories	2	Total Expenses	NA
Quality	Average	NOI	NA
Condition	Poor	Cap Rate	NA
		Net Operating Income Per SF	NA
		Expense Ratio	NA

Sale Comments

The property at 216 Banana Street is a historic 3-bedroom, 1-bath bungalow with a detached 1-bedroom, 1-bath accessory dwelling unit (ADU), located just two blocks from Spring Bayou and Craig Park. Built in 1939, the home sits on a 0.32-acre double lot (95' x 140') zoned residential, with a total heated area of 1,677 square feet (2,303 SF total) and a carport, pavilion, and multiple storage structures. The structure is wood-frame with metal siding and a shingle roof, featuring historic detailing consistent with the Tarpon Springs district. The main residence includes original hardwood floors, high ceilings, and period millwork, while the detached unit provides private access and updated aluminum-frame windows. The home lies within Flood Zone AE, requiring insurance coverage but allowing renovation and expansion within city design guidelines. The property sold on February 19, 2025, for \$300,000 after listing at \$350,000 and reducing to \$325,000 prior to closing. The listing disclosed water intrusion and flood damage from Hurricane Helene, with flooring and wall remediation completed but interior rebuilds remaining unfinished. The roof (2016) and updated electrical systems in both the main and guest houses remained intact, and both AC systems were noted as newer (3 years and brand new). The property also featured a 16'x16' pavilion constructed in the backyard.

Comparable 5

Property Data	
Id	26711
Property Major Type	Residential
Property Sub Type	NA
Address	223 Bath St
City	Tarpon Springs
County	Pinellas
Zip	34689
State	FL
Tax Id	12-27-15-89982-074-0102



Transaction			
Transaction Type	Closed Sale	Date	9/4/2025
Financing	Conventional	Actual Price	\$340,000
Property Rights	Fee Simple	Price Adjustment	NA
Conditions of Sale	Arm's Length	Price	\$340,000
Grantor	Andreaus, George	Price Per RA	\$127.53
Grantee	Danjou, Elizabeth	Sale Verification Source	Broker Listing, Third Party Source, Public Records
Book/Page or Reference Doc	2025256661	Days on Market	NA

Site			
Acres	0.20	Topography	Gently Sloping
Land SF	8,612	Zoning	R-60
Road Frontage	Bath St	Flood Zone	Zone AE
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Improvements & Financial Data			
Rentable Area	2,666	Financial Data	
Year Built	1925	Gross Potential Rent	NA
Building Class	NA	Other Income	NA
Construction	Masonry	PGI	NA
Renovations	NA	Vacancy	NA
No. of Buildings	1	EGI	NA
No. of Stories	2	Total Expenses	NA
Quality	Average	NOI	NA
Condition	Poor	Cap Rate	NA
		Net Operating Income Per SF	NA
		Expense Ratio	NA

Sale Comments

The property located at 223 Bath Street is a historic duplex with a detached accessory unit situated within the Tarpon Springs Historic District. Built in 1925, the 2,666-square-foot structure sits on a 0.20-acre (8,612 SF) lot zoned R-60, and was designated a historic contributing structure, qualifying for exemption from FEMA's Substantial Improvement (50% Rule) per a determination issued by the City of Tarpon Springs Planning and Zoning Department. The home features brick veneer construction, metal roofing, three total living units (two primary dwellings with kitchens plus one detached ADU), and period-style architectural detailing. Layout includes mirrored 2BR/1BA units on each side, and an additional third bedroom upstairs. The property sold September 4, 2025, for \$340,000 in an as-is auction sale, after 15 days on market. The broker confirmed that the auction achieved market value and drew competitive bidding activity. The transaction was a cash purchase by Elizabeth D'Anjou from George Andreaus, following documented flood damage from hurricanes in 2024. The structure had sustained flood and hurricane-related damage and was mostly in gutted condition.

Sale Comparables – Vacant Land

Land Comparable 1

Property Data

ID 26717
Address W Live Oak St
City Tarpon Springs
State FL
Zip 34689
County Pinellas
Latitude 28.153987
Longitude -82.757522
Tax ID 12-27-15-00972-002-0010, 12-27-15-00972-002-0020

Book/Page or Reference 2023262170



Transaction

Transaction Type	Closed Sale	Date	10/11/2023
Financing	Conventional	Actual Price	\$250,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$250,000
Days on Market	--	Price Per Land SF	\$19.04
Grantor	Lelekis, Emmanuel J; Evelyn Fatolitis Revocable Trust,	Price Per Acre	\$829,215
Grantee	West Live Oak LLC,	Price Per Unit	--
Legal Description	Lot 1, Block B, Anclote	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	0.30	Topography	Gently Sloping
Land SF	13,133	Zoning	WDI
Road Frontage	W Live Oak St	Flood Zone	Zone AE
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

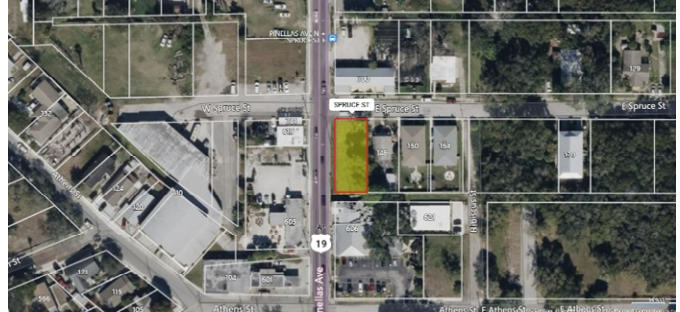
Sale Comments

This property consists of two adjacent vacant commercial parcels located along W Live Oak Street, just off N. Pinellas Avenue. Together, the sites total 13,133 square feet (0.30 acres) with approximate dimensions of 108' x 121', zoned WD-1 (Waterfront Development District) under the City of Tarpon Springs zoning code. The parcels are situated in a mixed-use corridor featuring retail, restaurant, and residential redevelopment activity, across from a large restaurant and adjacent to established commercial holdings. Both parcels are located within Flood Zone AE. The properties sold together on October 4, 2023, for a combined \$250,000 (\$19.04/SF). The sale reflected market value for speculative acquisition, with the buyer intending future mixed-use retail/residential or short-term rental development.

Land Comparable 2

Property Data

ID	26718
Address	Spruce St
City	Tarpon Springs
State	FL
Zip	34689
County	Pinellas
Latitude	28.152458
Longitude	-82.756615
Tax ID	12-27-15-75852-000-0010
Book/Page or Reference	2024078949



Transaction

Transaction Type	Closed Sale	Date	4/10/2024
Financing	Conventional	Actual Price	\$120,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$120,000
Days on Market	--	Price Per Land SF	\$20.87
Grantor	Malamatos, Stelios J	Price Per Acre	\$909,091
Grantee	Neller, Charles Paul	Price Per Unit	--
Legal Description	Riverview Lot 1	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	0.13	Topography	Gently Sloping
Land SF	5,750	Zoning	SAP
Road Frontage	E Spruce St	Flood Zone	Zone AE
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

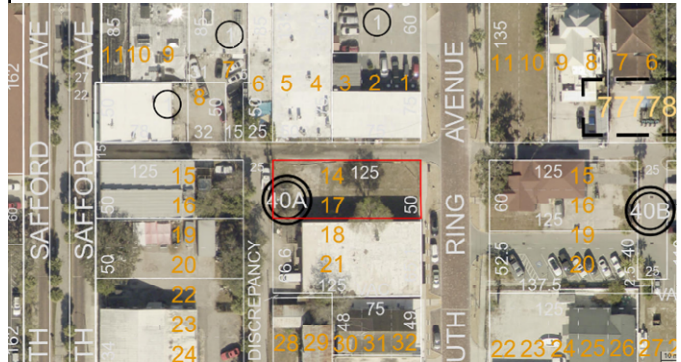
Sale Comments

The property located at the southeast corner of N. Pinellas Avenue and Spruce Street is a vacant commercial parcel. The site totals 5,750 square feet (0.13 acres) with approximately 115 feet of frontage along Alt 19, a major north-south arterial road through Tarpon Springs. The property is zoned T5D – Downtown Center, allowing a broad mix of commercial, office, restaurant, and mixed-use development within the Downtown Special Area Plan (SAP). The site benefits from public utilities, paved access, and visibility near the Sponge Docks commercial district, within Flood Zone AE, requiring elevated or flood-compliant construction. The parcel sold on April 10, 2024, for \$120,000 (\$20.87/SF). The seller was Stelios J. Malamatos, and the buyer was Charles P. Neller, who also owns the adjacent improved parcel at 146 E Spruce Street. The sale was an arm's-length, cash transaction after being listed for sale. The buyer acquired the parcel for open storage and potential future redevelopment to expand the adjoining property's commercial utility.

Land Comparable 3

Property Data

ID	26721
Address	S Ring Ave
City	Tarpon Springs
State	FL
Zip	34689
County	Pinellas
Latitude	28.145669
Longitude	-82.753856
Tax ID	12-27-15-77778-401-0140
Book/Page or Reference	2024152778



Transaction

Transaction Type	Closed Sale	Date	6/12/2024
Financing	Conventional	Actual Price	\$182,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$182,000
Days on Market	--	Price Per Land SF	\$29.12
Grantor	Beath, Andrew	Price Per Acre	\$1,268,293
Grantee	Damalos Properties LLC, ; Damalos, Stamatis	Price Per Unit	--
Legal Description	Lots 14 and 17, Block 40A,	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	0.14	Topography	Gently sloping
Land SF	6,251	Zoning	SAP
Road Frontage	S Ring Ave	Flood Zone	Zone X
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

The property located on S Ring Avenue in the Downtown Tarpon Springs Special Area Plan (SAP) is one of the last remaining commercial infill parcels within the city's urban core. The 0.14-acre lot (6,251 SF) is zoned Downtown Center (T5C), allowing a flexible range of commercial and mixed-use development, including office, retail, or residential units. The site is level, cleared, and build-ready, with brick-paved road access and public water and sewer available. The parcel sold on June 12, 2024, for \$182,000 (\$29.12/SF), after 36 days on market, representing 91% of its \$199,000 list price, in an arm's-length cash transaction between Beath Andrew (seller) and Damalos Properties LLC (buyer).

Land Comparable 4

Property Data

ID	26719
Address	N Ring Ave
City	Tarpon Springs
State	FL
Zip	34689
County	Pinellas
Latitude	28.148691
Longitude	-82.75384
Tax ID	12-27-15-95508-000-0010
Book/Page or Reference	2025038039



Transaction

Transaction Type	Closed Sale	Date	1/31/2025
Financing	Conventional	Actual Price	\$200,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$200,000
Days on Market	--	Price Per Land SF	\$18.46
Grantor	McClellan, Martin S; McClellan, Gail L	Price Per Acre	\$804,214
Grantee	Kershaw, David; Kershaw, Mary Ann	Price Per Unit	--
Legal Description	Lots 1, 2 and 3, LESS the North	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	0.25	Topography	Gently Sloping
Land SF	10,833	Zoning	RM
Road Frontage	N Ring Ave	Flood Zone	Zone X
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

The property located on N. Ring Avenue, near the intersection of E. Tarpon Avenue, is a vacant residential lot within walking distance of downtown Tarpon Springs and the Pinellas Trail. The parcel totals 10,833 square feet (0.25 acres) with dimensions of 74' x 147', zoned R-60 (Residential). The site is flat, cleared, and buildable, with public water and sewer available and frontage along a paved road. The property lies in Flood Zone X (non-flood area) and offers potential for single-family, attached, or multi-family development up to four units, consistent with the surrounding infill residential context. The parcel sold on January 31, 2025, for \$200,000 (\$18.46/SF) after just 10 days on market, achieving 100% of list price in an arm's-length, cash transaction. The seller was Martin S. McClellan, and the buyer was David and Mary Ann Kershaw.

Land Comparable 5

Property Data

ID	26720
Address	41 N Ring Ave, 220 E Orange St,
City	Tarpon Springs
State	FL
Zip	34689
County	Pinellas
Latitude	28.147031
Longitude	-82.753849
Tax ID	12-27-15-52218-000-0010, 12-27-15-52218-000-0040, 12-27-15-52218-000-0050

Book/Page or Reference 2025032673



Transaction

Transaction Type	Closed Sale	Date	1/31/2025
Financing	Conventional	Actual Price	\$1,000,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$1,000,000
Days on Market	--	Price Per Land SF	\$38.49
Grantor	Koulianos, John M; Koulianos, Kay	Price Per Acre	\$1,676,727
Grantee	East Orange Llc,	Price Per Unit	--
Legal Description	Parcel 1:	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	0.60	Topography	Gently Sloping
Land SF	25,979	Zoning	SAP
Road Frontage	N Ring Ave, E Orange St, N	Flood Zone	Zone X
Shape	Roughly square	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

The property located at 41 N Ring Avenue is an office/commercial building situated within the Historic Downtown District of Tarpon Springs. Built in 1958, the structure contains 1,610 square feet of block and stucco construction on a 0.60-acre site consisting of three contiguous parcels at 41 N Ring Avenue, 220 E Orange Street, and N Safford Avenue. The property is zoned Downtown Center (T5C), allowing for mixed-use redevelopment, including retail, office, residential, or hospitality uses. The site benefits from direct frontage on N Ring Avenue and Safford Avenue, and walkability to restaurants and shops in the Tarpon Springs urban core. The existing single-story structure includes two restrooms, central HVAC, and paved frontage, and is currently utilized as an owner-occupied office. The property sold on January 31, 2025, for \$1,000,000 (\$38.49/SF of land) after 178 days on market, down from a list price of \$1,290,000, in an arm's-length, cash transaction. The broker noted that the sale represented true market value for redevelopment potential, given the assemblage's size, location, and permitted uses, supporting continued investment interest in downtown Tarpon Springs' revitalization corridor. The buyer was a local developer who did not give significant value to the existing improvements.

Definitions

Definitions are from The Dictionary of Real Estate Appraisal, 7th Edition (Dictionary), the Building Owners and Managers Association International (BOMA), and the International Council of Shopping Centers (ICSC).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant.¹

Amortization

1. The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund.¹
2. The gradual reduction of an amount over time, such as tax depreciation of intangible items.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.¹

Base Rent

The minimum rent stipulated in a lease.¹

Base Year

The year on which escalation clauses in a lease are based.¹

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but that are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations.²

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration.²

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy.¹

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.¹

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep.³

Condominium

An attached, detached, or stacked unit within or attached to a structure with common areas that are held as tenants in common (an undivided interest) with other owners in the project. The units can be residential, commercial, industrial, or parking spaces or boat docks. These units are commonly defined by state laws in their locations.

Because units can be stacked on top of other units, these units can be defined both vertically and horizontally.¹

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement.¹

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries.¹

Depreciation

1. In appraisal, a loss in property value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date.
2. In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques.¹

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

Easement

The right to use another's land for a stated purpose.¹

Effective Date

1. The date on which the appraisal opinion applies. (SVP)
2. The date to which an appraiser's analyses, opinions, and conclusions apply.
3. The date that a lease goes into effect.¹

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.¹

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs).¹

¹ Dictionary of Real Estate Appraisal, 7th Edition

² Building Owners and Managers Association (BOMA)

³ International Council of Shopping Centers (ICSC), 4th Edition

⁴ Dictionary of Real Estate Appraisal, 7th Edition

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.¹

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount.¹

Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.¹

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.¹

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor.⁵

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*.¹

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory.¹

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*.⁶

Gross Building Area (GBA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.¹

Gross Leasable Area (GLA)

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.¹

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up."¹

Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of

properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sale prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values* or *aggregate retail selling price*.¹

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term.¹

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land.¹

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.)¹

Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees).¹

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.¹
2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives. (IVS)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.¹

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.¹

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

⁵ Building Owners and Managers Association (BOMA)

⁶ Dictionary of Real Estate Appraisal, 7th Edition

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).¹

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of the Appraisal Foundation address the determination of reasonable exposure and marketing time.)¹

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*.¹

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., OER = 1 – NIR¹

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common or easement.¹

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant.¹

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted.¹

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that

are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.¹

Rentable Area

For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.¹

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.¹

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.¹

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."¹

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.¹

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease*, *net net net lease*, or *fully net lease*.¹

Use Value

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use.

Value-in-Use

The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned.

Qualifications



Qualifications of Nathan Stienstra Senior Real Estate Analyst

EDUCATION

Bachelor of Business Administration - General Management (Honours) Brock University
Post-Graduate Certificate in Real Property Valuation (PGCV) program at the University of British Columbia

REAL ESTATE EDUCATION AND COURSES

Foundations of Real Estate Appraisal
Real Estate Investment Analysis and Advanced Income
Appraisal
Case Studies in Appraisal I
Case Studies in Appraisal II
Commercial Property Analysis

Urban and Real Estate Economics
USPAP
Florida State Law Update for R.E. Appraisers
Expert Evidence in Property Valuation Disputes
Numerous other courses and seminars completed

REAL ESTATE EXPERIENCE

Mr. Stienstra is a Commercial Real Estate Appraiser with Entreken Associates, Inc., a real estate valuation and consulting firm. Mr. Stienstra has worked in the Commercial Real Estate Appraisal field for over 18 years encompassing nearly all property types including office, industrial, retail, subdivisions and multi-family.

He has extensive experience in feasibility studies, rent studies, and valuing many different types of commercial properties for the purposes of financing, possible sale or purchase, renovation feasibility, ad valorem assessment, corporate and estate planning, and asset disposition.

Mr. Stienstra started his career as a commercial appraiser in 2006 in Ontario, Canada and has completed hundreds of appraisal assignments for various clients. In 2025, he became licensed as a State Certified General Appraiser. Mr. Stienstra has been with Entreken Associates, Inc. since 2023.

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

Member, Appraisal Institute of Canada (AACI Designated Member).



Ron DeSantis, Governor

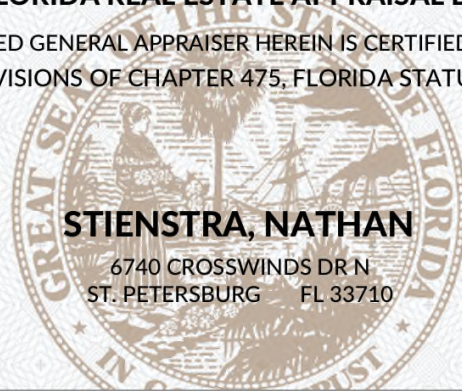
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



STIENSTRA, NATHAN

6740 CROSSWINDS DR N
ST. PETERSBURG FL 33710

LICENSE NUMBER: RZ4599

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/06/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Qualifications of Wesley R. Sanders, MAI, AI-GRS, CCIM
Senior Managing Director

EDUCATION

Bachelor of Science in Economics, Texas A&M University, College Station, TX
Associate in Arts in English, Blinn College, Brenham, TX
Associate in Science in Business, Blinn College, Brenham, TX

REAL ESTATE EDUCATION AND COURSES

Real Estate Appraisal	Advanced Applications	Uniform Standards of Professional Appraisal Practice
Real Estate Principles I and II	Advanced Income Capitalization	Litigation Appraising: Specialized Topics and Applications
Real Estate Brokerage	Real Estate Development	Understanding and Testing DCF Valuation Models
Law of Agency	Hotel Appraising	Report Writing & Valuation Analysis
Law of Contracts	Real Estate Math	Advanced CCIM Education
Commercial Real Estate	Advanced Sales Comparison & Cost Approaches	Avoiding Bias
Business Practices and Ethics	Florida State Law Update for R.E. Appraisers	<i>Numerous other courses and seminars completed</i>
Highest & Best Use and Market Analysis	Fundamentals of Separating Real Property	
Comprehensive Guide to Real Estate Finance	Litigation Skills for the Appraiser	
Appraisal Review Theory – General		
ARGUS Financial Software Training		

REAL ESTATE EXPERIENCE

Mr. Sanders is a Senior Managing Director of a real estate valuation and consulting firm. In the real estate profession for 20+ years, Mr. Sanders has a wide variety of real estate experience. Mr. Sanders is active in the valuation industry with completion and review of over 900 appraisals in the past few years and several thousand over his career. This includes the appraisal of a wide variety of property types, including office buildings, hotel, multifamily (conventional, student-housing, LIHTC, Fannie, Freddie, HUD 221(d) and 223(f), M.A.P. certified), industrial warehouses, gas stations, single and multi-tenant retail centers, net leased properties, self-storage and cold-storage facilities, breweries, subdivisions, proposed and existing condominium high rises, proposed water-front condominium developments, vacant land, parking garages, hotels, and special-use properties.

He has extensive experience in feasibility studies, rent studies, and valuing many different types of commercial properties for the purposes of financing, possible sale or purchase, renovation feasibility, ad valorem assessment, corporate and estate planning, and asset disposition.

He has testified as a qualified expert in Circuit Court (Second Judicial Circuit, Leon County Florida and Sixth Judicial Circuit, Pinellas County Florida), testified in US District Court (Middle District of Florida), and Deposed as a qualified expert in Circuit Court (Multiple Counties). Valuation Trends speaker at the 2014 Annual Conference for the Aggie Real Estate Network in Dallas, TX. He has also led a seminar on brewery valuation multiple times for the Appraisal Institute. National appraisal and market studies have included properties in over 15 states in the Midwest, Southeast, Northeast, and Puerto Rico.

Since 2014, Wes has closed almost \$30M in commercial real estate sales transactions. He was also directly involved in analyzing, underwriting, submitting offers, or valuations, on over \$1.5B in properties during the same timeframe. He has been involved with multiple multifamily redevelopment projects, yielding investors significant returns, well above expectations.

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

Certified Commercial Investment Member, CCIM Institute (CCIM Designated Member).
Member, Appraisal Institute (MAI and AI-GRS Designated Member).

Currently serving as a Chairman on the National Board of Directors for the Appraisal Institute, the largest appraisal association in the United States. He previously served on the Florida Gulf Coast Chapter of the Appraisal Institute's Education Committee in 2011, Florida Gulf Coast Chapter Board of Directors (2012-2014), and other positions before serving as the Chapter President in 2018. He also served as the 2016-2017 Region X Government Relations Committee Chairman after two years as Vice Chairman. Recipient of the AI Volunteer of Distinction on numerous occasions.

Certified General Real Estate Appraiser in Texas and Florida. Previously licensed in multiple other states. Licensed Real Estate Broker in Texas.

Member of the National Association of Realtors, North Texas Commercial Association of Realtors, Florida Gulf Coast Chapter of the Appraisal Institute, and a Designated Member of the CCIM Institute.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SANDERS, WESLEY ROY

3720 DELTA STREET
SARASOTA FL 34232

LICENSE NUMBER: RZ2911

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



MOHAN ENGINEERING, INC.
Consulting Structural Engineers

Structural Evaluation

**17 W Orange Street
Tarpon Springs, FL, 34689**



July 29, 2025

Daniel Edgell
Sandbar Architecture
123 E Tarpon Springs Avenue
Suite 203
Tarpon Springs, Florida 34689

**RE: Structural Evaluation
17 W Orange Street
Tarpon Springs, Florida 34689**

Dear Mr. Daniel Edgell,

As requested, a site visit was conducted on July 23, 2025, at the above-referenced property, to visually review the existing structure to determine the overall structural condition and the necessary structural repairs required to make the structure habitable. All information used in the preparation of this Report is based on non-intrusive visual observations of accessible areas of structure.

The following Observations and Recommendations are offered for your consideration.

LIMITATIONS:

The information used in the preparation of this report was based on visual observations of accessible areas of structure. No testing, either destructive or non-destructive, was performed. Existing drawings of the structure are not available.

BUILDING DESCRIPTION:

1. The structure is a two-story structure, totaling approximately 2,308 square feet, constructed of wood-framed walls with a conventionally wood-framed floor system.
2. The structure is part of the contributing structure of the frame vernacular style by the Tarpon Springs Historical District.
3. The roof is conventionally framed with sloped wood rafters and flat ceiling joists.
4. At the foundation, the conventionally wood-framed floor system bears on masonry and wood piers.
5. There are two brick chimneys located on the east side of the structure on the ground floor that extend above the roof.
6. The structure was originally constructed in 1910, according to the Pinellas County Property Appraiser¹.

¹ Pinellas County Property Appraiser. Retrieved from <https://www.pcpao.org/>. Accessed on July 8, 2025.

7. The structure is in a Zone X Flood Hazard Area, according to FEMA.

DOCUMENT REVIEW:

1. The following documents were acquired for our review. Relevant excerpts are shown in italics.
 - a. Building Permit No. 23-0000983, prepared by City of Tarpon Springs Permit Database.
 - b. Building Permit No. 20-00000028, prepared by City of Tarpon Springs Permit Database.
 - c. Building Permit No. 18-0002689, prepared by City of Tarpon Springs Permit Database.
 - d. Building Permit No. 09-00001061, prepared by City of Tarpon Springs Permit Database.
 - e. Roofing Permit No. 01-00000230, prepared by City of Tarpon Springs Permit Database.
 - *“Application Date: 02/08/01”*
 - f. Building Permit No. 00-00000032, prepared by City of Tarpon Springs Permit Database.
 - g. Property Record Card, prepared by Pinellas County Property Appraiser, accessed July 8, 2025.

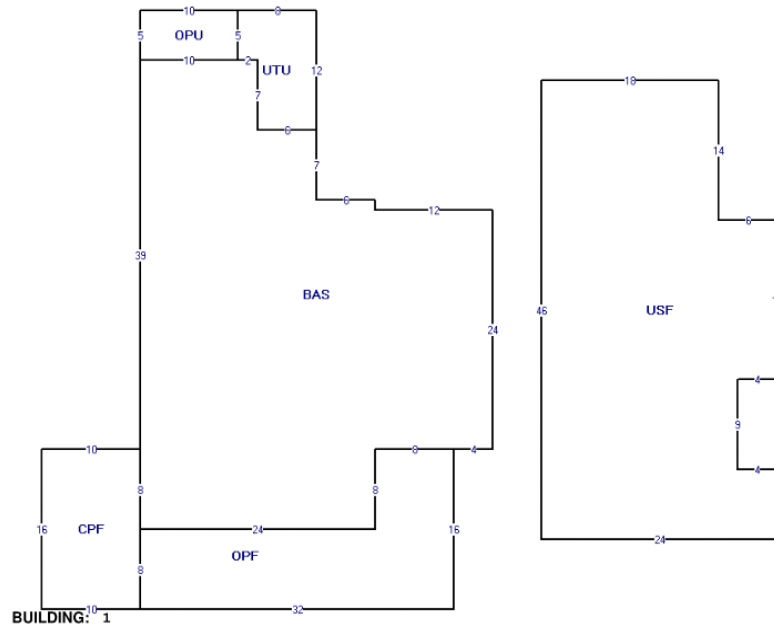


Figure 1: Structure Layout from Property Record Card

STRUCTURAL ASSESSMENT:

OBSERVATIONS:

1. The following was observed of the fenestrations during our inspection:
 - a. Example of Broken Wood Window Sash(es)



Photo 1: Broken Wood Window Sash (East Elevation)

- b. Example of Broken Glazing(s)



Photo 2: Broken Glazing (North Elevation)

c. Example of Failed Window Repair(s)



Photo 3: Failed Window Repair (Sealant at Glazing-South Elevation)

d. Example of Broken Window Frame(s)



Photo 4: Broken Window Frame (South Elevation)

e. Example of Water Staining at Window Below Low Roof



Photo 5: Water Staining at Window Below Low Roof (First Floor - North Elevation)

f. Example of Damaged/Rotted Window Frame(s)



Photo 6: Damaged/Rotted Window Frame (Second Floor - North Elevation)

g. Example of Inoperable Window(s)



Photo 7: Inoperable Window (Second Floor - East Elevation)

h. Example of Aluminum Window



Photo 8: Aluminum Window (South Elevation)

i. Example of Damaged Exterior Wood Door



Photo 9: Damaged Exterior Wood Door (First Floor - South Elevation)

2. The following was observed of the siding/exterior cladding during our inspection:

a. Example of Damaged/Rotted Wood Siding

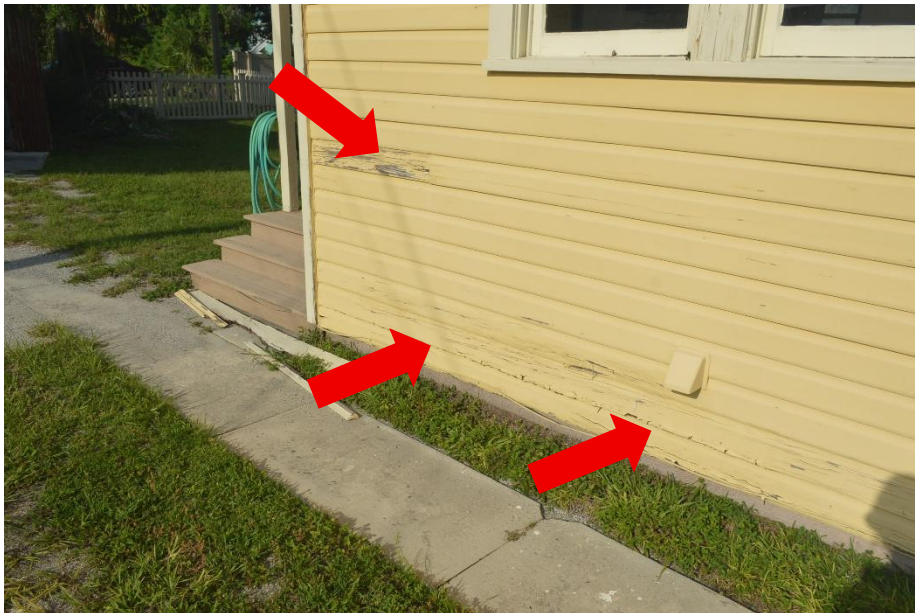


Photo 10: Damaged/Rotted Exterior Wood Siding (East Elevation)

b. Example of Damaged/Rotted Wood Siding around Window/Opening



Photo 11: Damaged/Rotted Siding around Window/Opening (East Elevation)

c. Example of Exposed Exterior/Area of Water Intrusion Outside of Kitchen (East Elevation)



Photo 12: Exposed Exterior Outside of Kitchen (East Elevation)

d. Example of Water Staining at Light/Wall at East Wall (Kitchen)



Photo 13: Water Staining at Light/Wall at East Wall (Kitchen)

e. Example of Damaged Soffit at Low Roof Penetration



Photo 14: Damaged Soffit at Low Roof Penetration (South Elevation)

f. Example of Water Staining at Soffit



Photo 15: Water Staining at Soffit (West Elevation)

g. Example of Opening to the Exterior in Attic



Photo 16: Opening to the Exterior in Attic (South Elevation)

h. Example of Deteriorated Exterior Paint



Photo 17: Deteriorated Exterior Paint (South Elevation)

3. The following was observed of the roof during our inspection:

a. Example of Rotted/Damaged Roof Fascia



Photo 18: Rotted/Damaged Roof Fascia (West Elevation)

b. Example of Damaged/Rotted Siding/Trim at High Roof to Wall Interface



Photo 19: Water Damaged/Rotted Siding/Trim at High Roof to Wall Interface (West Elevation)

c. Example of Damaged/Rotted Siding/Trim at Low Roof to Wall Interface



Photo 20: Water Damaged/Rotted Siding/Trim at Low Roof to Wall Interface (West Elevation)

- d. Example of Water Staining to the South Chimney in the Attic



Photo 21: Water Staining to the South Chimney in the Attic

- e. Example of Torn/Damaged Hip Shingle(s)



Photo 22: Torn/Damaged Hip Shingles (Low Roof)

f. Example of Torn/Damaged Field Shingle(s)



Photo 193: Torn/Damaged Shingles (Low Roof)

g. Example of Granular Loss on Asphalt Roof Shingles



Photo 204: Granular Loss (Low Roof)

4. The following was observed in the interior during our inspection:

a. Example of Wood-Boring Organism Damage to Wood Flooring



Photo 25: Wood-Boring Organism Damage to Wood Flooring (Second Floor)

b. Example of Ceiling Damage/Water Staining at Low Roof in Enclosed Patio



Photo 26: Ceiling Damage/Water Staining at Low Roof in Enclosed Patio

c. Example of Damage at Sill of Window(s)



Photo 27: Damage at Sill of Window (Second Floor – West Side)

d. Example of Ceiling Staining on Second Floor



Photo 28: Ceiling Staining on Second Floor (Second Floor - Northwest)

e. Example of Water Staining on Ceiling around North Chimney



Photo 2921: Water Staining on Ceiling around North Chimney (Second Floor- Northeast)

f. Example of Water Damage under Window



Photo 30: Water Damage under Window (Second Floor – North Side)

g. Example of Wood Boring Damage to Interior Wood Trim



Photo 31: Wood Boring Damage to Interior Wood Trim (Second Floor- East Side)

h. Example of Cracking Wall Plaster



Photo 32: Cracked Wall Plaster (First Floor- West Side)

i. Example of Possible Mold Presence



Photo 33: Possible Mold Presence (First Story – Middle Room)

j. Example of Unfinished Subfloor



Photo 34: Unfinished Subfloor (Kitchen)

k. Example of Deteriorating Interior Paint.



Photo 35: Deteriorated Paint (Kitchen)

l. Example of Knob and Tube Wiring.



Photo 36: Knob and Tube Wiring (Attic)

5. The following was observed in the crawlspace during our inspection:
- a. Example of Active Water Leaking



Photo 37: Active Water Leaking in Crawlspace

- b. Example of Rotted/Damaged Subfloor



Photo 38: Rotted/Damaged Subfloor

EVALUATION AND REPAIR RECOMMENDATIONS:

The following structural evaluations and repair recommendations are based on our inspection and document review:

1. The existing wood windows exhibit extensive deterioration, including wood rot, broken frames, water infiltration damage, broken glazing, and operability issues. Full window replacement is recommended due to the extent of the deficiencies.
2. Significant deterioration, including wood rot and wood-boring organism damage, is present around most window openings. Effective remediation will require removal of the affected windows to access and repair the damaged wall framing.
3. The wood siding and associated exterior trim on all elevations show signs of advanced deterioration, including damage from wood-boring organisms and moisture intrusion. The extent of the damage will require either full replacement or substantial repairs.
4. Due to visible wood-boring organism damage to exposed wood elements (flooring, trim, and window frames), it is likely that concealed wood framing members within the structure may also be compromised.
5. The roof is at the end of its service life, installed in 2001 according to Tarpon Springs city records, and exhibits water intrusion at the west interior patio, around chimney penetrations, and at multiple low roof-to-wall interfaces. Additionally, the asphalt shingles on the low roof have damage, including torn/damaged shingles and granular loss. Given the extent of the damage and the age of the roof, localized repairs are not feasible, and full roof replacement is recommended.
6. Observations in the majority of rooms on the first and second floors revealed wood-boring organism activity affecting the wood flooring, indicating the underlying wood subfloor is also damaged. It will be necessary to repair or replace the damaged subfloor before new flooring can be properly installed.
7. At the south end of the structure, the flooring/subfloor is unfinished.
8. There is a possibility of mold presence in the structure; a certified mold assessor should evaluate the presence and test the structure for the presence of any mold.
9. There is an active leak in the crawlspace. A licensed plumber should evaluate the leak for repair and determine the condition of the overall plumbing system.
10. There is deterioration of the exterior and interior paint. Given the age of the structure, a certified lead inspector should evaluate the paint for the presence of lead.
11. The electrical system appears to be knob and tube wiring. A licensed electrician should evaluate the system for its safety and code compliance.

Please contact us with any questions or comments you might have, or if we can be of further service.

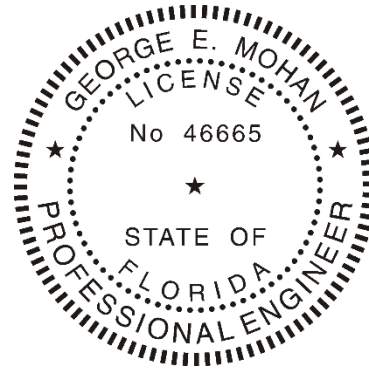
Sincerely,
Mohan Engineering, Inc. (FL Registry #7498)



David C. Dollbaum, E.I.
(FL E.I. # 1100023399)
Structural Engineer



George E. Mohan, P.E.
(FL P.E. #46665)
President



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED USING A
DIGITAL SIGNATURE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THIS
SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



Limited Lead-Based Paint Inspection Report



Service Address: 17 W. Orange St.
Tarpon Springs, FL 34689

Prepared By: Germ Masters Environmental
13014 North Dale Mabry Highway, Suite 213
Tampa, Florida 33618
info@germmasters.com
1 (844) 352-6653

Lead Renovator: R-I-128533-24-00138

INTRODUCTION (PURPOSE AND SCOPE)

The purpose of this limited inspection was to identify accessible LBP, the relative condition, and the general locations, in general accordance with the Housing and Urban Development (HUD) Guidelines, in a single-family home located at 17 W. Orange St. Tarpon Springs, FL 34689. The LBP inspection was performed on August 12, 2025.

The scope of LBP testing was delimited by the methodologies of the HUD guidelines and conditions of the structure.

EXECUTIVE SUMMARY

The LBP inspection was conducted in general accordance with EPA LBP Requirements and the Housing and Urban Development (HUD) LBP Requirements referenced below:

- 24 CFR 35, Subparts A, B, C, & R HUD LBP Requirements
- 40 CFR 745, Subparts D, L, & Q EPA LBP Requirements
- HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, Chapter 7: Lead-Based Paint Inspection, 2012 Edition.

The objective of the LBP inspection conducted by GME was to identify and report the existence and locations of LBP within accessible renovation areas associated with the building, in accordance with the HUD Lead Safe Housing Rule (LSHR) and the EPA Renovation, Repair, and Painting (RRP) rule. The HUD LSHR applies to all target housing that is federally owned or receiving Federal assistance; the EPA RRP rule applies to pre-1978 child-occupied facilities in which renovation, repair, and painting projects will potentially disturb LBP.

Definitions:

- *Lead-Based Paint* – Greater than or equal to 1.0 milligrams of lead per square centimeter ($\geq 1.0 \text{ mg/cm}^2$) as determined by X-ray Fluorescence Spectrometer (XRF) or $\geq 0.5\%$ by weight as determined by Flame Atomic Absorption Spectrometry (FAAS).
- *Target housing* – any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless a child of less than 6 years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any zero-bedroom dwelling. In the case of jurisdictions which banned the sale or use of lead-based paint prior to 1978, HUD may designate an earlier date.
- *Child-occupied facility* – a building, or portion of a building, constructed prior to 1978, visited regularly by the same child, under six years of age, on at least two different days within any week (Sunday through Saturday period), provided that each day's visit lasts at least three hours and the combined weekly visits last at least six hours, and the combined annual visits last at least 60 hours.

PROCEDURE

The lead-based paint inspection was performed by observing and sampling accessible painted surfaces associated with the structure. In accordance with HUD Guidelines, the sampling protocol used in this lead-based paint inspection is based on the methodology established by HUD.

Five (5) paint samples were observed and classified and tested using a DEXSIL Instant Lead Test.

Sample Locations:

1. 2nd Floor Ceiling
2. 2nd Floor Wall
3. 1st Floor Wall (2)
4. 1st Floor Ceiling

SAMPLING RESULTS

None of five (5) paint samples collected were determined to be equal to or greater than 1.0 mg/cm²; no LBP was identified.

CONCLUSIONS AND RECOMMENDATIONS

No lead-based paint (LBP) was identified, as defined by the Housing and Urban Development (HUD) regulations and the Environmental Protection Agency's (EPA) Renovation Repair and Painting (RRP) rule as paint having lead equal to or greater than 1.0 mg/cm² or greater than 0.5% by weight.

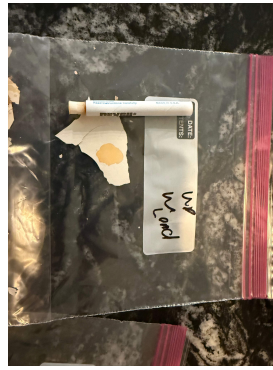
LIMITATIONS AND CONCLUSIONS

Because of the hidden nature of many building components (i.e. within mechanical chases), it may be impossible to determine if all of the suspect building materials have been located and subsequently tested. Destructive testing in some instances is not a viable option. We cannot, therefore, guarantee that all potential LBP has been located. We do warrant, however, that the investigations and methodology reflect our best efforts based upon the prevailing standard of care in the environmental industry.

The information contained in this report was prepared based upon specific parameters and regulations in force at the time of this report. The information herein is only for the specific use of the client and GME. GME accepts no responsibility for the use, interpretation, or reliance by other parties on the information contained herein, unless prior written authorization has been obtained from GME.



17 W Orange St • Tarpon Springs, FL 34689
by Philip Metzler



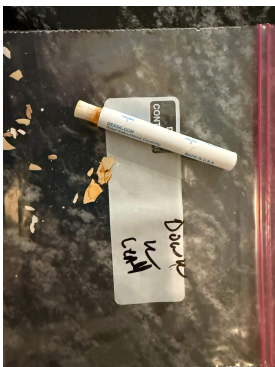
17 W Orange St • Tarpon Springs, FL 34689
by Philip Metzler



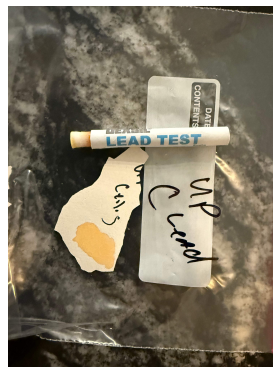
17 W Orange St • Tarpon Springs, FL 34689
by Philip Metzler



17 W Orange St • Tarpon Springs, FL 34689
by Philip Metzler



17 W Orange St • Tarpon Springs, FL 34689
by Philip Metzler



17 W Orange St • Tarpon Springs, FL 34689
by Philip Metzler



1066 Oldstone Road Allentown, PA 18103
888-779-8404 rrtraining@enviroed.net www.enviroed.net

**Certificate of Attendance and Successful Completion
Renovator Initial – English**

Issued in accordance with 40 CFR 745.225

Philip Metzler
13014 N Dale Mabry Hwy Ste 213
Tampa, FL 33618
Certificate Number: R-I-128533-24-00138

Date of Course: 6/14/2024
Date of Successful Test Completion: 6/14/2024
Date of Certificate Expiration: 6/14/2029

6/17/2024

Jessica L. Lucas RS, HHS Date
EnviroEd, LLC, Training Manager



EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



NESHAP ASBESTOS PRE-RENOVATION SURVEY



Service Address: 17 West Orange Street
Tarpon Springs, Florida 34689

Prepared By: Germ Masters Environmental
13014 North Dale Mabry Highway, Suite 213
Tampa, Florida 33618
info@germmasters.com
1 (844) 352-6653

*Certified IAQ/Mold Inspector and Assessor (CMI/CMA)
State of Florida Certified Mold Assessor #MRSA4283
State of Florida Certified Mold Remediator #MRSR4369
Certified Asbestos Inspector (Survey & Mechanical) #07082201
Germ Masters Environmental (Asbestos Business) DBPR #ZA608*

INDEX

- ASBESTOS INSPECTION REPORT
- DEFINITIONS AND GUIDELINES
- CONCLUSIONS
- LABORATORY RESULTS (APPENDIX A)
- CERTIFICATES (APPENDIX B)



Summary

On August 12, 2025, GME personnel conducted a NESHAP survey and collected bulk samples of suspect ACM for laboratory analysis to determine asbestos content and type using polarized light microscopy (PLM). Six (6) bulk samples with suspect ACM were collected for laboratory analysis on this date. The following suspect materials were observed in the home:

#	LOCATION	MATERIAL TYPE	EPA MATERIAL CLASSIFICATION	CONDITION (GOOD, DAMAGED, SIGNIFICANTLY DAMAGED)	LAB RESULTS	APPROX. MATERIAL AREA
1	Roof Shingles/ Underlayment	Shingle & Underlay.	Category II ACM	Good	None Detected	2,300sqft
		Black Mastic	Category II ACM	Good	3% Chrysotile	
2	Roof Shingles/ Underlayment	Shingle & Underlay.	Category II ACM	Good	None Detected	
		Black Mastic	Category II ACM	Good	3% Chrysotile	
3	Roof Shingles/ Underlayment	Shingle & Underlay.	Category II ACM	Good	None Detected	
		Black Mastic	Category II ACM	Good	3% Chrysotile	
4	Ceiling Front Bedroom	Drywall System	Construction Debris	Good	None Detected	900sqft
5	Ceiling Rear Bedroom	Drywall System	Construction Debris	Good	None Detected	700sqft
6	Ceiling Entrance	Drywall System	Construction Debris	Good	None Detected	800sqft
7	Ceiling Living Room	Drywall System	Construction Debris	Good	None Detected	680sqft
8	Ceiling Dining Room	Drywall System	Construction Debris	Good	None Detected	480sqft
9	Ceiling Kitchen	Drywall System	Construction Debris	Good	None Detected	400sqft
10	Window Caulk	Caulk	Construction Debris	Good	None Detected	60ft
11	Window Caulk	Caulk	Construction Debris	Good	None Detected	
12	Door Caulk	Caulk	Construction Debris	Good	None Detected	
13	Wall Front Bedroom	Drywall System	Construction Debris	Good	None Detected	920sqft
14	Wall Rear Bedroom	Drywall System	Construction Debris	Good	None Detected	680sqft

15	Wall Chimney	Drywall System	Construction Debris	Good	None Detected	260sqft
16	Wall Staircase	Drywall System	Construction Debris	Good	None Detected	420sqft
17	Wall Entrance	Drywall System	Construction Debris	Good	None Detected	800sqft
18	Wall Living Room	Drywall System	Construction Debris	Good	None Detected	680sqft
19	Wall Dining Room	Drywall System	Construction Debris	Good	None Detected	480sqft
20	Wall Laundry Room	Drywall System	Construction Debris	Good	None Detected	320sqft
		Joint Compound			<1% Chrysotile	
21	Wall Kitchen	Drywall System	Construction Debris	Good	None Detected	400sqft
22	Floor/Wall Tile Bathroom 1	Tile & Grout	Construction Debris	Good	None Detected	220sqft
23	Floor/Wall Tile Bathroom 1	Tile & Grout	Construction Debris	Good	None Detected	
24	Floor/Wall Tile Bathroom 1	Tile & Grout	Construction Debris	Good	None Detected	
25	Floor Tile Bathroom 2	Vinyl & Mastic	Construction Debris	Good	None Detected	80sqft
26	Floor Tile Bathroom 2	Vinyl & Mastic	Construction Debris	Good	None Detected	
27	Floor Tile Bathroom 2	Vinyl & Mastic	Construction Debris	Good	None Detected	
28	Kitchen Floor	Vinyl & Mastic	Construction Debris	Good	None Detected	300sqft
29	Kitchen Floor	Vinyl & Mastic	Construction Debris	Good	None Detected	
30	Kitchen Floor	Vinyl & Mastic	Construction Debris	Good	None Detected	

Description of Study

Investigation

The accessible areas in the property were visually inspected for suspect ACM in the areas defined by the client. Bulk samples of suspect ACM were collected. Each observed suspect material was described, quantified, and assigned a homogenous area (HA) identification number. If bulk samples of the suspect material could not be collected during the survey due to restrictions, the suspect materials were assumed to be ACM. This report details ACM as

identified at the time of inspection only. A focused inspection was conducted for the presence of asbestos containing building materials (ACBM). The methods used for bulk sample collection were based upon procedures established by the Code of Federal Regulations (CFR) Title 40 Part 763 Subpart E, *Asbestos-Containing Materials in Schools*, as well as the ASTM International (formerly known as American Society for Testing and Materials) standard E2356 - 18, *Standard Practice for Comprehensive Building Asbestos Surveys*.

The survey was then performed on the building materials to investigate and/or determine the location, quantity, type, condition, and potential for damage of suspect friable and non-friable ACM. EPA identifies regulated asbestos containing materials as those which, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Consideration was also given to materials that could become Regulated Asbestos-Containing Material (RACM) by the forces expected to act upon the suspect ACM (e.g., cutting and grinding) during renovation activities.

Conclusions

Results

- **3% Chrysotile** was discovered in the **"Black Mastic" layer of the Roofing System**.
- **<1% Chrysotile** was discovered in the **"Joint Compound" in the Drywall System of the Laundry Room**.
- **No Asbestos** was discovered in the **remaining sampled areas**.

Recommendations

Germ Masters Environmental recommends that the asbestos containing **Black Mastic within the Roofing System** identified during this survey be:

1. Removed and disposed of by a certified asbestos abatement contractor; or
2. Encapsulated with an additional layer of epoxy paint, varnish, or other material that would contain the asbestos fibers; or
3. Enclosed by spraying with additional encapsulant and covering with other ceiling material.

<1% Chrysotile was discovered in the **Joint Compound** within the **Drywall System in the Laundry Room**. In compliance with the AHERA regulations, material is considered an ACM when it contains greater than one percent (>1%) asbestos. <1% Chrysotile asbestos was

detected; based on this level, renovation activities may continue as planned (with appropriate personnel protective equipment [PPE]).

The remaining building materials sampled may be renovated according to applicable Florida and OSHA regulations and disposed of as construction waste.

**Should building materials be discovered during renovation activities other than those surveyed and sampled as described herein, then such materials must be sampled to determine the presence of asbestos (type and extent). If positive, appropriate response actions should be initiated and properly removed or treated by a licensed asbestos contractor.



DEFINITIONS AND GUIDELINES

Definitions

Asbestos – Asbestiform varieties of Serpentine (Chrysotile), Riebeckite (Crocidolite), Cummingtonite-grunerite, anthophyllite, and actinolite-tremolite.

Category I Non-friable Asbestos Containing Material (ACM) – Asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing.

Category II Non-friable ACM – Any material, excluding Category I Non-friable ACM, containing more than 1 percent (%) asbestos as determined using methods specified in 40 Code of Federal Regulations (CFR) Part 763, Section 1, Subpart E, Appendix E, Polarized Light Microscopy that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Cutting - To penetrate with a sharp-edged instrument and includes sawing, but does not include shearing, slicing, or punching.

Friable Material- Any material containing more than 1% asbestos as determined by Polarized Light Microscopy, that, when dry can be crumbled, pulverized, or reduced to powder by hand pressure

Construction Debris- Consists of waste materials generated from the construction, renovation, and demolition of buildings, roads, and bridges.

Grinding - To reduce to powder or small fragments and includes mechanical chipping or drilling.

Regulated ACM (RACM)

- Friable ACM;
- Category I Non-friable ACM that has become friable;
- Category I Non-friable ACM that will be or has been subject to cutting, grinding, sanding, or abrading; or
- Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovations regulated by Subpart E.

Renovation – Altering a facility or one or more facility components in any way, including the stripping or removal of RACM from a facility component. Operations in which load-supporting structural members are removed or destroyed out are demolitions.

Demolition: refers to the process of tearing down or destroying a building, structure, or part of it. This is typically done in a controlled manner using tools, equipment, or machinery like wrecking balls, excavators, or explosives

General Guidelines

Regulated Asbestos-Containing Material (RACM) is defined as (a) Friable asbestos materials, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this subpart.

Category I and Category II non-friable materials, as defined by the EPA, may remain within a facility during demolition with no potential cessation of work, provided they remain non-friable and the appropriate engineering controls (i.e., wet methods) are utilized, with the resulting waste disposed of as asbestos-containing waste. However, there is no guarantee that these materials will remain non-friable. If the materials become friable, then they are classified as RACM. Additionally, local jurisdictions may have more stringent interpretations regarding classification of these materials.

RACM, as defined by the EPA, must be removed prior to renovation or demolition activities that may disturb the materials.

The Occupational Safety and Health Administration (OSHA) regulations address employee exposure to airborne asbestos fibers. The regulations restrict employee exposure, and require special monitoring, training and handling procedures when dealing with asbestos. Additionally, OSHA has regulations that may supersede the EPA regulations. In order to protect the worker, OSHA has established a permissible exposure limit (PEL), which limits employee exposure to airborne fiber concentrations. OSHA requires objective evidence that the PEL will not be exceeded, as justification that personal air monitoring and engineering controls will not be required. OSHA has also established rules requiring the containerization and labeling of asbestos waste.

The State regulations require that anyone involved in asbestos consulting activities be a licensed asbestos consultant and that anyone involved in asbestos abatement, with the exception of roofing materials, be a licensed asbestos abatement contractor.

CONCLUSION

Limitations

All professional opinions presented in this Asbestos Renovation Survey are based solely on the scope of work conducted and sources referred to in this report. The data presented by Germ Masters Environmental was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the fieldwork was performed. Under no circumstances is this report to be utilized by a third-party for bidding purposes and/or for project specifications without the expressed written consent of Germ Masters Environmental.

This asbestos survey was limited to locations and/or specific building materials scheduled for renovation activities, as defined by the Client. It is possible that ACM may not have been discovered during the inspection due to inaccessibility or missing/incomplete plans. If suspect material is discovered after the issuance of this report, this material should be sampled and analyzed by a laboratory to determine asbestos content. Appropriate response actions should be initiated dependent upon laboratory analysis results.

While the PLM analysis method is the most commonly accepted analytical method for detecting asbestos fibers in bulk materials, it is known to have limited resolution and may not detect extremely small asbestos fibers. Certain materials such as resilient vinyl floor tile (VFT) and rubberized gaskets may contain extremely fine asbestos fibers that are beyond the resolution of PLM.

Conclusions and recommendations presented in this report are based upon sample collection and laboratory analytical results in compliance with environmental regulations, as well as quality control and quality assurance standards. Conclusions and recommendations presented in this report were limited to conditions observed at the time of the inspection. Other conditions elsewhere in the Subject Location may differ from those in the inspected/surveyed areas. Such conditions are unknown, may change over time, and have not been considered.

Prepared by:



Philip Metzler
Florida Inspector #07082201
Germ Masters Environmental #ZA608

Reviewed by:



Mona Johnson, PG, L.A.C.
Florida License #ZA532

APPENDIX A

Chain of Custody and Laboratory Results

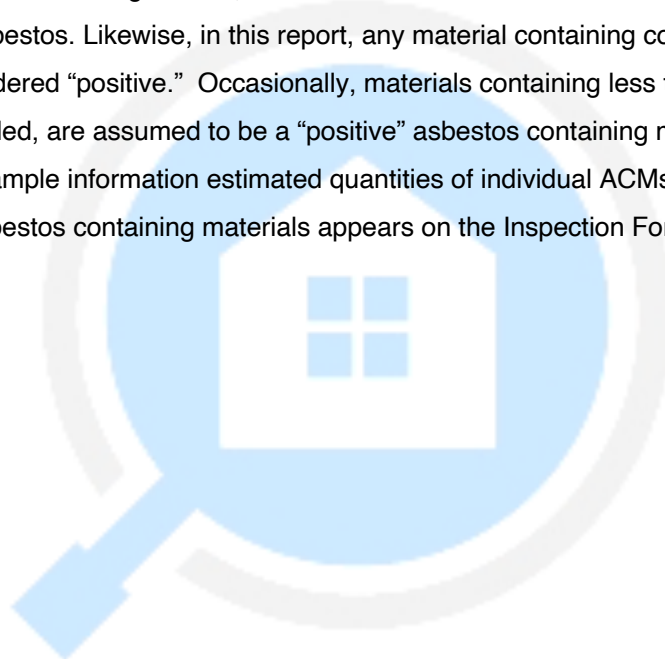


LABORATORY RESULTS

Laboratory Analysis Method

Air Quality Environmental, Inc. located at 9325 Seminole Blvd., Seminole, FL 33772, analyzed the bulk samples using guidelines and procedures established in the *Method for the Determination of Asbestos in Bulk Building Materials*. The samples were analyzed by the accepted method of PLM using EPA's "Method for the Determination of Asbestos in Bulk Building Materials", EPA/600/R-93/116. The laboratory analytical report and chain of custody are included in this report.

In compliance with the AHERA regulations, material is considered an ACM when it contains greater than one percent (>1%) asbestos. Likewise, in this report, any material containing concentrations ≥1% percent asbestos will be considered "positive." Occasionally, materials containing less than one percent (<1%) asbestos, or not sampled, are assumed to be a "positive" asbestos containing material at the discretion of the inspectors. Bulk sample information estimated quantities of individual ACMs. Material characterization of asbestos containing materials appears on the Inspection Form.





Air Quality Environmental, Inc.

Laboratory Services

9325 Seminole Boulevard, Seminole, Florida 33772 (727) 398-0900 FAX (727) 398-0996

Client Name: Germ Masters Environmental
13014 N Dale Mabry Hwy Ste 213
Tampa, FL 33618

Project Name: 17 Orange St
Date Analyzed: August 14, 2025

Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of 40 CFR Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
705085	1	Roofing Material	shingle layers	NAD	30% Glass Fibers	70% Bitumen and Binders
			black mastic	NAD		100% Bitumen and Binders
			felt paper	NAD	60% Cellulose	40% Bitumen and Binders
705086	2	Roofing Material	shingle layer	NAD	30% Glass Fibers	70% Bitumen and Binders
			felt paper	NAD	60% Cellulose	40% Bitumen and Binders
705087	3	Roofing Material	shingle layers	NAD	30% Glass Fibers	70% Bitumen and Binders
			black mastic	3% Chrysotile		97% Bitumen and Binders
			felt paper	NAD	60% Cellulose	40% Bitumen and Binders
705088	4	Ceiling Material	joint compound	NAD		100% Carbonates and Binders
705089	5	Drywall System	joint compound	NAD		100% Carbonates and Binders
			drywall mat	NAD	100% Cellulose	
			drywall powder	NAD	6% Cellulose	94% Gypsum and Binders
705090	6	Drywall System	joint compound	NAD		100% Carbonates and Binders
			drywall mat	NAD	100% Cellulose	
			drywall powder	NAD	6% Cellulose	94% Gypsum and Binders
705091	7	Drywall System	joint compound	NAD		100% Carbonates and Binders
			drywall mat	NAD	100% Cellulose	
			drywall powder	NAD	6% Cellulose	94% Gypsum and Binders
705092	8	Ceiling Material	joint compound	NAD		100% Carbonates and Binders
705093	9	Drywall System	joint compound	NAD		100% Carbonates and Binders
			drywall mat	NAD	100% Cellulose	
			drywall powder	NAD	2% Cellulose 2% Glass Fibers	96% Gypsum and Binders
705094	10	Caulk	white	NAD		100% Carbonates and Binders
			clear	NAD		100% Binders
705095	11	Caulk	white	NAD		100% Carbonates and Binders
			clear	NAD		100% Binders

†These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. The EPA considers a material to be asbestos containing only if it contains more than 1% asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials which are friable or may become friable, be further analyzed by point counting when the results indicate less than 10% asbestos by CVAE. Air Quality Environmental utilizes CVAE on a routine basis and does not include point counting unless specifically requested. Additionally, these results may not be reproduced except in full. Results relate only to the items tested as received in laboratory. This report data is to be interpreted only by the person (s) whom have collected the samples. Furthermore, this report may not be used as a claim to product certification, approval or endorsement by NVLAP, NIST or any other agency of the Federal Government.

†Floor Tile and other resinously bound materials, when analyzed by EPA method, may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When a definitive result is required, AQE recommends utilizing alternative methods of identification, including Transmission Electron Microscopy.

Analyzed by:

Leanne Giles
Microscopist

Lab File Number: 75417

NVLAP Lab Code 200759-0

Client Name: Germ Masters Environmental
 13014 N Dale Mabry Hwy Ste 213
 Tampa, FL 33618

Project Name: 17 Orange St
 Date Analyzed: August 14, 2025

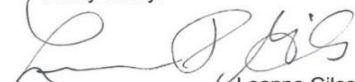
Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of 40 CFR Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
705096	12	Caulk	white clear	NAD NAD		100% Carbonates and Binders 100% Binders
705097	13	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705098	14	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705099	15	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705100	16	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705101	17	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705102	18	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705103	19	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705104	20	Drywall System	joint compound drywall mat drywall powder	<1% Chrysotile NAD NAD	100% Cellulose 6% Cellulose	>99% Carbonates and Binders 94% Gypsum and Binders
Combined Drywall Analysis: Trace Chrysotile 18% Cellulose 82% Gypsum and Binders						
705105	21	Drywall System	joint compound drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
705106	22	Ceramic Tile	pink tile gray grout gray thinset	NAD NAD NAD		100% Quartz and Binders 100% Quartz and Binders 100% Quartz and Binders

†These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. The EPA considers a material to be asbestos containing only if it contains more than 1% asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials which are friable or may become friable, be further analyzed by point counting when the results indicate less than 10% asbestos by CVAE. Air Quality Environmental utilizes CVAE on a routine basis and does not include point counting unless specifically requested. Additionally, these results may not be reproduced except in full. Results relate only to the items tested as received in laboratory. This report data is to be interpreted only by the person (s) whom have collected the samples. Furthermore, this report may not be used as a claim to product certification, approval or endorsement by NVLAP, NIST or any other agency of the Federal Government.

†Floor Tile and other resinously bound materials, when analyzed by EPA method, may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When a definitive result is required, AQE recommends utilizing alternative methods of identification, including Transmission Electron Microscopy.

Analyzed by:



Leanne Giles
Microscopist

Lab File Number: 75417

NVLAP Lab Code 200759-0

Client Name: Germ Masters Environmental
 13014 N Dale Mabry Hwy Ste 213
 Tampa, FL 33618

Project Name: 17 Orange St
 Date Analyzed: August 14, 2025

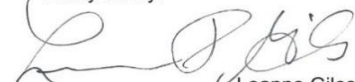
Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of 40 CFR Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
705107	23	Ceramic Tile	pink tile	NAD		100% Quartz and Binders
			gray grout	NAD		100% Quartz and Binders
			gray thinset	NAD		100% Quartz and Binders
705108	24	Ceramic Tile	pink tile	NAD		100% Quartz and Binders
			gray grout	NAD		100% Quartz and Binders
			gray thinset	NAD		100% Quartz and Binders
705109	25	Flooring	pink vinyl tile	NAD		100% Carbonates and Binders
			black underlay	NAD	40% Cellulose	60% Bitumen and Binders
705110	26	Flooring	pink vinyl tile	NAD		100% Carbonates and Binders
			black underlay	NAD	40% Cellulose	60% Bitumen and Binders
			brown mastic	NAD		
705111	27	Flooring	pink vinyl tile	NAD		100% Carbonates and Binders
			black underlay	NAD	40% Cellulose	60% Bitumen and Binders
705112	28	Flooring	yellow vinyl tile	NAD	20% Cellulose	80% Carbonates and Binders
			black underlay	NAD	40% Cellulose	60% Bitumen and Binders
			tan mastic	NAD		100% Binders
705113	29	Flooring	yellow vinyl tile	NAD	20% Cellulose	80% Carbonates and Binders
			black underlay	NAD	40% Cellulose	60% Bitumen and Binders
			tan mastic	NAD		100% Binders
705114	30	Flooring	yellow vinyl tile	NAD	20% Cellulose	80% Carbonates and Binders
			black underlay	NAD	40% Cellulose	60% Bitumen and Binders
			tan mastic	NAD		100% Binders

†These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. The EPA considers a material to be asbestos containing only if it contains more than 1% asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials which are friable or may become friable, be further analyzed by point counting when the results indicate less than 10% asbestos by CVAE. Air Quality Environmental utilizes CVAE on a routine basis and does not include point counting unless specifically requested. Additionally, these results may not be reproduced except in full. Results relate only to the items tested as received in laboratory. This report data is to be interpreted only by the person (s) whom have collected the samples. Furthermore, this report may not be used as a claim to product certification, approval or endorsement by NVLAP, NIST or any other agency of the Federal Government.

†Floor Tile and other resinously bound materials, when analyzed by EPA method, may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When a definitive result is required, AQE recommends utilizing alternative methods of identification, including Transmission Electron Microscopy.

Analyzed by:



Leanne Giles
 Microscopist

Lab File Number: 75417

NVLAP Lab Code 200759-0



BULK TRANSMITTAL FORM CHAIN OF CUSTODY

CLIENT: GERM MASTERS ENVIRONMENTAL		PROJECT: 17 Orange St	
CLIENT CONTACT: PHILIP METZLER		DATE VERBAL NEEDED: 8-15-25	
DATE COLLECTED: 8-12-25		DATE WRITTEN NEEDED: 8-15-25	
DATE SENT: 8-12-25		STOP AT FIRST POSITIVE: <input checked="" type="radio"/> Y / N	
<input checked="" type="checkbox"/> NORMAL 3 DAYS	<input type="checkbox"/> NEXT DAY	<input type="checkbox"/> SAME DAY	<input type="checkbox"/> IMMEDIATE

(receive cut-off time 2pm)

SAMPLE PREFIX:			TOTAL SAMPLES:	
SAMPLE #	H.A.	COLOR	SAMPLE LOCATION	SAMPLE DESCRIPTION
1.	2	Brown	Roof shingles/underlay 2,300 sq ft	Roofing system
2.	1	↓	↓	↓
3.	1	↓	↓	↓
4.	2	White	C Dry Front Bed Rm 900 sq ft	Drywall system
5.	2	↓	C Dry Rear Bed Rm 200 sq ft	↓
6.	2	↓	C Dry Entrance 800 sq ft	↓
7.	2	↓	C Dry Living Rm 680 sq ft	↓
8.	2	↓	C Dry Dining Rm 480 sq ft	↓
9.	2	↓	C Dry kit 400 sq ft	↓
10.	3	↓	Windows + Door Caulk 60 Linear ft	Caulking system
11.	3	↓	↓	↓
12.	3	↓	↓	↓
13.	4	↓	Walls Front Bed Rm 920 sq ft Dry	Dry Wall system
14.	4	↓	Walls Rear Bed Rm 680 sq ft Dry	↓
15.	4	↓	Walls chimney Dry 260 sq ft	↓
16.	4	↓	Walls staircase Dry 420 sq ft	↓
17.	4	↓	Walls Entrance Dry 800 sq ft	↓
18.	4	↓	Walls Living Rm Dry 680 sq ft	↓
19.	4	↓	Walls Dining Rm Dry 480 sq ft	↓
20.	4	↓	Walls Laundry Rm Dry 320 sq ft	↓
21.	4	↓	Walls kit Dry 400 sq ft	↓
22.	5	White	Floors + Walls / Bath / Tile / Grout 220 sq ft	Tile system
23.	5	↓	↓	↓
24.	5	↓	↓	↓
25.	6	Yellow	Floor / 4? Bath / Tile / mastic 80 sq ft	Flooring system
26.	6	↓	↓	↓
27.	6	↓	↓	↓
28.	7	↓	Kit Floor Lam 300 sq ft	↓
29.	7	↓	↓	↓
30.	7	↓	↓	↓
31.				
32.				
33.				
34.				
35.				

RECEIVED
AUG 13 2025
By: R/Phil @ 11:45

705085-705114

Job No. 75417

APPENDIX B

CERTIFICATES



Ron DeSantis, Governor



Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

VERN ROBERTS ENVIRONMENTAL GROUP LLC

MONA P. JOHNSON
8300 55TH STREET N
PINELLAS PARK FL 33781

LICENSE NUMBER: ZA532

EXPIRATION DATE: NOVEMBER 30, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2023

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor



Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

14



ELEMENT 1, LLC

GERM MASTERS ENVIRONMENTAL
13014 N DALE MABRY HWY SUITE 213
TAMPA FL 33618

LICENSE NUMBER: ZA608

EXPIRATION DATE: NOVEMBER 30, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/13/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

PHILIP METZLER

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 01/06/2025, and in testimony whereof, we do confer this certificate on 01/06/2025.

Date of Course: 01/06/2025 Expiration Date 01/06/2026
Certificate # 01062509AM
Course # FL49-0006322 Provider # FL49-0003810

INSTRUCTOR

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C., Florida Administrative Code

WILTON SIMPSON
COMMISSIONER

SECTION 1 - GENERAL INFORMATION

Inspection Company: Hide & Seek Pest Control LLC. Business License Number: JB500127
Inspection Company Name
P.O. Box 277 Phone Number: 727-793-1045
Company Address
Tarpon Springs, Florida 34688 Date of Inspection: 07/31/25
Company City, State and Zip Code
Inspector's Name and Identification Card Number: Joshua Guy ID Card No. JE174523
Print Name
Address of Property Inspected: 17 West Orange Street, Tarpon Springs, FL 34689
Structure(s) on Property Inspected: Main Dwelling
Inspection and Report requested by: Daniel Edgell
Name and Contact Information
Report Sent to Requestor and to: Basil Mossaidis
Name and Contact Information if different from above

SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.
This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report.
Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.
NOTE: This is NOT a structural damage report. it should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)
A. [] NO visible signs of WDO(s) (live, evidence or damage) observed.
B. [x] VISIBLE evidence of WDO(s) was observed as follows:
[] 1. LIVE WDO(s): (Common Name of Organism and Location - use additional page, if needed)
[x] 2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):
During my inspection today, I discovered several areas with frass, wings, and drywood termite bodies. Additionally, I identified multiple spots of (Common Name, Description and Location - Describe evidence -- use additional page, if needed) potential wood rot or decay on the exterior wood siding.
[x] 3. DAMAGE caused by WDO(s) was observed and noted as follows:
I discovered several exposed drywood termite galleries throughout the structure, with most of the damage concentrated in the wood flooring. (Common Name, Description and Location of all visible damage - Describe damage -- use additional page, if needed)
There appears to be probable wood rot or decay in multiple window frames within the structure, as well as in the attic, specifically in the decking on the middle east side. During the inspection, I measured moisture levels in the exterior wood siding, which ranged from 15.9% to 52.8%. see invoice for additional reporting...

CONTINUED ON PAGE TWO

SECTION 3 - OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

- Attic **SPECIFIC AREAS:** Decking, trusses, and support beams.
REASON: Limited access to stored items, ductwork, wiring, and chases.

- Interior **SPECIFIC AREAS:** Support beams and furring strips.
REASON: Wood flooring, drywall, staircase, and cabinets.

- Exterior **SPECIFIC AREAS:** Siding of the home, fascia, soffits, and crawlspace.
REASON: Vegetation decking around air conditioning units and height of home/soffits and fascia.

- Crawlspace **SPECIFIC AREAS:** entire
REASON: Limited access to the A/C ductwork is hindering the ability to properly evaluate the damages caused by WDO.

- Other: **SPECIFIC AREAS:** _____
REASON: _____

SECTION 4 - NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: Yes No If Yes, the structure exhibits evidence of previous treatment.

List what was observed: _____
(State what visible evidence was observed to suggest possible previous treatment - use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: electric panel laundry room.
(State the location)

This Company has treated the structure(s) at the time of inspection Yes No

If Yes: Common name of organism treated: _____
(Common name of organism)

Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____

Method of treatment: Whole structure Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 - COMMENTS AND FINANCIAL DISCLOSURE

Comments: please see invoice notes for comment extended.
(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: *Joshua Guy* Date: 08/01/25

Address of Property Inspected: 17 West Orange Street, Tarpon Springs, FL 34689 Inspection Date: 07/31/25

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

2025_09_17_1406

Crane Brook, Incorporated
623 EAST TARPON AVE
TARPON SPRINGS, FL 34689
(727) 580-7507
robin@cranebrookinc.com

17 West Tarpon Avenue - Tarpon Springs, FL 34689
BASIL MOSSAIDIS
basil@ahempa.org

Floor Plan 1

Document

#	Item	Activity	Quantity	Total
1	Permits & Fees (Miscellaneous Item) ALLOWANCE	Supply and Install	1 EA	8,000.00
2	Architectural/Drafting fees (Bid Item) ALLOWANCE	Supply and Install	1 EA	30,000.00
3	Engineering fees (Bid Item) ALLOWANCE	Supply and Install	1 EA	5,500.00
4	Engineering fees (Bid Item) ALLOWANCE	Supply and Install	1 EA	3,500.00
5	Skilled Supervision / Project Management - per hour	Supply and Install	1500 HR	117,032.82
			Group total	\$164,032.82

Floor Plan 1 / HVAC

#	Item	Activity	Quantity	Total
6	Heat, Vent, & Air Conditioning (Bid Item)	Supply and Install	2 EA	32,500.00
			Group total	\$32,500.00

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / ELECTRICAL

#	Item	Activity	Quantity	Total
7	Wire - average residence - copper wiring	Supply and Install	3200 SF	31,404.30
8	Breaker panel - 200 amp	Supply and Install	1 EA	2,359.89
9	Disconnect box - 30 amp - non fused	Supply and Install	3 EA	809.49
10	Electrician - per hour	Supply and Install	80 HR	13,276.64
	REMOVE ALL KNOB AND TUBE EXISTING WIRING			
11	Electrical (Miscellaneous Item)	Supply and Install	10 EA	5,200.00
	FIXTURES PERIOD STYLE			
			Group total	\$53,050.32

Floor Plan 1 / PLUMBING

#	Item	Activity	Quantity	Total
12	Plumbing - Labor Minimum	Supply and Install	1 EA	36,400.00
	REPIPE HOUSE, NEW WATER AND SEWER LINES,CONNECT FIXTURES BO			
13	Water heater - tankless - 20.1kw to 36kw - Electric	Supply and Install	2 EA	5,397.14
14	Natural gas service line	Supply and Install	55 LF	771.49
	Gas piping and supply lines			
15	Plumbing (Bid Item)	Supply and Install	90 EA	5,265.00
	Gas piping inside the home			
			Group total	\$47,833.63

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / WINDOWS AND DOORS

#	Item	Activity	Quantity	Total
16	Wood window - double hung, 13-19 sf	Remove and Replace	30 EA	38,954.55
17	Additional charge for a retrofit window, 12-23 sf	Supply and Install	30 EA	6,601.83
18	Add on for impact resistant laminated glass	Supply and Install	450 SF	8,300.10
19	Exterior door - Deluxe grade - wood w/detail - pre-hung	Remove and Replace	2 EA	6,916.34
20	Stain & finish door/window trim & jamb (per side)	Supply and Install	4 EA	300.63
21	Stain and finish door slab only - exterior (per side)	Supply and Install	4 EA	603.94
22	Additional charge for a retrofit exterior door	Supply and Install	2 EA	853.39
23	Additional charge to cut down an exterior door	Supply and Install	2 EA	619.43
24	Door lockset & deadbolt - exterior - Deluxe grade	Supply and Install	2 EA	1,227.84
			Group total	\$64,378.05

Floor Plan 1 / SIDING

#	Item	Activity	Quantity	Total
25	Siding - beveled - (clapboard)	Remove and Replace	4200 SF	60,743.33
ALL SIDING				
			Group total	\$60,743.33

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / STAIRS

#	Item	Activity	Quantity	Total
26	Stair tread - hardwood - up to 4' - High grade	Supply and Install	15 EA	2,525.55
27	Stair riser - hardwood - up to 4' - High grade	Supply and Install	16 EA	1,321.00
28	Balustrade - High grade	Supply and Install	20 LF	8,044.07
29	Stain & finish stair riser - per side - per LF	Supply and Install	84 LF	639.81
30	Stain & finish stair tread - per side - per LF	Supply and Install	80 LF	1,258.40
31	Stain & finish balustrade	Supply and Install	20 LF	1,705.65
Group total				\$15,494.47

Floor Plan 1 / TERMITE TENTING AND PREVENTION

#	Item	Activity	Quantity	Total
32	TERMITE TENTING	Install	1 EA	16,900.00
33	BORA CARE TREAT	Supply and Install	1 EA	3,250.00
34	Termite extermination	Supply and Install	220 LF	3,450.23
	TERMADOR PERIMETER SPRAY			
Group total				\$23,600.23

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / SITE / LANDSCAPING

#	Item	Activity	Quantity	Total
35	Lawn - sod	Supply and Install	13000 SF	14,454.66
36	Excavation (Bid Item)	Supply and Install	13000 EA	4,225.00
	REMOVE EXISTING SOD, GRADE AND FILL			
37	Sprinkler - controller - up to 8 valves	Supply and Install	1 EA	320.05
38	Sprinkler - drip system	Supply and Install	465.4 SF	1,871.97
39	Sprinkler head - fixed spray - 4" plastic pop-up	Supply and Install	65 EA	3,704.54
40	Sprinkler head - rotor - 4" plastic pop-up	Supply and Install	50.7 EA	3,569.60
41	Sprinkler - direct burial multi-strand wire - 4 conductor	Supply and Install	239.2 LF	162.61
42	Sprinkler - valve - plastic - 1"	Supply and Install	15.6 EA	2,390.50
43	Sprinkler - valve box - 2 valves	Supply and Install	6.5 EA	250.93
44	Sprinkler - valve box - 4 valves	Supply and Install	2.6 EA	178.98
45	Walk behind trencher and operator	Supply and Install	8 HR	951.33
46	Sprinkler - pipe - 3/4"	Supply and Install	2315.3 LF	7,321.44
47	Concrete slab on grade - 6" - finished in place	Remove and Replace	375 SF	7,193.83
	APRON			
48	Concrete slab on grade - 4" - finished in place	Remove and Replace	675 SF	9,717.08
49	Concrete slab on grade - 4" - finished in place	Remove and Replace	380 SF	5,470.36
			Group total	\$61,782.88

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / SITE / LANDSCAPING / DEMOLITION GARAGE

#	Item	Activity	Quantity	Total
50	Demolish/remove detached garage	Remove	284 SF	1,383.65
			Group total	\$1,383.65

Floor Plan 1 / Main Level / FOUNDATION

#	Item	Activity	Quantity	Total
51	Building foundation excavation	Supply and Install	120 CY	2,224.67
52	Masonry (Miscellaneous Item)	Supply and Install	1 EA	41,600.00
53	Backfill foundations	Supply and Install	223 LF	1,611.31
PERIMETER BACKFILL AND GRADE				
54	Walk behind plate compactor and operator	Supply and Install	12.8 HR	1,683.78
			Group total	\$47,119.77

Floor Plan 1 / Main Level / DEMOLITION

#	Item	Activity	Quantity	Total
55	Tear out wood flooring and subfloor	Remove	1290 SF	8,513.28
56	Demolish/remove - kitchen/laundry	Remove	154.7 SF	2,946.32
57	Demolish/remove - bedroom/room (over 200 sf)	Remove	900 SF	7,094.40
58	Tear off plaster on wood lath	Remove	5000 SF	15,348.53
59	Dumpster load - Approx. 40 yards, 7-8 tons of debris	Remove	5 EA	6,678.10
			Group total	\$40,580.63

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / Main Level / FRAMING FOR STRUCTURAL COMPONENTS

#	Item	Activity	Quantity	Total
60	Stud wall - 2" x 4" x 8' - 16" oc	Supply and Install	207 LF	6,611.28
61	2 X 12" SYP FLOOR JOIST	Supply and Install	1365 LF	10,928.62
62	Sheathing - PLYWOOD - 3/4" - tongue and groove	Supply and Install	1365 SF	6,399.08
63	Drilled bottom plate - 2" x 6" treated lumber	Supply and Install	275 LF	1,454.68
64	Structural engineer residential evaluation fee	Supply and Install	5 EA	3,250.00
65	Stud wall 2x6x8 ext. w/shear panels & 1/2" bldr bd	Remove and Replace	223 LF	17,633.51
66	Framing hanger - large	Supply and Install	75 EA	1,827.52
Group total				\$48,104.69

Floor Plan 1 / Main Level / INTERIOR FINISHES

#	Item	Activity	Quantity	Total
67	1/2" drywall - hung, taped, floated, ready for paint	Supply and Install	5000 SF	24,282.59
68	Interior door unit - Premium grade	Remove and Replace	10 EA	7,249.56
69	Paint door/window trim & jamb - 2 coats (per side)	Supply and Install	14 EA	810.22
70	Paint door slab only - 2 coats (per side)	Supply and Install	14 EA	964.25
71	Pre-finished solid wood flooring - Premium grade	Supply and Install	1290 SF	31,459.21
72	Seal/prime then paint twice (3 coats) - 2 colors	Supply and Install	6800 SF	19,614.86
73	Mask per square foot - plastic and tape - 4 mil	Supply and Install	1760 SF	767.32
74	Baseboard - 6"	Supply and Install	900 LF	8,028.42
Group total				\$93,176.43

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / Main Level / KITCHEN

#	Item	Activity	Quantity	Total
75	2" x 4" x 10' #2 & better Fir / Larch (material only)	Supply and Install	17 EA	138.81
76	Labor to frame 2" x 4" non-bearing wall - 16" oc	Supply and Install	70 SF	173.86
77	Cabinetry - lower (base) units - Premium grade	Supply and Install	15.84 LF	11,481.73
78	Cabinetry - upper (wall) units - Premium grade	Supply and Install	14.4 LF	8,203.63
79	Add-on for tile backsplash installation	Supply and Install	30.24 SF	629.35
80	Ceramic/porcelain tile - High grade	Supply and Install	30.24 SF	724.09
81	Countertop - Granite or Marble - High grade	Supply and Install	33.12 SF	4,132.97
82	Microwave oven - over range w/built-in hood - High grade	Supply and Install	1 EA	1,239.84
83	Cooktop - gas - Premium grade	Supply and Install	1 EA	1,885.42
84	Dishwasher - Premium grade	Supply and Install	1 EA	1,795.11
85	Refrigerator - side by side - 25 to 30 cf - Premium grade	Supply and Install	1 EA	4,519.39
86	Built-in double oven - High grade	Supply and Install	1 EA	4,231.11
87	Garbage disposer - Premium grade	Supply and Install	1 EA	773.87
88	Appliance water line - 1/4"	Supply and Install	1 EA	135.58
89	Interior door unit - Premium grade	Supply and Install	1 EA	689.48
90	Door knob - interior - Premium grade	Supply and Install	1 EA	128.12
91	Drywall patch / small repair, ready for paint	Supply and Install	8 EA	1,268.33
92	1/2" drywall - hung, taped, floated, ready for paint	Supply and Install	132.48 SF	643.39
93	Baseboard - 6"	Supply and Install	21.6 LF	192.68
94	Seal & paint baseboard, oversized - two coats	Supply and Install	21.6 LF	63.00
95	Seal/prime then paint (2 coats) - 2 colors	Supply and Install	528.48 SF	1,095.38
96	Paint door slab only - 2 coats (per side)	Supply and Install	1 EA	68.88
97	Paint door/window trim & jamb - 2 coats (per side)	Supply and Install	1 EA	57.87
98	Sink faucet - Kitchen - Premium grade	Supply and Install	1 EA	797.26

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

KITCHEN (cont.)

#	Item	Activity	Quantity	Total
99	Sink - double - Premium grade	Supply and Install	1 EA	1,401.25
100	Rough in plumbing - per fixture	Supply and Install	2 EA	2,530.34
101	Outlet - High grade	Supply and Install	5 EA	174.34
102	Switch - High grade	Supply and Install	5 EA	201.18
103	220 volt outlet	Supply and Install	1 EA	54.85
104	Light fixture - Premium grade	Supply and Install	2 EA	561.47
105	Recessed light fixture - Premium grade	Supply and Install	6 EA	1,841.06
106	1/2" Cement board	Supply and Install	158.4 SF	1,070.63
107	Tile floor covering - Premium grade	Supply and Install	158.4 SF	4,471.71
108	Dumpster load - Approx. 30 yards, 5-7 tons of debris	Remove	1 EA	1,214.20
109	Shelving - 24" - in place	Supply and Install	24.48 LF	525.06
110	Seal & paint wood shelving, 12"- 24" width	Supply and Install	24.48 LF	201.91
111	Light fixture - Premium grade	Supply and Install	1 EA	280.74
112	Switch - High grade	Supply and Install	1 EA	40.24
113	Ductwork - hot or cold air	Supply and Install	2 LF	102.74
114	Heat/AC register - Mechanically attached	Supply and Install	1 EA	37.72
Group total				\$59,778.55

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / Main Level / BATH

#	Item	Activity	Quantity	Total
115	Bathtub	Remove and Replace	1 EA	1,678.00
116	Casing - oversized - 3 1/4"	Remove and Replace	24.57 LF	171.80
117	Seal & paint trim - two coats	Supply and Install	43.36 SF	113.40
118	Seal/prime then paint (2 coats)	Supply and Install	260 SF	450.50
119	Tile tub surround - up to 60 SF	Remove and Replace	1 EA	2,236.26
120	Vanity	Remove and Replace	3 LF	1,086.76
121	Sink - single - High grade	Remove and Replace	1 EA	737.50
122	Sink faucet - Bathroom - High grade	Remove and Replace	1 EA	518.60
123	Tub/shower faucet - High grade	Remove and Replace	1 EA	680.97
124	Light bar - 3 lights	Remove and Replace	1 EA	161.04
125	Toilet - High grade	Remove and Replace	1 EA	1,204.53
126	Towel bar - High grade	Remove and Replace	1 EA	63.51
127	Toilet paper holder - High grade	Remove and Replace	1 EA	57.51
128	Door knob - interior	Remove and Replace	1 EA	85.78
129	Ground fault interrupter (GFI) outlet - tamper resistant	Remove and Replace	1 EA	71.29
130	Switch	Remove and Replace	3 EA	110.39
131	Baseboard - 4 1/4"	Remove and Replace	18.79 LF	157.49
132	Paint door/window trim & jamb - 2 coats (per side)	Supply and Install	2 EA	115.75
133	1/2" Cement board	Remove and Replace	60 SF	574.62
134	1/4" Cement board	Remove and Replace	46.8 SF	371.01
135	Countertop - Granite or Marble	Remove and Replace	7.5 SF	841.72
136	Mirror - 1/4" plate glass	Remove and Replace	9 SF	273.76
137	Tile floor covering	Remove and Replace	46.8 SF	1,008.00
138	Bathroom ventilation fan	Remove and Replace	1 EA	198.43
139	Light bar - 4 lights	Remove and Replace	1 EA	175.99

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

BATH (cont.)

#	Item	Activity	Quantity	Total
140	Single axle dump truck - per load - including dump fees	Remove	1 EA	363.75
141	Drywall patch / small repair, ready for paint	Supply and Install	4 EA	634.17
142	Rough in plumbing - per fixture - w/PEX	Supply and Install	1 EA	1,140.47
Group total				\$15,282.98

Floor Plan 1 / Main Level / OPEN PORCH

Room

#	Item	Activity	Quantity	Total
143	Concrete slab on grade - 4" - finished in place	Supply and Install	16 SF	144.03
144	Stair stringer - treated softwood	Supply and Install	13.67 LF	145.41
145	Stair riser - stain grade softwood - greater than 4' to 8'	Supply and Install	4 EA	334.69
146	Stair tread - stain grade softwood - greater than 4' to 8'	Supply and Install	3 EA	461.57
147	Labor to install joist - floor or ceiling - 2x10	Supply and Install	436.6 LF	1,520.65
148	2" x 10" x 12' #2 treated pine (material only)	Supply and Install	20.72 EA	553.51
149	2" x 10" x 14' #2 treated pine (material only)	Supply and Install	23.31 EA	727.95
150	Deck pier or footing	Supply and Install	0.74 CY	213.25
151	Post anchor - 4"	Supply and Install	7.77 EA	367.22
152	4" x 4" x 8' - treated lumber post - material only	Supply and Install	2.59 EA	58.02
153	2" x 10" x 8' #2 treated pine (material only)	Supply and Install	10.36 EA	183.77
154	6" wood polymer decking - Labor only (per SF)	Supply and Install	375.18 SF	2,526.32
155	Single axle dump truck - per load - including dump fees	Remove	1 EA	363.75
156	Deck guard rail - wood polymer lumber - High grade	Supply and Install	99.9 LF	9,892.92
157	Lag bolt - 1/2" x 5" - hex lag screw - zinc plated	Supply and Install	31.45 EA	577.88

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

OPEN PORCH (cont.)

#	Item	Activity	Quantity	Total
158	Deck planking - 2" x 6" x 12' - Polymer - mat. only	Supply and Install	66.97 EA	7,630.88
159	General Demolition - per hour	Remove	15.43 HR	1,322.64
			Group total	\$27,024.45

Floor Plan 1 / 2ND FLOOR

Level

#	Item	Activity	Quantity	Total
160	Stud wall - 2" x 4" x 8' - 16" oc	Remove and Replace	141 LF	4,963.79
161	Demolish/remove - bedroom/room (over 200 sf)	Remove	814.59 SF	6,421.18
162	Demolish/remove - bathroom (over 50 sf)	Remove	80.77 SF	1,804.77
163	floor joist	Supply and Install	896.35 LF	7,176.46
164	Sheathing - plywood - 3/4" - tongue and groove	Supply and Install	1029.32 SF	5,438.97
165	Top and bottom plate - 2" x 6"	Supply and Install	360 LF	1,904.31
			Group total	\$27,709.47

Floor Plan 1 / 2ND FLOOR / Room1

Room

#	Item	Activity	Quantity	Total
166	Demolish/remove - bedroom/room (over 200 sf)	Remove	900 SF	7,094.40
167	Tear off plaster on wood lath	Remove	3300 SF	10,130.03
168	1/2" drywall - hung, taped, heavy texture, ready for paint	Supply and Install	3300 SF	18,807.18
169	Pre-finished solid wood flooring - Premium grade	Supply and Install	925 SF	22,557.96
170	Interior door unit - Premium grade	Remove and Replace	10 EA	7,249.56
171	Seal/prime then paint twice (3 coats) - 2 colors	Supply and Install	3300 SF	9,518.97

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Room1 (cont.)

#	Item	Activity	Quantity	Total
172	Mask per square foot - plastic and tape - 4 mil	Supply and Install	985 SF	429.44
173	Baseboard - 6"	Supply and Install	900 LF	8,028.42
Group total				\$83,815.96

Floor Plan 1 / 2ND FLOOR / Room1 / BATH ROOM

#	Item	Activity	Quantity	Total
174	Bathtub	Remove and Replace	1 EA	1,678.00
175	Casing - oversized - 3 1/4"	Remove and Replace	24.57 LF	171.80
176	Seal & paint trim - two coats	Supply and Install	43.36 SF	113.40
177	Seal/prime then paint (2 coats)	Supply and Install	260 SF	450.50
178	Tile tub surround - up to 60 SF	Remove and Replace	1 EA	2,236.26
179	Vanity	Remove and Replace	3 LF	1,086.76
180	Sink - single - High grade	Remove and Replace	1 EA	737.50
181	Sink faucet - Bathroom - High grade	Remove and Replace	1 EA	518.60
182	Tub/shower faucet - High grade	Remove and Replace	1 EA	680.97
183	Light bar - 3 lights	Remove and Replace	1 EA	161.04
184	Toilet - High grade	Remove and Replace	1 EA	1,204.53
185	Towel bar - High grade	Remove and Replace	1 EA	63.51
186	Toilet paper holder - High grade	Remove and Replace	1 EA	57.51
187	Door knob - interior	Remove and Replace	1 EA	85.78
188	Ground fault interrupter (GFI) outlet - tamper resistant	Remove and Replace	1 EA	71.29
189	Switch	Remove and Replace	3 EA	110.39
190	Baseboard - 4 1/4"	Remove and Replace	18.79 LF	157.49
191	Paint door/window trim & jamb - 2 coats (per side)	Supply and Install	2 EA	115.75
192	1/2" Cement board	Remove and Replace	60 SF	574.62

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

BATH ROOM (cont.)

#	Item	Activity	Quantity	Total
193	1/4" Cement board	Remove and Replace	46.8 SF	371.01
194	Countertop - Granite or Marble	Remove and Replace	7.5 SF	841.72
195	Mirror - 1/4" plate glass	Remove and Replace	9 SF	273.76
196	Tile floor covering	Remove and Replace	46.8 SF	1,008.00
197	Bathroom ventilation fan	Remove and Replace	1 EA	198.43
198	Light bar - 4 lights	Remove and Replace	1 EA	175.99
199	Single axle dump truck - per load - including dump fees	Remove	1 EA	363.75
200	Drywall patch / small repair, ready for paint	Supply and Install	4 EA	634.17
201	Rough in plumbing - per fixture - w/PEX	Supply and Install	1 EA	1,140.47
Group total				\$15,282.98

Floor Plan 1 / 2ND FLOOR / STRUCTURAL REPAIRS

#	Item	Activity	Quantity	Total
202	Tear out wood flooring and subfloor	Remove	985 SF	6,500.45
203	2 X 12" SYP FLOOR JOIST	Supply and Install	985 LF	7,886.22
204	Sheathing - PLYWOOD - 3/4" - tongue and groove	Supply and Install	1330 SF	6,235.00
205	Stud wall - 2" x 4" x 8' - 16" oc	Supply and Install	207 LF	6,611.28
206	Stud wall 2x6x8 ext. w/shear panels & 1/2" bldr bd	Remove and Replace	142 LF	11,228.51
Group total				\$38,461.47

2025_09_17_1406

17 West Tarpon Avenue - Tarpon Springs, FL 34689

Floor Plan 1 / 3 ATTIC / Roof1

StdRoof2

#	Item	Activity	Quantity	Total
207	Additional charge for steep roof greater than 12/12 slope	Remove and Replace	25 SQ	5,253.62
208	Laminated - High grade - comp. shingle rfg. - w/ felt	Remove and Replace	25 SQ	15,946.77
209	Ice & water barrier	Supply and Install	560 SF	1,553.90
210	Asphalt starter - universal starter course	Supply and Install	197 LF	605.58
211	Hip / Ridge cap - cut from 3 tab - composition shingles	Supply and Install	145 LF	1,133.84
212	REMOVE Sheathing - spaced 1" x 6"	Remove	2500 SF	8,125.00
213	Rafters - 2x10 - stick frame roof (using rafter length) 25% OF THE EXISTING R & R	Remove and Replace	3200 LF	31,346.97
214	Sheathing - plywood - 5/8" CDX	Remove and Replace	2500 SF	13,854.99
215	Roofing (Miscellaneous Item) HIGH ROOF	Supply and Install	2500 EA	4,875.00
			Group total	\$82,695.68

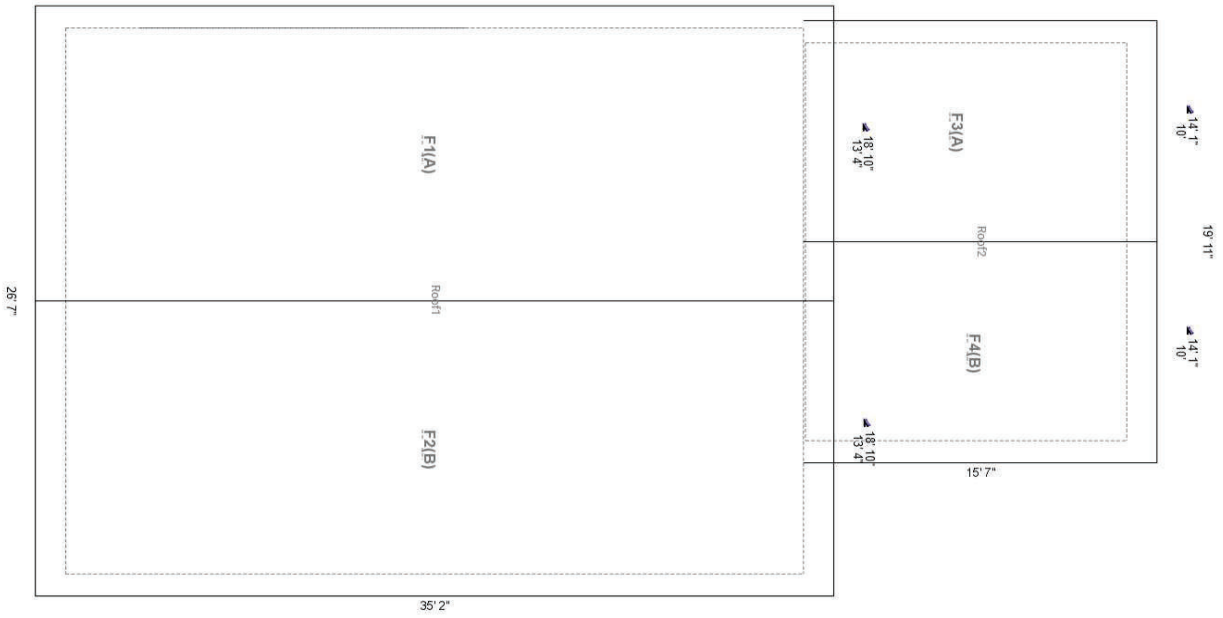
2025_09_17_1406

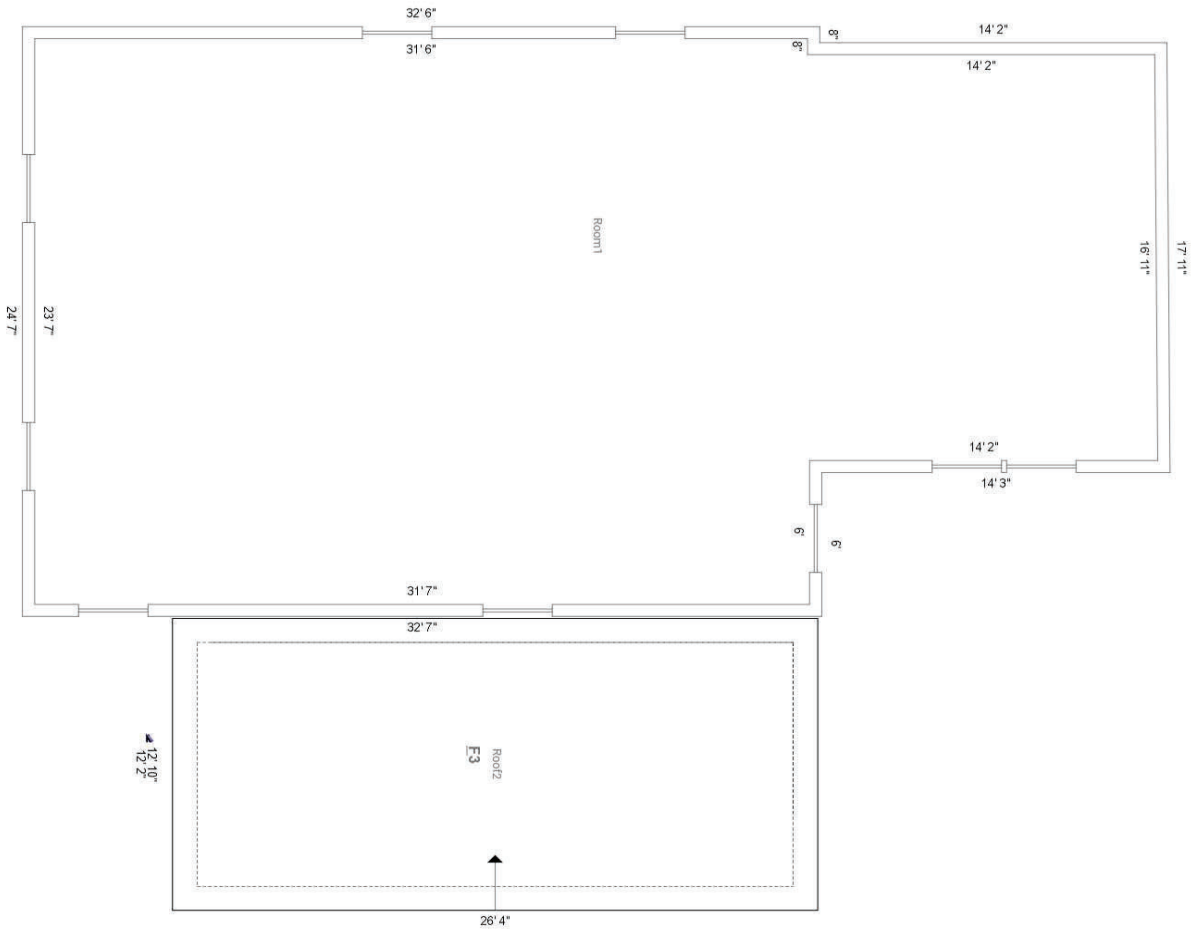
17 West Tarpon Avenue - Tarpon Springs, FL 34689

Summary

Group Name	Total
Floor Plan 1	164,032.82
Floor Plan 1 / HVAC	32,500.00
Floor Plan 1 / ELECTRICAL	53,050.32
Floor Plan 1 / PLUMBING	47,833.63
Floor Plan 1 / WINDOWS AND DOORS	64,378.05
Floor Plan 1 / SIDING	60,743.33
Floor Plan 1 / STAIRS	15,494.47
Floor Plan 1 / TERMITE TENTING AND PREVENTION	23,600.23
Floor Plan 1 / SITE / LANDSCAPING	61,782.88
Floor Plan 1 / SITE / LANDSCAPING / DEMOLITION GARAGE	1,383.65
Floor Plan 1 / Main Level / FOUNDATION	47,119.77
Floor Plan 1 / Main Level / DEMOLITION	40,580.63
Floor Plan 1 / Main Level / FRAMING FOR STRUCTURAL COMPONENTS	48,104.69
Floor Plan 1 / Main Level / INTERIOR FINISHES	93,176.43
Floor Plan 1 / Main Level / KITCHEN	59,778.55
Floor Plan 1 / Main Level / BATH	15,282.98
Floor Plan 1 / Main Level / OPEN PORCH	27,024.45
Floor Plan 1 / 2ND FLOOR	27,709.47
Floor Plan 1 / 2ND FLOOR / Room1	83,815.96
Floor Plan 1 / 2ND FLOOR / Room1 / BATH ROOM	15,282.98
Floor Plan 1 / 2ND FLOOR / STRUCTURAL REPAIRS	38,461.47
Floor Plan 1 / 3 ATTIC / Roof1	82,695.68

Project Total	\$1,103,832.43
----------------------	-----------------------





Name	Description	Value	Unit
C	ceiling area	1732.43	ft ²
EAVE	total eave edge length	0	ft
EPW	perimeter	207	ft
EW	Exterior wall area	2094.76	ft ²
EWOLF	exterior wall opening width	47.5	ft
EWOP	exterior wall opening perimeter	223	ft
EWOSF	exterior wall opening area	154.25	ft ²
EWOSFD	exterior wall opening area deducted	0	ft ²
F	floor area	1739.41	ft ²
FLASH	total flashing length	0	ft
FLF	lineal feet of footings	0	ft
HIP	total hip length	0	ft
IW	interior wall area	4141.36	ft ²
P	total roof perimeter	0	ft
R	total ridge length	0	ft
RAKE	total rake edge length	0	ft
RSF	total roof area	0	ft ²
RSQ	total roof sq	0	sq ²
STEPFLASH	total step flashing length	0	ft
TRID	total transition ridge length	0	ft
TSF	total area	1828.12	ft ²

Name	Description	Value	Unit
TVAL	total transition valley length	0	ft
V	Volume of rooms	15861.72	ft ³
VAL	total valley length	0	ft
WC	wall and ceiling area	6174.2	ft ²
WLF	lineal feet of walls	346.54	ft

Name	Description	Value	Unit
C	ceiling area	985.02	ft ²
EAVE	total eave edge length	26.33	ft
EPW	perimeter	142.7	ft
EW	Exterior wall area	1677.77	ft ²
EWOLF	exterior wall opening width	25.5	ft
EWOP	exterior wall opening perimeter	141	ft
EWOSF	exterior wall opening area	127.5	ft ²
EWOSFD	exterior wall opening area deducted	0	ft ²
F	floor area	985.02	ft ²
FLASH	total flashing length	26.33	ft
FLF	lineal feet of footings	0	ft
HIP	total hip length	0	ft
IW	interior wall area	1248.34	ft ²
P	total roof perimeter	51.95	ft
R	total ridge length	0	ft
RAKE	total rake edge length	25.61	ft
RSF	total roof area	337.26	ft ²
RSQ	total roof sq	3.37	sq ²

Name	Description	Value	Unit
STEPFLASH	total step flashing length	0	ft
TRID	total transition ridge length	0	ft
TSF	total area	1055.37	ft ²
TVAL	total transition valley length	0	ft
V	Volume of rooms	8865.16	ft ³
VAL	total valley length	0	ft
WC	wall and ceiling area	2233.36	ft ²
WLF	lineal feet of walls	140.7	ft

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

BOUNDARY SURVEY

LEGAL DESCRIPTION:

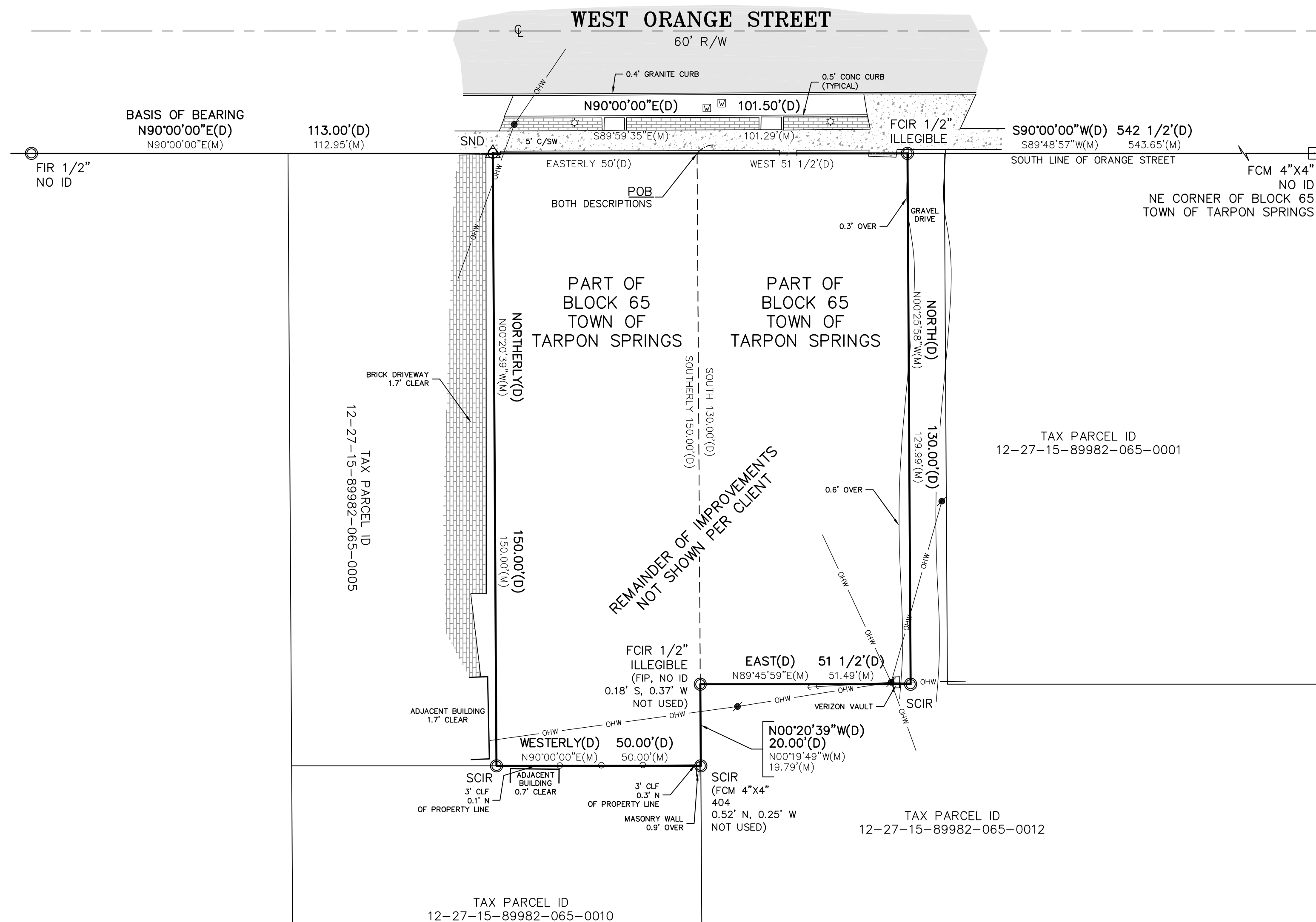
THAT PART OF BLOCK 65 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF ORANGE STREET 542 1/2 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 65; RUN THENCE DUE SOUTH ALONG THE EAST LINE OF L. M. CLEMSON'S LOT 130 FEET TO A CORNER; THENCE RUN DUE EAST 51 1/2 FEET TO A CORNER; THENCE RUN NORTH 130 FEET; THENCE RUN WEST ALONG THE SOUTH LINE OF ORANGE STREET 51 1/2 FEET TO POINT OF BEGINNING.

AND

THAT PART OF BLOCK 65 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 542 1/2 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID BLOCK AT THE INTERSECTION OF SOUTHERN BOUNDARY LINE OF ORANGE STREET AND RUN THENCE SOUTHERLY 150 FEET TO A POINT; THENCE WESTERLY 50 FEET TO A POINT; THENCE NORTHERLY 150 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF ORANGE STREET AND THENCE EASTERLY 50 FEET ALONG SAID SOUTHERN BOUNDARY LINE TO POINT OF BEGINNING.

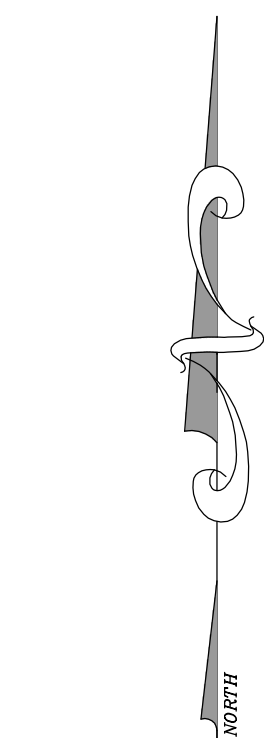


PROPERTY ADDRESS:

17 WEST ORANGE STREET
TARPON SPRINGS, FL

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE SOUTH RIGHT-OF-WAY OF WEST ORANGE STREET BEING N90°00'00"E PER DEED.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0019G, MAP EFFECTIVE DATE: SEPTEMBER 3, 2003, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- BLANKET EASEMENTS, COVENANTS, MORTGAGES, TAXES, RESTRICTIONS, CROSS EASEMENT AGREEMENTS LISTED ON A TITLE POLICY CAN BE CALLED OUT ...I.E. OR BOOK AND PAGE AND LABELED AS A NON PLOTTABLE ENTRY BUT DOES NOT APPLY TO THE SURVEY DRAWING.



SYMBOL LEGEND

- Backflow Preventor
- Cable Box
- Centerline
- Cleanout
- Decorative Light
- Drainage Manhole
- Fire Hydrant
- Grease Trap
- Mailbox
- Power Box
- Sanitary Manhole
- Sign
- Spot Elevation
- Telephone Box
- Utility Pole
- Water Meter
- Water Valve
- Well

LEGEND

- | | | |
|--------------------------------|--|--|
| (C) = Calculated Data | EL = Elevation | PG(s) = Page(s) |
| (D) = Data per Description | EOW = Edge of Water | PLS = Professional Land Surveyor |
| (F) = Field Determined | FCIR = Found Iron Rod & Cap 5/8" PLS #2865 | POB = Point of Beginning |
| (M) = Measured Data | FCM = Found Concrete Monument | POC = Point of Commencement |
| (P) = Data per Plat | FFE = Finished Floor Elevation | PRC = Point of Reverse Curvature |
| +/- = Plus or Minus | FIP = Found Iron Pipe | PRM = Permanent Reference Monument |
| A/C = Air Conditioner | FIR = Found Iron Rod No Cap | R = Radius |
| B/W/F = Barbed Wire Fence | FNN = Found Nail & Disk PLS #2865 | RG = Range |
| BFE = Base Flood Elevation | FPP = Found Pinched Pipe | R/W = Right-of-way |
| BFP = Backflow Preventor | G.I. = Grate Inlet | RCP = Reinforced Concrete Pipe |
| CB = Chain Bearing | GV = Gate Valve | SCM = Set Concrete Monument PLS #2865 |
| CH = Chord | HYD = Fire Hydrant | SCIR = Set Iron Rod & Cap 5/8" PLS #2865 |
| C.A.B. = Condominium Plat Book | I.E. = Invert Elevation | SMH = Sanitary Manhole |
| C/C = Concrete | L.C. = Lowest Floor Elevation | SMN = Set Mag Nail |
| C/S = Concrete Slab | M.O.L. = More or Less | SND = Set Nail & Disc PLS #2865 |
| CSW = Concrete Sidewalk | MES = Mitered End Section | TBM = Temporary Benchmark |
| CL = Centerline | N&D = Nail & Disk | TOS = Top of Slope |
| CLF = Chainlink Fence | NFNS = Not Found and Not Set | TOB = Top of Bank |
| COV = Covered | OCS = Outfall Control Structure | TOE = Toe of Slope |
| CLP = Concrete Light Pole | OW = Overhead Wire | UE = Utility Easement |
| CMP = Corrugated Metal Pipe | O.R. = Official Records Book | UP = Utility Pole |
| CONC. = Concrete | P.B. = Plat Book | V/F = Vinyl Fence |
| Δ = Delta Angle | PCP = Permanent Control Point | W/F = Wood Fence |
| D.B. = Deed Book | | WM = Water Meter |
| DE = Driveway Easement | | W.O. = Work Order |
| DW = Driveway | | WV = Water Valve |
| DMH = Drainage Manhole | | |
| E/P = Edge of Pavement | | |

LINE LEGEND

- Boundary Lines
- Water Line
- Telephone Line
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Top of Bank
- Toe of Slope
- Overhead Wire Lines
- Fence - Wire
- Fence - Chain Link
- Fence - Vinyl
- Fence - Wood

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DENNIS J. EYRE, P.L.S., FLA. REG. No. 2865
DATE: JANUARY 2, 2020

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

W.O. # 5991	FIELD DATE: DECEMBER 27, 2019
DRAWN BY: E.J.	
CHECKED BY: D.J.E.	
SCALE: 1" = 20'	
FIELD BOOK / PAGE(S): 7-10/18	
SHEET 1 OF 1	

GEODATA SERVICES INC.
 1166 KAPP DRIVE
 CLEARWATER, FL 33765
 PHONE: (727) 447-1763



EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs

From: [Caroline Lanford](#)
To: [Daniel Edgell](#)
Subject: RE: 17 W Orange St
Date: Wednesday, November 12, 2025 5:44:44 PM
Attachments: [ARTICLE VII. HERITAGE PRESERVATION \(2\).docx](#)

Good afternoon,

Per our earlier conversation, we will need all materials no later than December 5 to schedule for the January 12 Heritage Preservation Board meeting at 6:30 PM in the City Hall auditorium. Project representatives will need to be available at this meeting to answer any questions that the board may have.

I have attached the relevant section of the code regarding Heritage Preservation.

Per Section 111.00 of the LDC, the HPB shall consider the below criteria when determining whether to grant a CA for a demolition:

- (1) The historic, architectural or cultural significance of the building or structure;
- (2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;
- (3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;
- (4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;
- (5) The future utilization of the site and/or group occupancy of the structure;
- (6) Whether reasonable measures can be taken to save the building, structure or traditional cultural property; and
- (7) Whether the building, structure or traditional cultural property is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

I highlighted the most relevant criteria for this particular structure. Items from the applicant that would be required for the HPB to review the proposed demolition in light of these criteria include:

1. Cost Estimates divided into distinct scopes of work for demolition and rehabilitation.
2. An Existing Conditions report prepared by a qualified licensed engineer, architect, contractor, or building conservator, preferably one that has previous experience with historic building rehabilitation. The report should serve as the basis for the

rehabilitation cost estimate. The report should describe the condition of each feature or material proposed for repair or replacement in the cost estimate. It should be illustrated with photographs of existing conditions and probes. It also should provide a detailed scope of work outlining treatment recommendations for items that can be repaired and items deteriorated beyond repair and therefore proposed for replacement.

3. Estimate of market value of property in its current condition, after demolition, and if it were rehabilitated
4. Capitalization rate based on the NOI (if income producing)
5. Certified appraisals obtained within the previous two years

These items would be the minimum required to effectively evaluate the case. I have reached out to our consultant for additional information and will let you know if anything else would be required for this particular structure.

Thank you,

Caroline Lanford, AICP CTP

Principal Planner

City of Tarpon Springs – Planning & Zoning

clanford@ctsfl.us

727.942.5611



[Book time to meet with me](#)

From: Daniel Edgell <dedgell@sandbararc.com>

Sent: Wednesday, November 12, 2025 9:59 AM

To: Caroline Lanford <clanford@ctsfl.us>

Subject: 17 W Orange St

Warning: Unusual sender <dedgell@sandbararc.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello Caroline,

We have a client that has engaged us to help with the property at 17 W Orange. Can you please call me when you have a moment to discuss the application process for Heritage Preservation?

Thanks,

Daniel L Edgell RA, NCARB
PRESIDENT

SANDBAR ARCHITECTURE
123 E Tarpon Ave
Tarpon Springs, FL 34689
727 308 1773

EXECUTIVE SUMMARY

EXHIBIT A

Tarpon Springs Land Development Code Section 110.00
Historic Design Review Guidelines Manual 4.13 Guidelines for Demolition
Stantec Memorandum

EXHIBIT B

Historic Resources Survey of Tarpon Springs

EXHIBIT C

The Sponge Docks & CRA Infill Code Map 5A Transect Zones
Web GIS Map

EXHIBIT D

Future Land Use Data

EXHIBIT E

Pinellas County Future Land Use Table

EXHIBIT F

Pinellas County Future Land Use Activity Center Standards

EXHIBIT G

Appraisal Report

EXHIBIT H

Structural Evaluation

EXHIBIT I

Limited Lead-Based Paint Inspection Report

EXHIBIT J

NESHAP Asbestos Pre-Renovation Survey

EXHIBIT K

Wood-Destroying Organism Inspection Report

EXHIBIT L

Crane Brook Cost Estimate

EXHIBIT M

2019 Boundary Survey
2024 Boundary Survey

EXHIBIT N

Correspondence

EXHIBIT O

Photographs



North West



North



North East



East



South East



South



South West



West

TARPON SPRINGS – DEMOLITION APPLICATION CHECKLIST FOR HISTORIC-AGE PROPERTIES

(For properties within the Local Historic District or subject to Article VII – Heritage Preservation)

Property Address: 17 W Orange Street, Tarpon Springs, FL 34689

Tax Parcel ID: 12-27-15-89982-065-0003

Designation Status: Contributor to Tarpon Springs Historic District

Recommendations: Applicant should revise the materials marked below and provide missing documentation noted as missing. The memorandum prepared by Stantec Consulting Services Inc. for 154 Read Street should be removed from Exhibit A as it is not applicable to this application.

DEMOLITION APPLICATION CHECKLIST FOR HISTORIC-AGE PROPERTIES

1. Application and Property Information

- Completed Certificate of Appropriateness (COA) application for demolition
 - M** Owner name, mailing address, phone, and email—**MISSING**
 - Applicant/agent information (with authorization letter if applicable)
 - Property address and Parcel ID
 - Identification of whether the property is:
 - Locally designated
 - Within the Local Historic District
 - Within a National Register district (and contributory status)
-

2. Project Description

- R** Narrative describing full or partial demolition—**REVISE**
Add narrative to the executive summary describing all structures on property that will be demolished, including any ancillary buildings or structures (garages, sheds, fences, etc.).
 - R** Identification of structures or features proposed for demolition—**REVISE**
See above comment.
 - Purpose of demolition
 - R** Scope of work listing all demolition activities—**REVISE**
See above comment.
-

3. Historic Documentation

- Historic summary of the building (construction date, architecture, builder if known)
- Prior survey or designation forms (if available)

TARPON SPRINGS – DEMOLITION APPLICATION CHECKLIST FOR HISTORIC-AGE PROPERTIES

(For properties within the Local Historic District or subject to Article VII – Heritage Preservation)

N/A Historic photographs, maps, or archival materials

4. Existing Conditions Documentation

Current photographs of all elevations, significant details, interior (if relevant), and streetscape

M Existing site plan identifying structures to be demolished—**MISSING**

Existing floor plans or elevations (if available)

5. Structural Conditions and Feasibility Documentation *(Required when deterioration, safety, or infeasibility is used as justification)*

5A. Existing Conditions Report

Report prepared by a licensed engineer, architect, contractor, or building conservator with experience in historic buildings

Description of the condition of each feature or material

Photographs and probes documenting deterioration

Identification of elements suitable for repair vs. elements deteriorated beyond repair

Recommended treatments and detailed scope of work

Structural analysis and code or life-safety concerns (if applicable)

5B. Cost Estimates

R Rehabilitation cost estimate based on the Existing Conditions Report—**REVISE**

Rehabilitation cost estimate should be revised to include only costs related to rehabilitating the property to a livable condition and to meet City building code. Costs associated with modifying the property to what the applicant calls "market standards" should be listed in a separate cost estimate.

M Demolition cost estimate—**MISSING**
(Costs must be separated into distinct scopes of work for demolition and rehabilitation.)

5C. Supporting Information

N/A Code enforcement or unsafe-building notices (if any)—**NOT APPLICABLE**

M Photo key referencing locations described in the report—**MISSING**

6. Economic Feasibility and Hardship Documentation *(Required if claiming that rehabilitation is not economically feasible)*

6A. Market Value Analyses

Market value of the property in its current condition

TARPON SPRINGS – DEMOLITION APPLICATION CHECKLIST FOR HISTORIC-AGE PROPERTIES

(For properties within the Local Historic District or subject to Article VII – Heritage Preservation)

- Market value of the property after demolition (land value)
- Market value of the property if rehabilitated
- Certified appraisal(s) completed within the previous two years

6B. Income-Producing Properties (if applicable)—NOT APPLICABLE

- N/A** Rent roll and operating expense data
 - N/A** Net Operating Income (NOI) calculation
 - N/A** Capitalization rate used
 - N/A** Value derived from the income approach
-

7. Post-Demolition Plans

- M** Conceptual site plan for post-demolition use—**MISSING**
 - M** Massing studies or conceptual elevations for proposed new construction (if applicable)—**MISSING**
 - N/A** If no new construction is planned:—**NOT APPLICABLE**
 - N/A** Interim site treatment plan (grading, stabilization, landscaping, fencing)
 - N/A** Anticipated development timeline
-

8. Ordinance Compliance Materials

- Statement explaining how the application complies with Article VII – Heritage Preservation
 - R** Narrative or matrix addressing ordinance demolition criteria outlined in §110.00—**REVISE**

Although the applicant submitted a structural report, it does not provide enough information to judge whether the building can reasonably be saved (Criterion 6) and what rehabilitation would cost (Criterion 7).
-

9. Administrative Requirements

- Required digital submittals (PDFs, plan sets)
- All fees paid
- Owner's notarized signatures
- Public notification materials (if required)
- Confirmation of HPB meeting date and deadlines

N/A Responses to staff comments or revision requests—**NOT APPLICABLE**

Commented [ER1]: For the City to complete. We weren't sent this information.

TARPON SPRINGS – DEMOLITION APPLICATION CHECKLIST FOR HISTORIC-AGE PROPERTIES

(For properties within the Local Historic District or subject to Article VII – Heritage Preservation)

10. Demolition Permit Requirements (After HPB Approval) —NOT APPLICABLE

N/A City demolition permit application

N/A Contractor identification (if required)

N/A Utility disconnect confirmations

Asbestos survey and abatement documentation

N/A Dust and debris management plan

N/A Proof of HPB/COA approval attached to the permit application