City of Tarpon Springs, Florida

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

REGULAR SESSION AGENDA
TUESDAY, SEPTEMBER 17, 2024
6:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Hispanic Heritage Month

SPECIAL PRESENTATIONS

2. Tampa Bay Regional Planning Council
3. Building Department Welcome Box for New Homeowners
4. Water and Sewer Update- Infrastructure and Emerging Regulations

PUBLIC COMMENTS

CONSENT AGENDA

5. Special Events:
   a. Sunset Beach Movie Night, Halloween Theme
   b. Trick or Treat Halloween Bash
   c. Taste of Tarpon
   d. Holiday Movie in the Park
6. Attorney's Fees:
   a. Dickman Law Firm Invoices 4574 4575 4576 4577 4578 4579 4580 4581 4582 4583 4584 4585 4586 4587 4588
   b. Unice Salzman Jensen P.A. Invoices 83092 83093
   c. Johnson Jackson PLLC Invoices 13448 13594
7. Award File No. 240144-C-PH, Lighting Repairs, Maintenance and Installation of Street Lighting Utilizing the Florida Department of Transportation Contract No. E51C4
8. Increase File No. 200095-P-AM Audit Services (External)
9. Approve Florida Department of Environmental Protection Grant Agreement Amendment 22PLN93
10. Award File No. 250012-N-AS, Single Source Purchase of Rugged Machine to Machine (M2M) GPS Routers, Maintenance, Service, and Parts

11. Ratify Increase to File No. 240003-C-AS, Motorola Radio Equipment, Maintenance, and Support, utilizing State of Florida Alternate Contract Source No. 43190000-22-NASPO-ACS
12. Satisfaction/Release of Liens

SPECIAL CONSENT AGENDA

13. Approve Change Order No. 1 to Bid No. 230200-B-JL Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2
14. Ratify Selection of George F. Young, Inc. and Colliers Engineering & Design, Inc., for Request for Qualifications (RFQ) No. 240066-S-JL Survey Services
15. Ratify Selection of WSP USA Inc. and Water Science Associates (APEX Companies LLC), for Request for Qualifications (RFQ) No. 240116-S-JL Hydrogeological Services
16. Award File No. 240161-B-AS, Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories
17. Internal Audit of Public Services - Utilities Division, Reverse Osmosis Water Treatment Plant (Report #08_2024)
18. FY 2025 Internal Audit Plan
19. Public Services Job Description Updates
20. Appointment to Firefighters Pension Board
21. Reappointment to Sustainability Committee

ORDINANCES AND RESOLUTIONS (Public Hearings Begin At 7:30 PM)

22. **Application 24-49** Vavlas - Appeal of HPB Decision (Application 24-22) for property located at 20-26 Hibiscus Street
23. **Ordinance 2024-03** Repealing the City's Comprehensive Plan in its entirety and adopting the 2040 Comprehensive Plan including all Elements, the Future Land Use Map & Map Series, Future Land Use Categories and Rules Table, and Definitions (Application 24-36) (Legislative) (30 Minutes) **(2nd Reading)**
24. **Resolution 2024-37** Authorizing Increases in the Golf Course Fees

BOARD AND STAFF COMMENTS

ADJOURNMENT

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, National Hispanic Heritage Month, known as “Mes de Herencia Hispana” is celebrated nationwide from September 15th through October 15th each year; and

WHEREAS, Hispanic explorers, pioneers and settlers established missions and settlements that became some of America’s most important urban and cultural centers; and

WHEREAS, Hispanic academics, scientists, and entrepreneurs have greatly enhanced our way of life in the fields of science, technology, politics, the arts, philanthropy, and other important areas, and continue to meet new challenges and responsibilities with dignity and a creative spirit; and

WHEREAS, Hispanic Americans throughout the nation, because of their energetic commitment to hard work and determination to participate fully in the American dream, provide strength and inspiration to us all; and

WHEREAS, the City of Tarpon Springs acknowledges the Hispanic Heritage and the indelible place it holds in the heart and soul of our Nation, and National Hispanic Heritage Month reminds us that the American identity is a fabric of diverse traditions and stories woven together.

NOW, THEREFORE, I, Panagiotis Koulias, by virtue of the authority vested in me as Acting Mayor of the City of Tarpon Springs, Florida, do hereby proclaim September 15th through October 15th as

Hispanic Heritage Month

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida, to be affixed this 17th day of September 2024.

City Clerk & Collector

Acting Mayor

TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL

TBRPC Member Benefits

TBRPC'S NEW REGIONAL GOVERNMENT LIAISON PROGRAM

Tarpon Springs City Commission

Courtney Wright, LEED GA – Senior Planner
September 17, 2024

Tarpon Springs Representative

Thank you for your leadership!

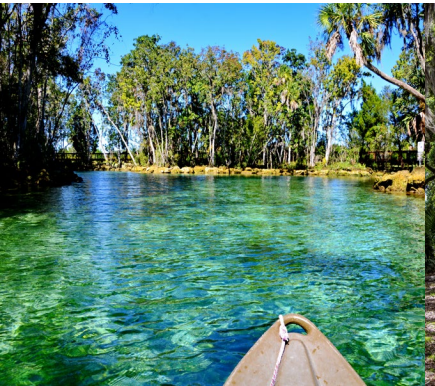
Commissioner John Koulianos

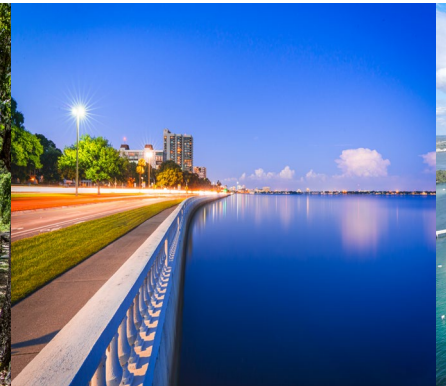
TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL

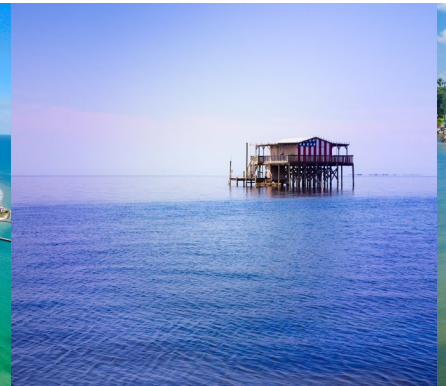
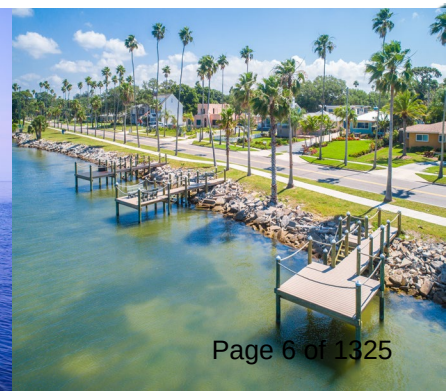
Mission Statement

TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL

To serve our citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing needs regionally.

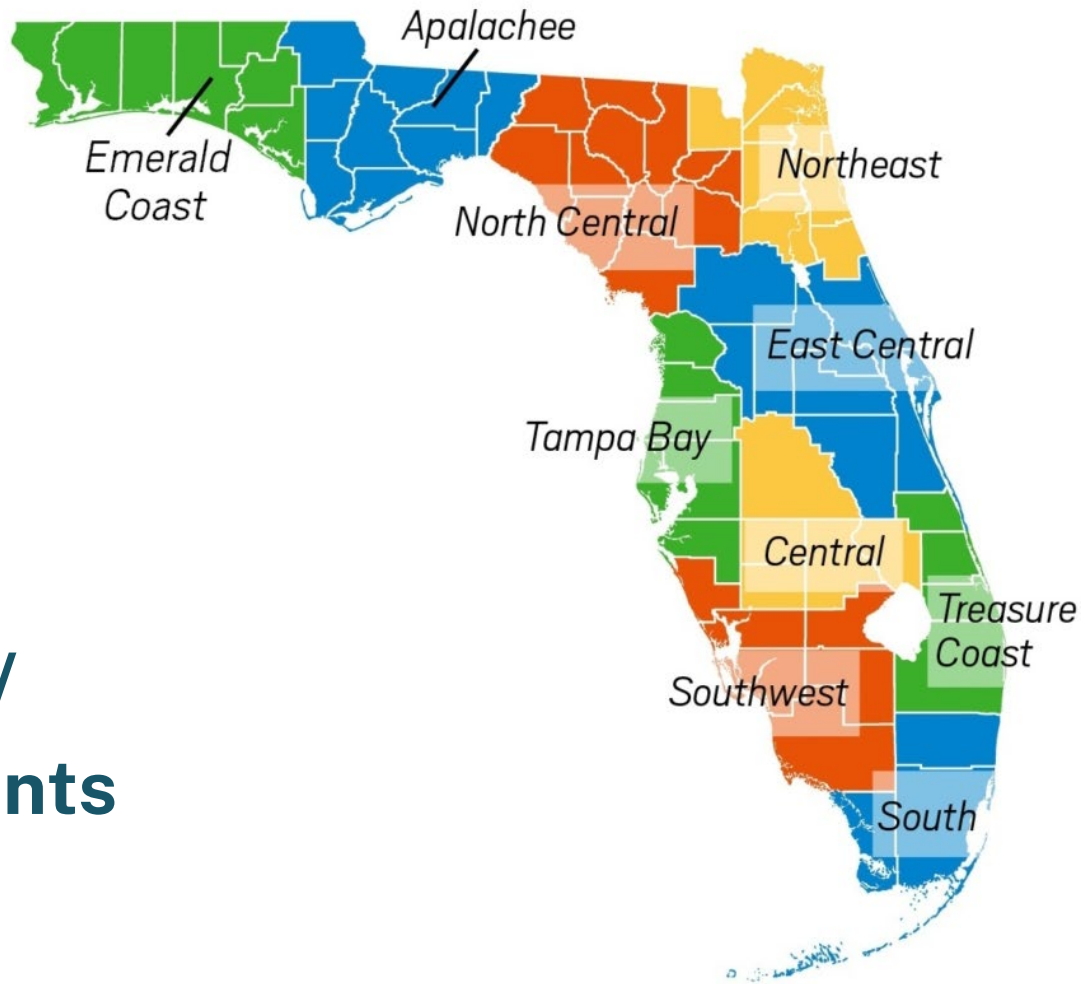




Florida Regional Councils Association

TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL



1 of Florida's 10 Regional Planning Councils (RPCs) / Special District Governments

2024 Officers

tbrpc.org/council

Mayor Woody Brown

Chair

City of Largo

Vice Mayor Maureen Freaney

Vice Chair

City of Dunedin

Commissioner René Flowers

Secretary/Treasurer

Pinellas County

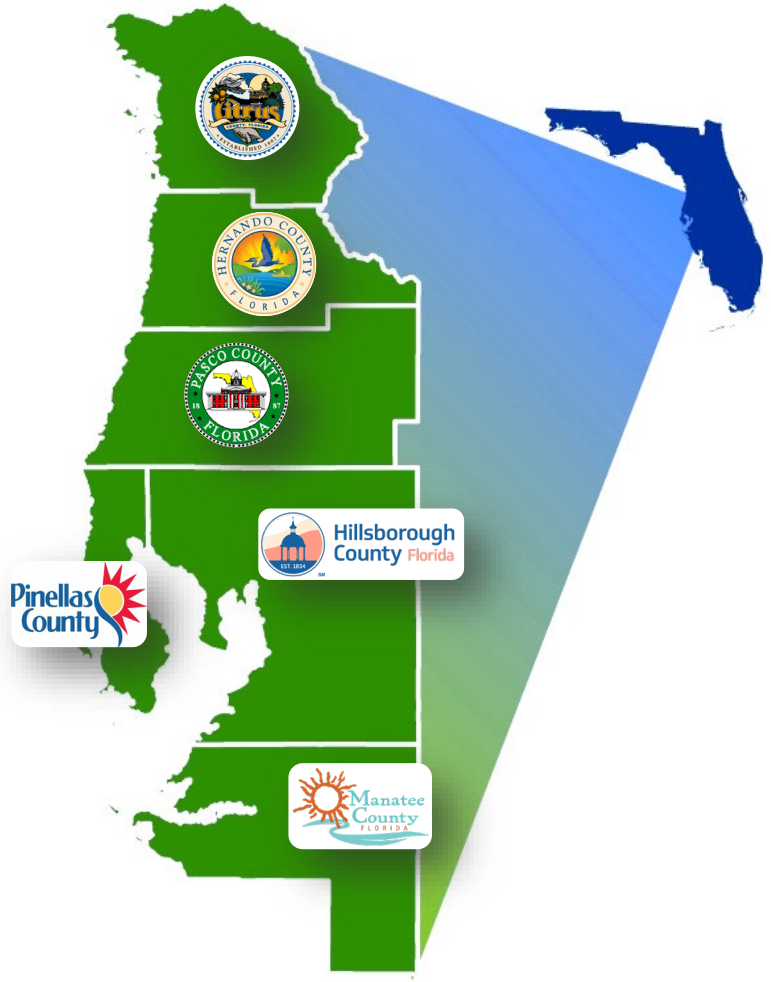
Councilwoman Brandi Gabbard

Immediate Past Chair

City of St. Petersburg

Convening the Region Since 1962!

- 6 Counties
- 23 Municipalities
- 13 Gubernatorial Appointees
- 3 Ex-Officios



FDOT

Florida Department of Environmental Protection

Southwest Florida Water Management District

Focus Areas

1. Economic Development
2. Emergency Preparedness
3. Environmental Planning
4. Planning Technologies
5. Resiliency Planning

What We Do

1. Regional Government Liaison Program
2. Planning Support & Technical Services
3. Regional Convening – Committees & Initiatives

GOVERNMENT LIAISON PROGRAM

GROWING PARTNERSHIPS

Now providing technical assistance to a Member Government we had not yet directly assisted – Madeira Beach.

DEEPENING UNDERSTANDING

Improved understanding among staff of their liaison communities and local government processes.

REGIONAL KNOWLEDGE

Acquired information about the environmental, growth management, and other issues taking priority throughout our region.

COMMUNITY IDENTITY

Staff have attended 40+ community events to understand each community's unique character better.

2. Planning Support & Technical Services

Public agencies can directly contract with the TBRPC without public procurement; cost-effective when time, internal expertise, or sources of funding are limited.

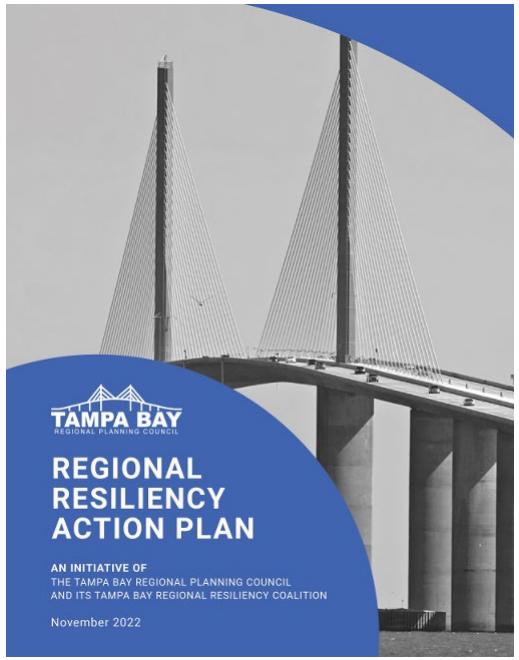
Technical Tools:

REMI PI+ SketchUp IMPLAN Twinmotion esri Adobe

Available services:

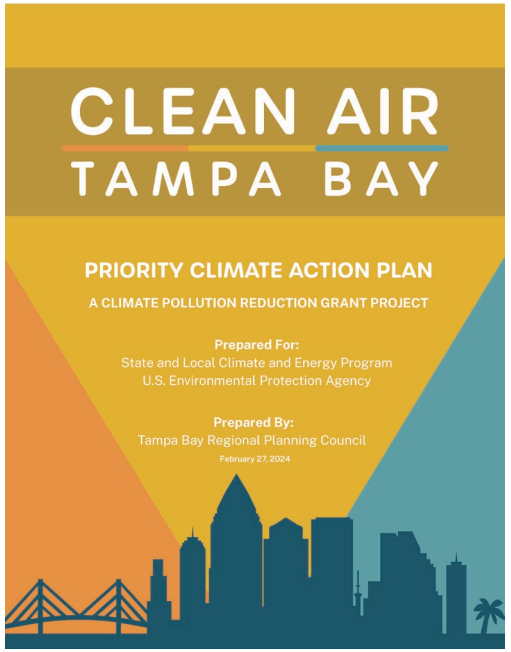
- Training and Capacity Building
- Research and Analysis
- Policy and Plan Development
- Local Mitigation Strategy Updates
- Community Rating System Support
- Hazard Vulnerability Assessments
- Greenhouse Gas Analysis
- Scenario Planning
- 3D Visualization
- Economic and Fiscal Impact Analysis
- GIS Data Analysis, Mapping, and Applications
- Branding and Graphic Design
- Flood visualization
- Augmented Reality (AR) demonstrations

Recent Highlights



Resilient Ready Tampa Bay

PROJECT PHOENIX 2.0



Clean Air Tampa Bay

Priority Climate Action Plan

The first regional, community-wide climate action plan. This plan includes a greenhouse gas inventory, implementation-ready projects, emission projects, and low-income and disadvantaged community analysis.

This plan is focused on the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area to identify the emission sources and provide a regional approach to lowering emissions through projects, programs, and policies.

Updating to the Comprehensive Climate Action Plan on December 1, 2025

3. Regional Convening – Committees & Initiatives

TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL
AGENCY ON BAY MANAGEMENT

TAMPA BAY
REGIONAL RESILIENCY COALITION

STORMWATER COMMITTEE

E·D·A
U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

TAMPA BAY ECONOMIC DEVELOPMENT DISTRICT

Next TBRPC Meeting

Monday, October 14, 2024
10:00 AM
4000 Gateway Centre Blvd.
Suite 100
Pinellas Park, FL 33782

TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL

Join Zoom Meeting:

https://us02web.zoom.us/j/83378505645?pwd=bDYweUxudVh3cDhNZE9aTHZMYTBMZz09

TBRPC
TAMPA BAY REGIONAL PLANNING COUNCIL

Thank you!

tbrpc.org

Courtney@tbrpc.org

Courtney Wright, Senior Planner

WATER AND SEWER UPDATE: INFRASTRUCTURE AND EMERGING REGULATIONS

Prepared by the Public Services Department

WATER AND SEWER CURRENT ISSUES

Strengths

Alternative Water Supply (RO Plant)

High level of Water Treatment

80% Reclaimed Water

Advanced Wastewater Treatment in Place

Emergency Response Plans (Generators, Plans, Mutual Aid Agreements)

Challenges

Funding for Aging Infrastructure

Staffing in a competitive hiring environment

Emerging Regulations

- Lead and Copper Rule (EPA)
- PFAS Standards (EPA)
- Outfall elimination (SB64)
- Wastewater maintenance and reporting requirements
- Cybersecurity

Addressing Aging Infrastructure: CIP Needs and Goals

Capital Area	Goals and Challenges	Timeframe	Costs
RO Water Plant	• Wellfield is at capacity. • Need to build out remaining wells.	• 2-7 years	**~$5 - $10M**
Water Distribution (Pipes)	• 50-60 miles of older metallic pipe (cast iron and galvanized) • 30- year replacement program	• Major program from 2027 - 2056	**~$70M-90M over 30 years.**
Wastewater Treatment Plant	• Built in 1985. Needs 40 and 50 year rehabs. • Major electrical upgrades scheduled (FY26)	• Phase I: within 5 years • 50-year rehab: 2030s	**First Phase ~$8M. $25M-$30M in 2030s.**
Lift Stations	• Average lift station over 35 years old. • Increase rehab schedule over 10 years.	• 10-20 Years	**~$5M through 10 years**
Sewer System	Goal: 4000 Feet of pipe lining annually. Line 70% of clay lines over 20 years.	• 20 years	**$12.5M over 20 years.**

Long term- need to support $6M-$7M in capital annually to maintain current level of service

New 20-year CIP Goals and Outcomes:

1. Replace all cast iron and galvanized water mains (2027-2056)
2. Fully fund 40-year WWTF rehab
3. Accelerated Lift Station Rehab schedule to 2-year interval
4. Fully funded sewer rehab program to line 70% of clay sewer lines by 2043
5. Shifting funding to more pro-actively schedule new priority projects
6. Plan to continue CIP updates and bring to BOC again in 2025

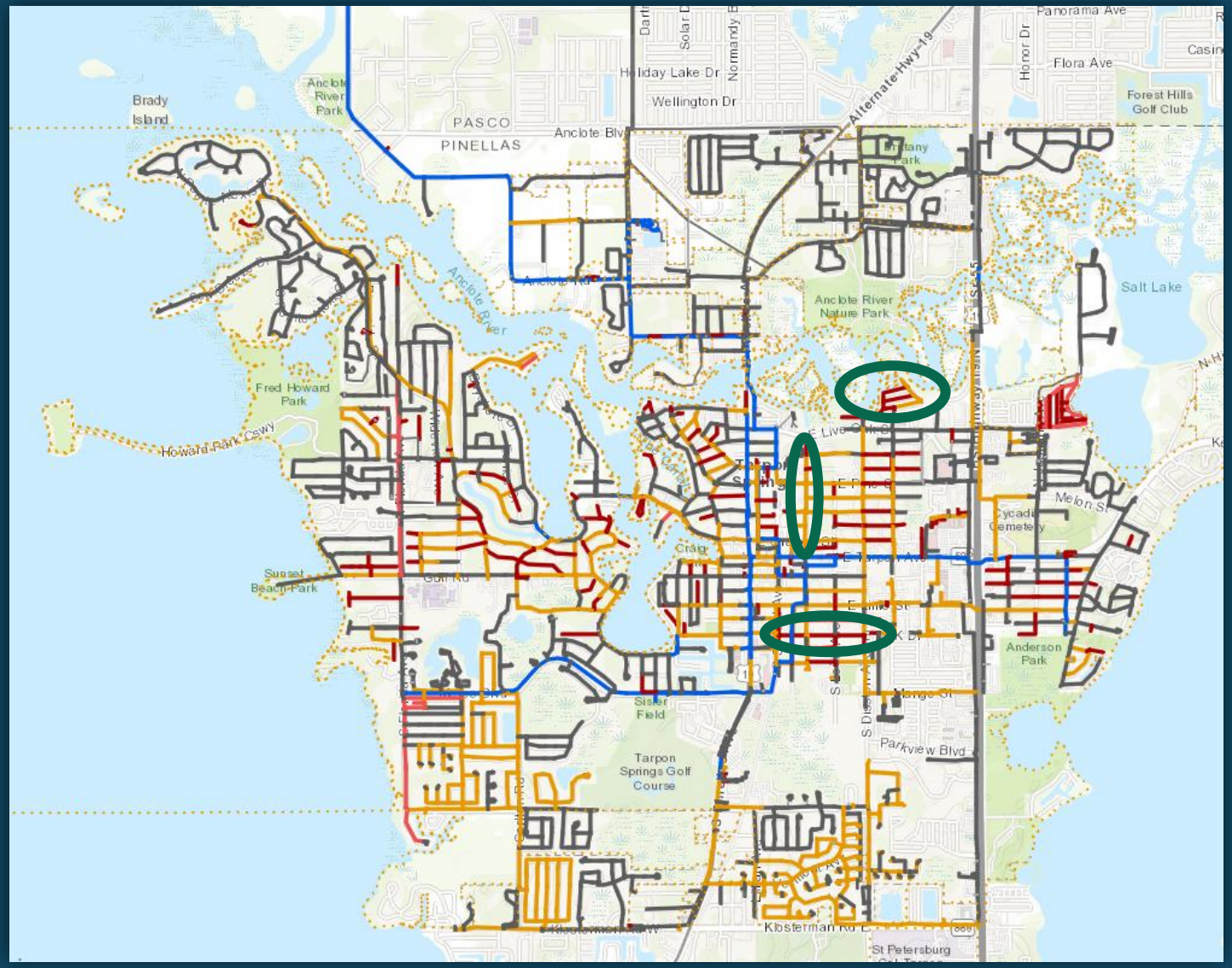
CIP Updates- New CIP Funding Levels

Division	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	TOTAL
Lift Stations	$ -	$ 230,000	$ 467,770	$ 991,600	$ 373,000	$ 1,175,750	$ 354,000	$ 964,250	$ 370,000	$ 993,648	**$ 5,920,018**
Meter Repair	$ -	$ 250,000	$ 153,750	$ 167,995	$ 173,000	$ 178,000	$ 183,000	$ 188,000	$ 193,000	$ 198,000	**$ 1,684,745**
RO/Wells	$ -	$ 548,225	$ 1,106,125	$ 785,688	$ 1,190,000	$ 1,330,000	$ 3,220,000	$ 2,300,000	$ 1,896,000	$ 3,070,000	**$ 15,446,038**
Water Distrib	$ -	$ 680,000	$ 560,000	$ 696,204	$ 1,408,000	$ 1,448,000	$ 1,488,000	$ 1,529,000	$ 1,570,000	$ 1,611,000	**$ 10,990,204**
WW Collections	$ -	$ 520,000	$ 610,000	$ 635,000	$ 661,000	$ 687,000	$ 713,000	$ 739,000	$ 765,000	$ 791,000	**$ 6,121,000**
WWTF	$ -	$ 525,000	$ 80,000	$ 3,982,000	$ 2,312,969	$ 1,548,450	$ 180,000	$ 870,000	$ 140,000	$ 2,457,000	**$ 12,095,419**
FY23 Ongoing Projects	$ 4,453,368	$ 5,183,575	$ 3,022,000								**$ 12,658,943**
Grand Total	**$ 4,453,368**	**$ 7,936,800**	**$ 5,999,645**	**$ 7,258,487**	**$ 6,117,969**	**$ 6,367,200**	**$ 6,138,000**	**$ 6,590,250**	**$ 4,934,000**	**$ 9,120,648**	**$ 64,916,367**

Key Changes:

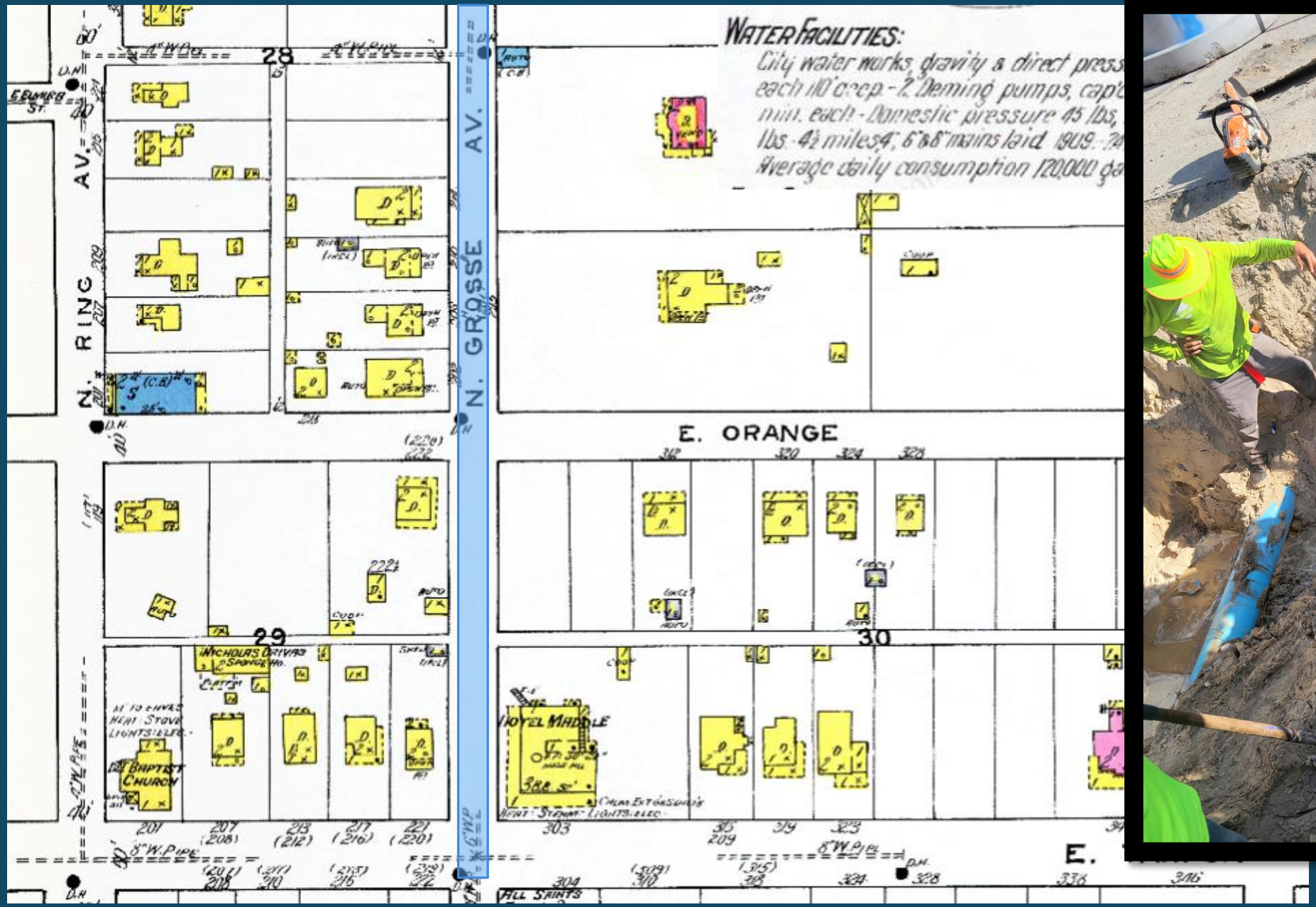
1. Planned FY24-FY25 CIP Spending cut by $4.3M
2. Total 10-year spending on new projects increased ~$4M
3. Focus on existing infrastructure (No plans for City-led reclaimed expansion or future major septic to sewer through 2032)

WATER DISTRIBUTION INFRASTRUCTURE (2022)



Pipe Material	Miles of Pipe
PVC	**98.4**
Cast Iron	**43.1**
Galvanized Pipe	**14.7**
Ductile Iron Pipe	**12.7**
HDPE	**6.5**
Other	**3.3**
Total	**181.8**

Staff have worked diligently over the last several years to map all water mains and document pipe materials. This helps prioritize water main projects.

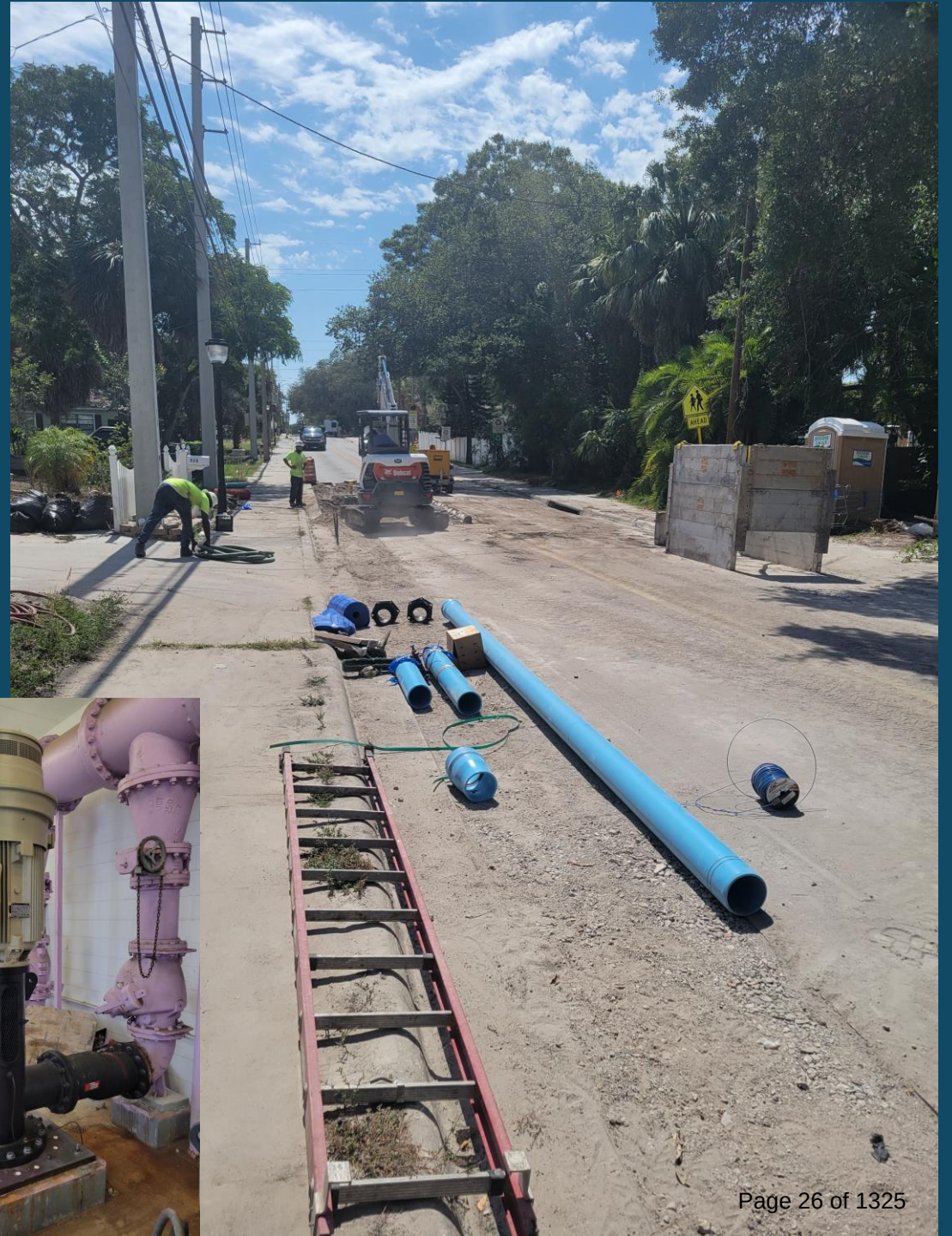


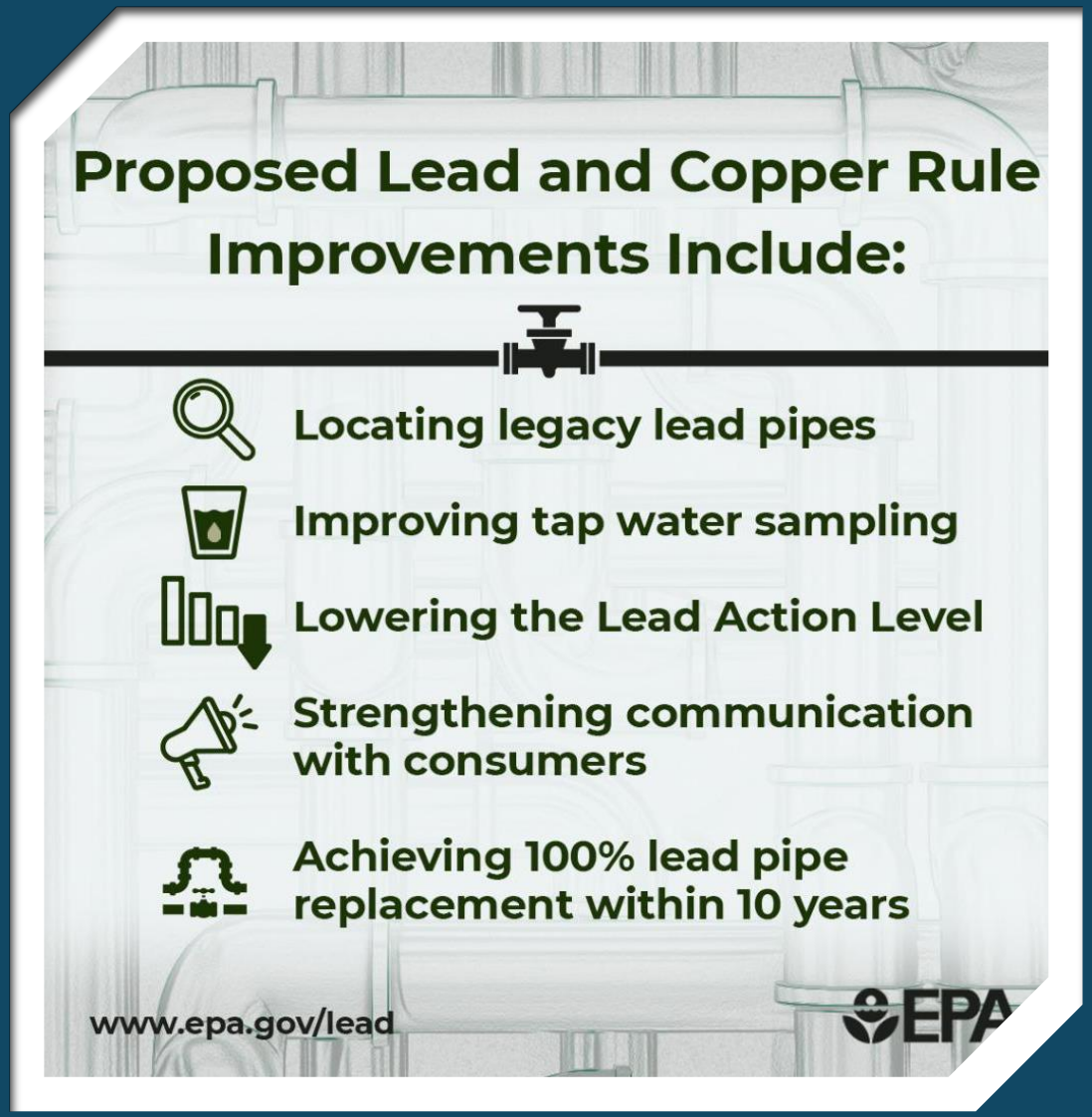
Progress: 1919 vs 2024

Map Source: 1919 Tarpon Springs Fire Insurance Map. Published by Sanborn Map Company. Accessed: Univ of Florida Library Digital Collections; July 25, 2024

Other Key Ongoing Projects:

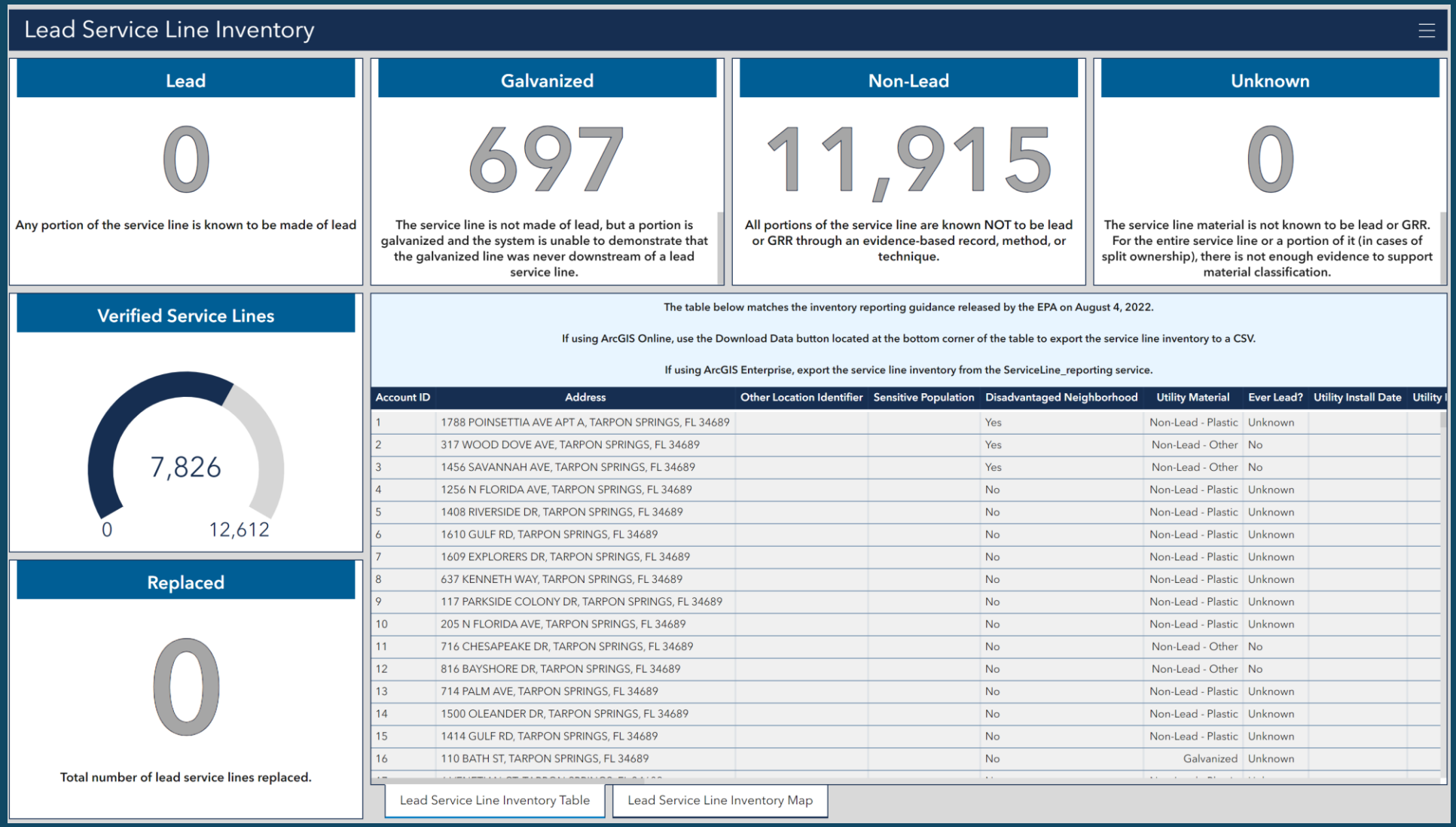
1. Cybersecurity Improvements - $1.4M
   - *On schedule, under budget*
2. Advanced Wastewater Treatment Plant Electrical Resiliency Project - $3M - $4M
   - *60% design, pursuing grant funding*
3. Aeration (treatment) upgrades at the AWWTF)
   - *On schedule, under budget*
4. Replacing water main on Alt-19 Bridge
   - *On budget, in procurement*
5. Lime and Huey Lift Station
   - *Designed and Permitted, supplemental funding being identified*
6. Updated Water Supply Plan





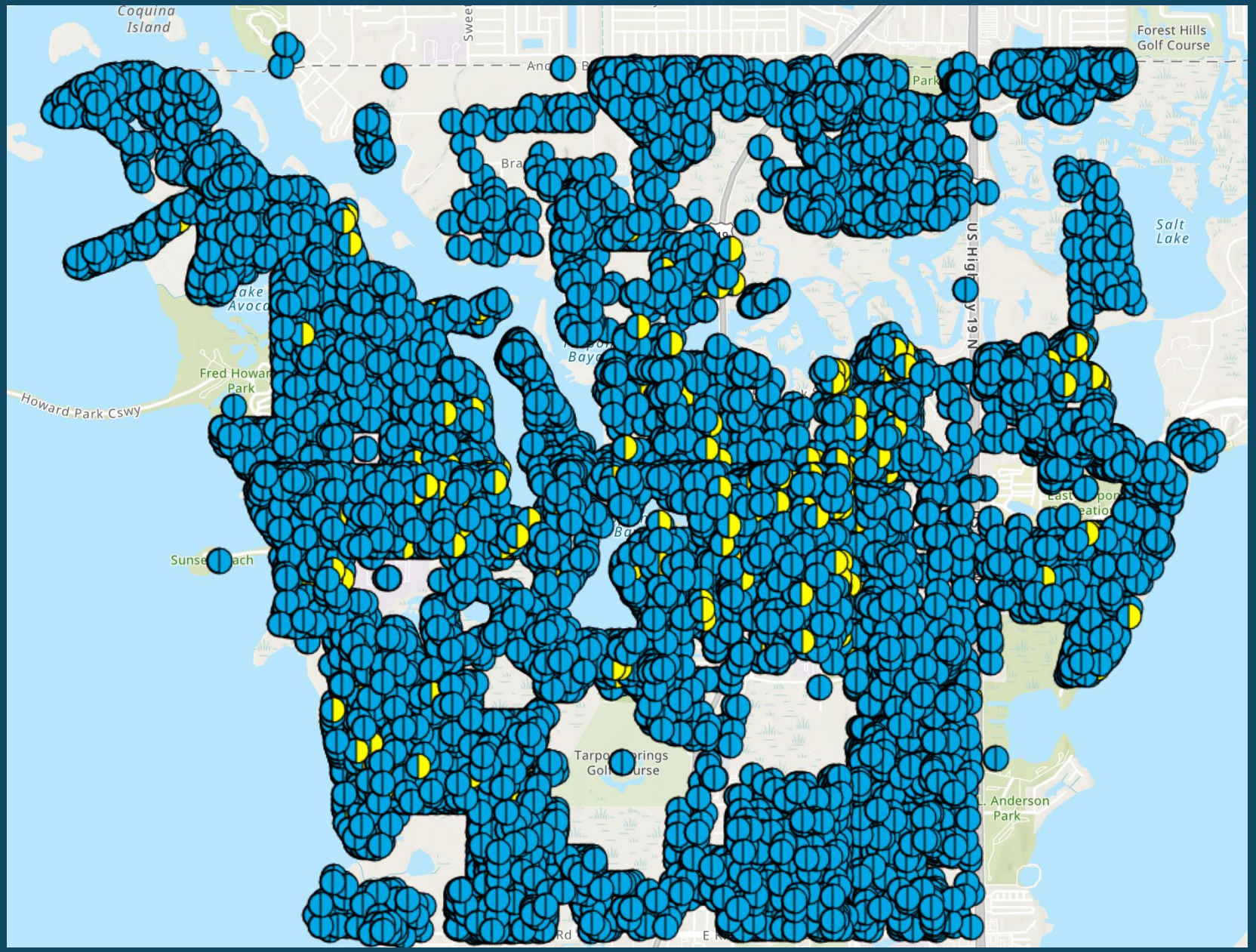
EMERGING REGULATIONS: EPA LEAD AND COPPER RULE

EPA LEAD AND COPPER RULE: PROGRESS TO DATE



- ***Completed enhanced sampling practices: All samples met EPA standards***
- **Completing an inventory of all water service lines in the City**
- ***Staff conducted over 7000 inspections***
- ***Zero lead service lines found to date***
- ***Developing online map for public engagement***

EPA LEAD AND COPPER RULE: NEXT STEPS



- *Completed field inspections in July*
- *Complete City service line inventory and submit to FDEP – Mid October*
- *Developing a plan for service line replacement (EPA guidance pending)*
- *October – Notify customers if service line requires replacement or further inspection*
- *Some older galvanized service lines may require replacement as a precaution (likely less than 500)*

EPA LEAD AND COPPER RULE: NEXT STEPS

- ***NO LEAD WATER SERVICES IN TARPON SPRINGS***
- ***You may receive a notification in your bill in October or November if you have a galvanized water service line (precautionary replacement)***
- ***Creating a map for the public – you can check your own status***
- ***Developing a plan for service line replacement (FDEP/ EPA guidance pending) including funding needs***

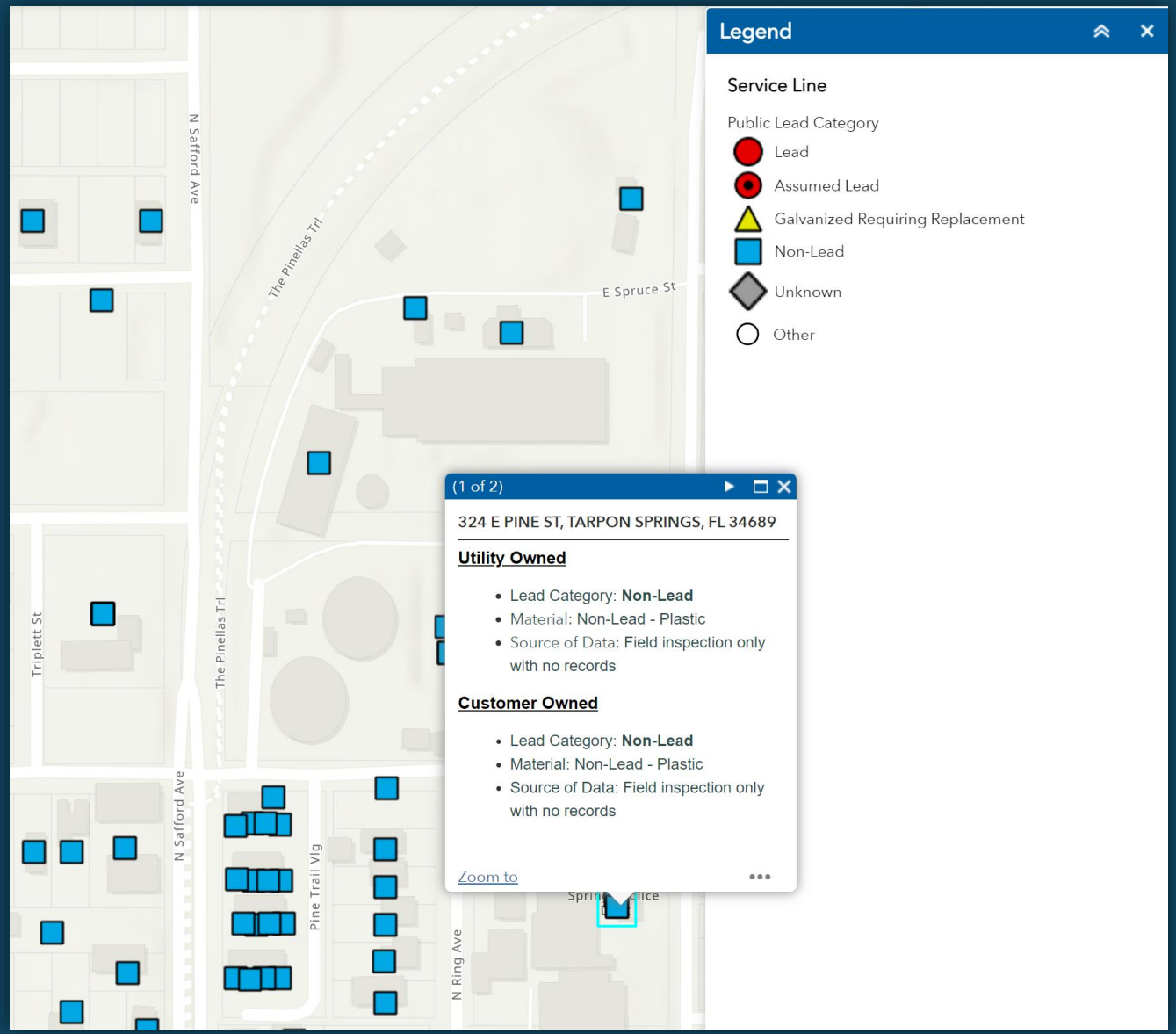
Office Hours: Monday – Friday 7:00 a.m. – 3:30 p.m.

R. O. Water Facility: 727-937-2557

(Water Line Breaks, Quality or Pressure)

Water / Wastewater Connection and Fees: 727-942-5617

Utility Billing Account Information: 727-942-5609



EMERGING REGULATION: WHAT IS PFAS?

- PFAS are the "per- and polyfluoroalkyl substances" group of chemicals
- Used to make coatings and products that resist: heat, oil, stains, grease, and water.
- PFAS chemicals are very persistent in the environment
- Commonly termed "forever chemicals"
- Previously UNREGULATED by the USEPA, but regulations are being adopted

PFAS AND DRINKING WATER – *TWO CURRENT DEVELOPMENTS*

EPA RULES

- US EPA is currently developing new drinking water standards for PFAS chemicals to protect public health
- Draft Drinking Water Standards were published in March 2023
- Drinking Water Utilities will be required to provide treatment to meet the new PFAS standards
  - Some utilities may require new treatment technologies (**Reverse Osmosis**, Ion Exchange, Activated Carbon)
  - Some utilities may require new water sources

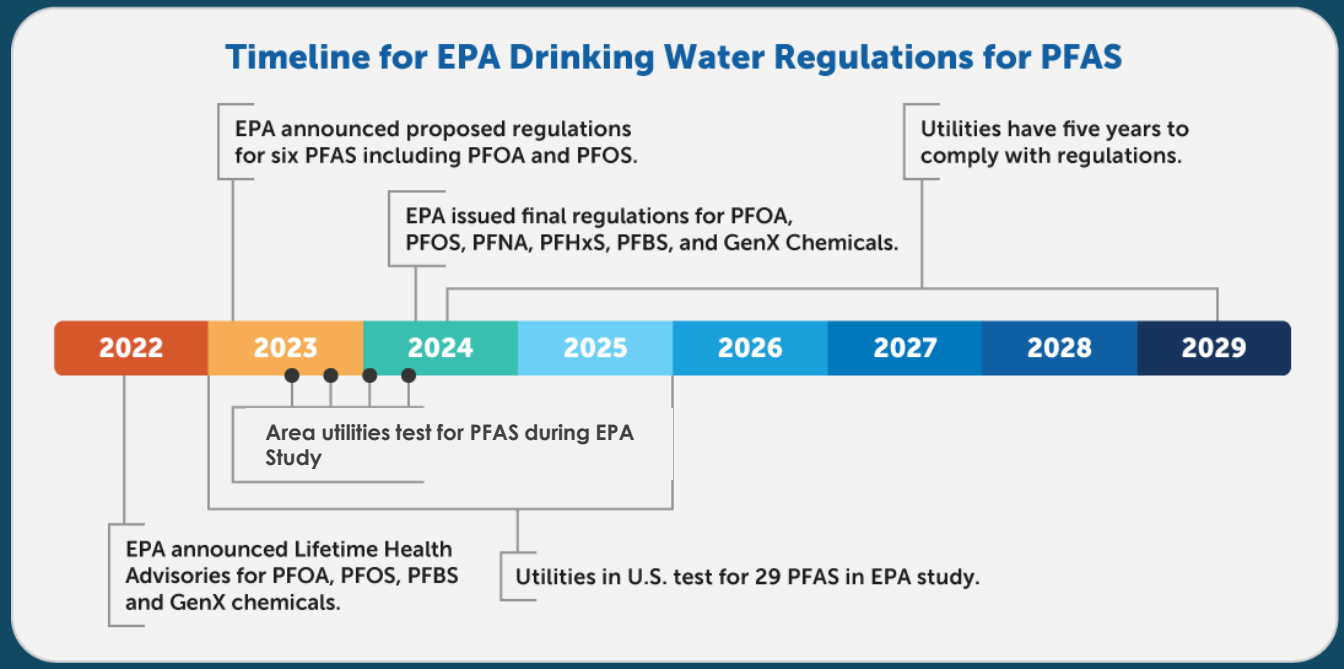
Litigation

- A class action lawsuit was brought by public water utilities against 3M and Dupont for their role in PFAS manufacturing
- Litigation resulted in two settlements totaling over $11B for water utilities
- First two settlements finalized in Spring 2024

WHAT DOES THIS MEAN FOR TARPON SPRINGS?

NEW EPA RULES UNDER DEVELOPMENT:

- **RO Plant provides PFAS treatment** (we have no PFAS in distributed water from RO)
- Preliminary 2023 sampling showed PFAS at very low levels (parts per trillion) in two of the City's legacy freshwater wells
- The City may need to implement projects to address PFAS in the older wells (treatment or replacement)
- Staff and Engineering consultants are working on an updated Water Supply Plan to address our water supply needs including PFAS compliance



EPA Rule Adoption Schedule

WHAT DOES THIS MEAN FOR TARPON SPRINGS?

LITIGATION:

- Tarpon Springs is listed as a member of the current PFAS settlements with 3M and Dupont

- **Staff retained specialized legal counsel through the Florida Rural Water Association legal assistance program**

- **Goal: Maximize the City's financial award from 3M and DuPont Settlements**

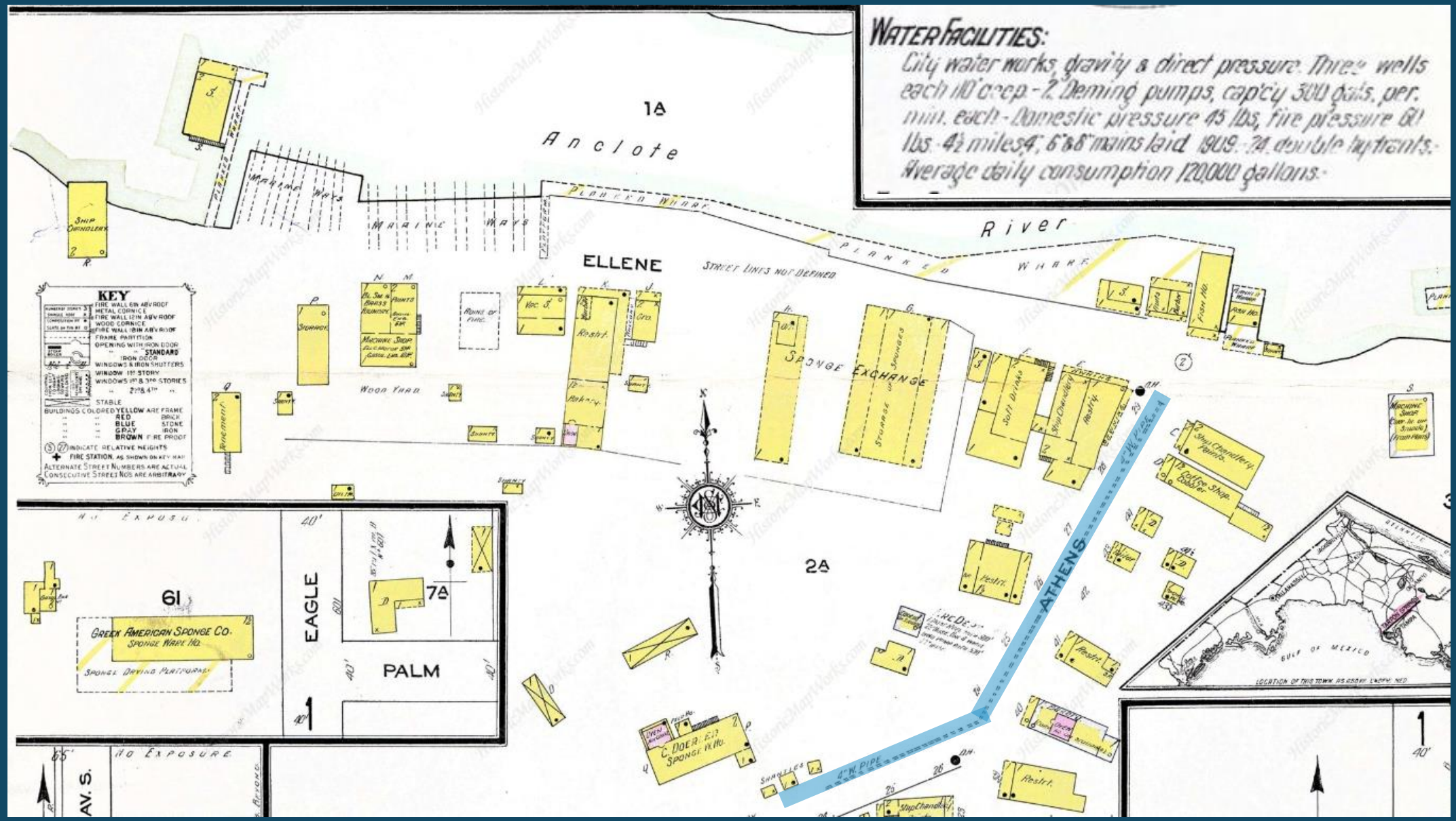
- The City has submitted claims for the national PFAS settlements. Review by class counsel is pending.

- City award likely to be at least several hundred thousand dollars, and should cover additional capital costs incurred by the City

DOOLEY GEMBALA McLAUGHLIN PECORA
ATTORNEYS & COUNSELORS

The Most Important Question:
Is our Water Safe?

- **Tarpon Springs water is safe and gets safer every year!**
- **Our Water is highly regulated by FDEP to meet over 90 contaminants regulated by the US EPA**
- **Tarpon Springs drinking water meets or exceeds all EPA Primary Drinking Water Standards!**
- **The City publishes an annual consumer confidence report, available on the City Website.**
- *US Drinking Water Standards are established to protect public health and are calculated so that little or no adverse health risk would be expected based on a lifetime average consumption rate of two liters of water, per day, for 70 years*
- *EPA continues to develop regulations for new "Contaminants of Emerging Concern," to continue to improve the safety of drinking water as scientific knowledge grows*



QUESTIONS?

Map Source: 1913 Tarpon Springs Fire Insurance Map- Sheet 1. Published by Sanborn Map Company. Accessed: Univ of Florida Library Digital Collections; April 29, 2022

Tom Funcheon
Public Works Director

Public Works Department
Office of the Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Works Director

Date: September 17, 2024

Subject: Special Event – City of Tarpon Springs Recreation Department
Halloween themed Movie Night at Sunset Beach on October 5th, 2024.

Recommendation:

That the Mayor and Board of Commissioners approve the City of Tarpon Springs Recreation Departments' special event application for "Sunset Beach Movie Night" on October 5th, 2024, at Sunset Beach.

If a change in the event date is necessary due to inclement weather, the City Manager will authorize/designate a rain date.

Background:

This event has been approved by the Special Events Review Committee based on previous years' events.

The Halloween themed movie event will begin at 6:00 p.m. and ending by 9:00 p.m. Food and beverages (food truck) will be sold.

All set-up and clean-up will be the event sponsors' responsibility.

Approval of this event authorizes the Sponsor/User the use of City property for said special event with the understanding that they must operate and carry out the needs and functions of the event within the confines and requirements established and approved by the Special Events Committee, the B.O.C and the Sponsor's application on record.

City of Tarpon Springs
Application for Special Events

Event Information:

Date of Application: 8/5/24

Name of Event: Sunset Beach Movie Night

Date(s) of Event: Saturday, October 5th, 2024

Alternate Date(s): None

Hours of Event: 6pm-9pm

Set up/break down time needed: 4pm to 9:30pm

Type/Purpose of Event: A Halloween themed movie night for families.

Location of Event (include map for parade/procession routes with assembly and disband points): Sunset Beach

If Closure of City Parking is needed, please check street:

Mother Meres ☐ Tarpon Ave. ☐ Orange St. ☐ Court/Lemon ☐

Other: Recreation Staff to block off first row of beach the night before to reserve spots for food vendors

Disposition of Proceeds: None, Free event

Applicant Information:

Name of Organization: Tarpon Springs Recreation Division

Registered Nonprofit Org.: Yes ☐ No ☐ or City Department ★

Organizations Address: 400 S Walton Ave. Tarpon Springs, FL 34689

Individual to Contact: Ashley Harter

(Telephone #) 727-942-5628 (email) aharter@ctsfl.us

Alternative Contact: Jamie Taylor

(Telephone #) 727-942-5628 (email) jtaylor@ctsfl.us

General Information:

Number of Vendors: 2-3 (Sponsor is required to keep a list of vendors and must be able to produce upon request.)

Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application): Sunset Beach Parking lot

Approximate Number of Attendees: 500 Entrance Fee: $ FREE

Location for Attendee Parking: Parking lot

Will Private Security be Provided: Yes ☐ No ★ Name of Private Company:

Will the Following be Provided: Traffic Control: Yes ☐ No ★ Crowd Control: Yes ☐ No ★

Will Music be Provided: Yes ★ No ☐ Hours of Play: 6-9pm Band: ☐ DJ: ☐ or

Other: Advertising truck showing the movie

Type & Location of Toilet Facilities: Sunset Beach Bathrooms

Tent or Other Structure: Yes ★ No ☐ Type of Structure: 10x10 tents

How will Structure be Secured: Tent weights

Solid Waste Collection/Disposal: Yes ☐ No ★ Dumpster: ☐ Rolloff: ☐ Other: TSRD will throw in dumpster

If parade # of: Participants_____Animals_____Floats _____Bands _____Other _____

Amusement/Carnival Rides: Yes ☐ No ☐ Name of Company Providing Rides:____

Types of Rides:

Is Diagram of Layout Attached: Yes ☐ No ★

Will Food/Beverages be Served: Yes ★ No ☐

Cooked on Site: ★ Catered: ☐ Sold: ★ Given Away: ☐

Will Alcoholic Beverages be Served: Yes ☐ No ★

Type of Alcoholic Beverages: N/A

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division, or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: ☐ How many: Have at the beach already

Cones: ☐ How many:_____

Portable Stage: ☐ Location:_____

Electricity Needed: ★ Where: Beach Pavilion (TSRD will turn on)

Public Restrooms: ★ Hours of Opening/Closing: Close at 9:30pm

Street Banners: ☐ Location:_____

Electric Message Board: ★ Advertising event

Additional City Trash Cans: ★ 4 Trash Cans and 2 Recycle Bins

Directional Parking Signs: ☐ Locations: _____

Other:

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached:

Yes ☐ No ☐ N/A ★

If not, when will it be sent: City Event

Is the Certificate of Insurance Attached: Yes ☐ No ★ If not, when will it be sent: on file

I (we) agree that it is my (our) responsibility to clean up after the conclusion of the special event: Yes ★ No ☐

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Ashley Harter 8/5/24

Signature of Applicant Date

Tom Funcheon
Public Works Director

Public Works Department
Office of the Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Works Director

Date: September 17, 2024

Subject: Special Event – City of Tarpon Springs Recreation Department "Trick or Treat Halloween Bash" at the Sports Complex October 19, 2024.

Recommendation:

That the Mayor and Board of Commissioners approve the Tarpon Springs Recreation Departments' Trick or Treat Halloween Bash October 19, 2024. at the Sports Complex.

If a change in the event date is necessary due to inclement weather, the City Manager will authorize/designate a rain date.

Background:

This event has been approved by the Special Events Review Committee based in previous years.

The event will begin at 10:00 am and go until 1:00p.m. This is an event will be held at the Sports Complex, Food and beverages will be sold.

Approval of this event authorizes the Sponsor/User the use of City property for said special event with the understanding that they must operate and carry out the needs and functions of the event within the confines and requirements established and approved by the Special Events Committee, the B.O.C and the Sponsor's application on record.

City of Tarpon Springs
Application for Special Events

Event Information:

Date of Application: 8/19/24

Name of Event: Trick or Treat Halloween Bash

Date(s) of Event: Saturday, October 19th, 2024

Alternate Date(s): None

Hours of Event: 10am-1pm

Set up/break down time needed: 7 am to 2 pm

Type/Purpose of Event: A family event celebrating Halloween.

Location of Event (include map for parade/procession routes with assembly and disband points): Tarpon Spring Sports Complex

If Closure of City Parking is needed, please check street:

Mother Meres ☐ Tarpon Ave. ☐ Orange St. ☐ Court/Lemon ☐

Other: _____

Disposition of Proceeds: None, Free event

Applicant Information:

Name of Organization: Tarpon Springs Recreation Division

Registered Nonprofit Org.: Yes ☐ No ☐ or City Department ★

Organizations Address: 400 S Walton Ave. Tarpon Springs, FL 34689

Individual to Contact: Ashley Harter

(Telephone #) 727-942-5628 (email) aharter@ctsfl.us

Alternative Contact: Jamie Taylor

(Telephone #) 727-942-5628 (email) jtaylor@ctsfl.us

General Information:

Number of Vendors: 15-20 (Sponsor is required to keep a list of vendors and must be able to produce upon request.)

Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application): Sports Complex Parking lot

Approximate Number of Attendees: 500 Entrance Fee: $ FREE

Location for Attendee Parking: Sports Complex Parking lot

Will Private Security be Provided: Yes ☐ No ★ Name of Private Company: _____

Will the Following be Provided: Traffic Control: Yes ☐ No ★ Crowd Control: Yes ☐ No ★

Will Music be Provided: Yes ★ No ☐ Hours of Play: 9:30am-1pm Band: ☐ DJ: ★ or

Other:_____

Type & Location of Toilet Facilities: Sports Complex Bathrooms

Tent or Other Structure: Yes ★ No ☐ Type of Structure: 10x10 tents

How will Structure be Secured: Tent weights

Solid Waste Collection/Disposal: Yes ☐ No ★ Dumpster: ☐ Rolloff: ☐ Other: TSRD will throw in dumpster at the park

If parade # of: Participants_____Animals_____Floats _____Bands _____Other _____

Amusement/Carnival Rides: Yes ★ No ☐ Name of Company Providing Rides: Air Fun Games

Types of Rides: Obstacle Courses and Slides

Is Diagram of Layout Attached: Yes ☐ No ★

Will Food/Beverages be Served: Yes ★ No ☐

Cooked on Site: ★ Catered: ☐ Sold: ★ Given Away: ☐

Will Alcoholic Beverages be Served: Yes ☐ No ★

Type of Alcoholic Beverages: N/A

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division, or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: ☐ How many:_____

Cones: ☐ How many:_____

Portable Stage: ☐ Location:_____

Electricity Needed: ★ Where: Football field, concession stand & storage units

Public Restrooms: ★ Hours of Opening/Closing: TSRD will open

Street Banners: ☐ Location:_____

Electric Message Board: ★ Advertising event

Additional City Trash Cans: ★ 6 Trash Cans and 4 Recycle Bins

Directional Parking Signs: ☐ Locations: _____

Other: **Table and Chair Trailer, Please spray field for ants before event.**

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached:

Yes ☐ No ☐ N/A ★

If not, when will it be sent: City Event

Is the Certificate of Insurance Attached: Yes ☐ No ★ If not, when will it be sent: on file

I (we) agree that it is my (our) responsibility to clean up after the conclusion of the special event: Yes ★ No ☐

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Ashley Harter 8/19/24

Signature of Applicant Date

Public Works Department
Office of the Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Services Director

Date: September 17,2024.

Re: Special Event – Taste of Tarpon
Fundraiser for Tarpon Springs Chamber of Commerce

Recommendation:

That the Mayor and Board of Commissioners approve the Chamber of Commerce Special Event application for the "Taste of Tarpon" on October 19, 2024. There will be tables set up in the Forbes Lot on Tarpon Ave. Promoting local restaurants in Downtown Tarpon Springs and the Sponge Docks.

Background:

This event has been approved by the Special Events Review Committee.

The hours of the event will be 12:00 p.m. to 5:30 p.m. on Saturday October 19, 2024. Entrance fee will be $25.00 which will provide food and non-alcoholic beverages. The event will allow ticket holders to sample different foods from restaurants in Downtown, along Alt 19 and the Sponge Docks. Proceeds will go towards Chamber of Commerce operations.

All set-up and clean-up will be the event sponsors responsibility.

The Sponsor/User remains obligated to contact area businesses that may be affected by this event and resolve any problems that may arise. It is expected that no businesses shall be unreasonably affected by the proposed event.

It is further understood that the sponsor shall be responsible to return the site to the same condition it was in prior to the event.

Approval of this event authorizes the Sponsor/User the use of City property for said special event with the understanding that they must operate and carry out the needs and functions of the event within the confines and requirements established and approved by the Special Events Committee, the B.O.C. and the Sponsor's application on record.

City of Tarpon Springs
Application for Special Events

Event Information:

Date of Application: 08/14/2024

Name of Event: Taste of Tarpon

Date(s) of Event: 10/19/2024

Alternate Date(s): none

Hours of Event: 12:00 – 5:30

Set up/break down time needed: Forbes Lot (Tarpon Ave.)

Type/Purpose of Event: Promoting restaurants in Downtown and Sponge Docks; Fundraising for Chamber of Commerce

Location of Event (include map for parade/procession routes with assembly and disband points): In and out of restaurants in Downtown, Alt. 19, and Sponge Docks.

If Closure of City Parking is needed, please check street: Mother Meres ☐ Tarpon Ave. ☐ Orange St. ☐ Court/Lemon ☐

Other: _____

Disposition of Proceeds: Chamber of Commerce operations

Applicant Information:

Name of Organization: Tarpon Springs Chamber of Commerce

Registered Nonprofit Org.: Yes ☒ No ☐ or City Department ☐

Organizations Address: 1 N. Pinellas Ave., Tarpon Springs

Individual to Contact: Jean Hungiville (Telephone #) 727-737-6109

(email) president@tarponspringschamber.org

Alternative Contact: Jackie Fugate (Telephone #) 727-937-6109

(email) Jackie@tarponspringschamber.org

General Information:

Number of Vendors: 8 - 10 (Sponsor is required to keep a list of vendors and must be able to produce upon request.)

Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application): N/A

Approximate Number of Attendees: 350 Entrance Fee: $ 25

Location for Attendee Parking: Public parking

Will Private Security be Provided: Yes ☐ No ☒ Name of Private Company: _____

Will the Following be Provided: Traffic Control: Yes ☐ No ☒ Crowd Control: Yes ☐ No ☒

Will Music be Provided: Yes ☐ No ☒ Hours of Play: _____ Band: ☐ DJ: ☐ Other: _____

Type & Location of Toilet Facilities: Public restrooms

Tent or Other Structure: Yes ☒ No ☐ Type of Structure: Restaurant tents in Forbes Lot (Tarpon Ave.)

How will Structure be Secured: Weighted tie downs

Solid Waste Collection/Disposal: Yes ☐ No ☒ Dumpster: ☐ Rolloff: ☐ Other: _____

If parade # of: Participants_____ Animals_____ Floats _____ Bands _____ Other _____

Amusement/Carnival Rides: Yes ☐ No ☒ Name of Company Providing Rides: _____

Types of Rides: _____ Is Diagram of Layout Attached: Yes ☐ No ☐

Will Food/Beverages be Served: Yes ☒ No ☐ Cooked on Site: ☐ Catered: ☐ Sold: ☐ Given Away: ☒

Will Alcoholic Beverages be Served: Yes ☐ No ☒ Type of Alcoholic Beverages: _____

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division, or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: ☐ How many: _____

Cones: ☐ How many: _____

Portable Stage: ☐ Location: _____

Electricity Needed: ☒ Where: Forbes Lot (Tarpon Ave.) - Generator

Public Restrooms: ☒ Hours of Opening/Closing: Regular hours

Street Banners: ☒ Location: _____All City locations _____

Electric Message Board: ☐ _____

Additional City Trash Cans: ☒ ____3 – 4 cans _____

Directional Parking Signs: ☐ Locations: _____

Other: _____

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached: Yes ☒ No ☐ N/A ☐

If not, when will it be sent: _____

Is the Certificate of Insurance Attached: Yes ☐ No ☒ If not, when will it be sent: N/A

I (we) agree that it is my (our) responsibility to cleanup after the conclusion of the special event: Yes ☒ No ☐

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as

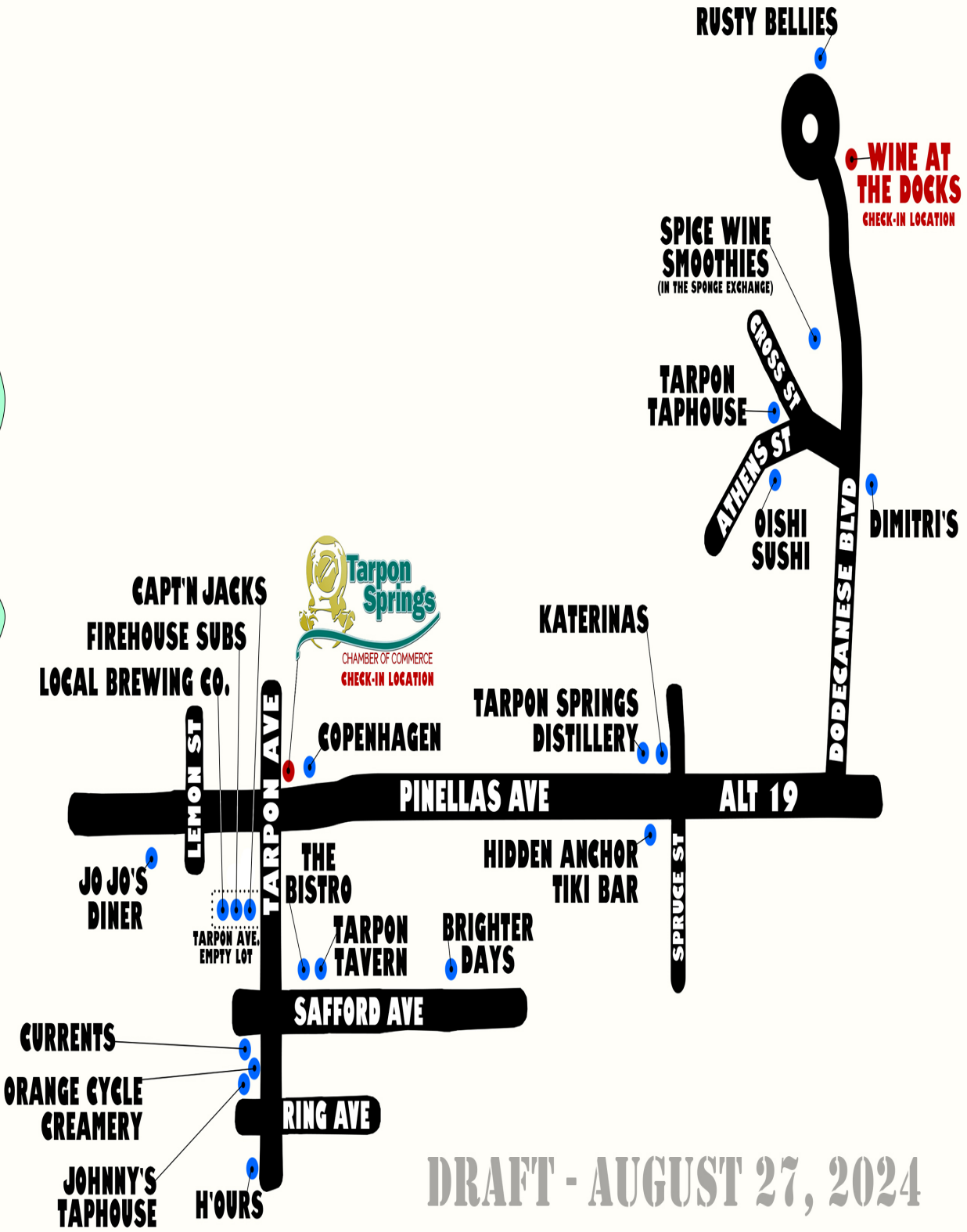
set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Jean Hungiville — 8/14/2024

Signature of Applicant — Date

Taste of Tarpon

- THE BISTRO
  17 N SAFFORD AVE
- BRIGHTER DAYS
  311 N SAFFORD AVE
- CAPT'N JACKS
  MOTHER MERES PARKING LOT
- COPENHAGEN
  15 N PINELLAS AVE
- CURRENTS
  200 E TARPON AVE
- DIMITRI'S
  690 DODECANESE BLVD
- FIREHOUSE SUBS
  MOTHER MERES PARKING LOT
- HIDDEN ANCHOR TIKI BAR
  606 N PINELLAS AVE
- H'OURS CREOLE SMOKEHOUSE
  310 E TARPON AVE
- JO JO'S ITALIAN DINER
  217 S PINELLAS AVE
- JOHNNY'S TAPHOUSE
  224 E TARPON AVE
- KATERINIA'S TAVERNA & GRILL
  619 N PINELLAS AVE
- LOCAL BREWING CO./LBC
  MOTHER MERES PARKING LOT
- OISHI SUSHI
  498 ATHENS ST
- ORANGE CYCLE CREAMERY
  212 E TARPON AVE
- RUSTY BELLIES
  937 DODECANESE BLVD
- SPICE WINE SMOOTHIES
  735 DODECANESE BLVD
- TARPON SPRINGS DISTILLERY
  605 N PINELLAS AVE
- TARPON TAPHOUSE
  533 ATHENS ST
- TARPON TAVERN
  21 N SAFFORD AVE



DRAFT - AUGUST 27, 2024

Public Works Department
Office of the Director

Tom Funcheon
Public Works Director

To:	Mayor and Board of Commissioners
From:	Tom Funcheon, Public Works Director
Date:	September 17, 2024
Subject:	Special Event-Police Department Holiday Movie in the Park-The Grinch Who Stole Christmas December 7, 2024

Recommendations:
That the Mayor and the Board of Commissioners approve the City of Tarpon Springs Police Departments' special event application for the "Holiday Movie in the Park" on Saturday December 7, 2024, at Craig Park.

If a change in the event date is necessary due to inclement weather, the City Manager will authorize/designate a rain date.

Background:

This event has been approved by the Special Events Review Committee based on the previous years' events.
This years' family friendly movie will be The Grinch Who Stole Christmas. The event will begin at 5:30 p.m. and end at 9:30p.m. Free hot dogs and drinks will be provided by the Police Department.

All set-up and clean-up will be the event sponsors' responsibility.

Approval of this event authorizes the Sponsor/User the use of The City property for the said special event wit the understanding that they must operate and carry out the needs and functions of the event within the confines and requirements established and approved by the Special Events Committee, the BOC and the Sponsor's Application on record.

City of Tarpon Springs
Application for Special Events

Event Information:

Date of Application: September 7, 2024

Name of Event: Movie In the Park (The Grinch Who Stole Christmas

Date(s) of Event: December 7, 2024

Alternate Date(s): December 8, 2024

Hours of Event: 5:30pm-9:30pm

Set up/break down time needed: 4:00pm-10:00pm

Type/Purpose of Event: Free movie for the public at Craig Park to be hosted by the police department

Location of Event (include map for parade/procession routes with assembly and disband points):

Craig Park

If Closure of City Parking is needed, please check street: Mother Meres ☐ Tarpon Ave. ☐ Orange St. ☐ Court/Lemon ☐

Other:

Disposition of Proceeds: No proceeds

Applicant Information:

Name of Organization: Tarpon Springs Police Department

Registered Nonprofit Org.: Yes ☐ No ☐ or City Department ☒

Organizations Address: 444 S. Huey Ave. Tarpon Springs, Fl 34689

Individual to Contact: Maj. Taurean Mathis (Telephone #) 727-361-8216 (email) tmathis@tspd.us

Alternative Contact: Silva Webster (Telephone #) 662-837-6289 (email)

General Information:

Number of Vendors: 1 (movie company) (Sponsor is required to keep a list of vendors and must be able to produce upon request.)

Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application):

Approximate Number of Attendees: 150-300 Entrance Fee: $ 0

Location for Attendee Parking: Parking Lot

Will Private Security be Provided: Yes ☐ No ☒ Name of Private Company:

Will the Following be Provided: Traffic Control: Yes ☒ No ☐ Crowd Control: Yes ☒ No ☐

Will Music be Provided: Yes ☐ No ☐ Hours of Play: 5:30-6:30 Band: ☐ DJ: ☐ Other: Movie/Radio

Type & Location of Toilet Facilities: Craig Park Bathrooms—Please leave Open until 9:30

Tent or Other Structure: Yes ☒ No ☐ Type of Structure: 12 X 12 tents

How will Structure be Secured: Tent weights

Solid Waste Collection/Disposal: Yes ☒ No ☐ Dumpster: ☐ Rolloff: ☐ Other:

If parade # of: Participants Animals Floats Bands Other

Amusement/Carnival Rides: Yes ☐ No ☒ Name of Company Providing Rides:

Types of Rides: _N/A Is Diagram of Layout Attached: Yes ☐ No ☐

Will Food/Beverages be Served: Yes ☒ No ☐ Cooked on Site: ☒ Catered: ☐ Sold: ☐ Given Away: ☐

Will Alcoholic Beverages be Served: Yes ☐ No ☒ Type of Alcoholic Beverages:

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division, or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: ☐ How many:

Cones: ☐ How many:

Portable Stage: ☐ Location:

Electricity Needed: ☒ Where: Around Band Shell

Public Restrooms: ☒ Hours of Opening/Closing: Please leave open until 9:30

Street Banners: ☐ Location:

Electric Message Board: ☒

Additional City Trash Cans: ☒ 2-3 Extra Cans

Directional Parking Signs: ☐ Locations:

Other: Please spray for ants in the grass and turn off sprinklers

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached: Yes ☐ No ☐ N/A ☒

If not, when will it be sent:

Is the Certificate of Insurance Attached: Yes ☐ No ☒ If not, when will it be sent: Under The City of Tarpon Springs

I (we) agree that it is my (our) responsibility to cleanup after the conclusion of the special event: Yes ☒ No ☐

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Signature of Applicant

Date 9/10/2024

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

City of Tarpon Springs

Received
9-5-2024

September 4, 2024

Dear City of Tarpon Springs,

Enclosed are all the new invoices for all matters in progress. The total amount due is $16,962.45, including any interest charges.

Total Fees for professional services rendered	$16,944.50
Total Expenses	$17.95
Total Interest	$0.00
Total Paid	-$0.00
Total Balance Due	**$16,962.45**

If you have any questions, please contact our office.

Sincerely,
Haley DeSanto

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4574
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$203.75**

Admin- Project Administration

Fees

Date	Subject	Staff	Rate	Hours	Total
08/26/2024	Multiple communications with B.Robertson.	KL	$75.00	0.10	$7.50
08/26/2024	Receive and review request for legal services regarding city property trail extension issue.	KL	$75.00	0.10	$7.50
08/28/2024	Receive and review letter regarding rule 62-330 florida administrative code.	KL	$75.00	0.10	$7.50
08/30/2024	Review email from R. Robertson regarding trail extension in preparation of telephone call.	SL	$225.00	0.10	$22.50
08/30/2024	Review letter from Southwest Florida Water Management District regarding Elfers Spur Trail.	SL	$225.00	0.20	$45.00
08/30/2024	Telephone conference with B. Robertson.	SL	$225.00	0.50	$112.50
					$202.50

Expenses

Date	Subject	Cost	Qty	Total
08/28/2024	Copy/Printing 5 @ 0.25	$0.25	5.00	$1.25
				$1.25

Subtotal	**$203.75**
Total	**$203.75**
Total Balance Due	**$203.75**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4575
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$525.25**

Admin- Public Services

Fees

Date	Subject	Staff	Rate	Hours	Total
08/06/2024	Receive and review request for legal services regarding vacation of easements for lift stations.	KL	$75.00	0.10	$7.50
08/06/2024	2 emails sent/reviewed regarding 970 Bayshore plat (Tarpon Springs)	AD	$225.00	0.20	$45.00
08/08/2024	Review of city code regarding section 216.00 vacation of streets, plats or other property.	KL	$75.00	0.10	$7.50
08/08/2024	Communication with R.Page.	KL	$75.00	0.10	$7.50
08/09/2024	Review of city code regarding section 216.01 standards for review of vacations.	KL	$75.00	0.10	$7.50
08/09/2024	Review of city code regarding section 136.01 (c) water lines.	KL	$75.00	0.10	$7.50
08/09/2024	Communication with R. Page regarding easement.	SL	$225.00	0.20	$45.00
08/09/2024	Review communications and documents related to 970 Bayshore.	SL	$225.00	0.20	$45.00
08/12/2024	Communication with City Manager.	SL	$225.00	0.20	$45.00
08/12/2024	1 email sent/reviewed regarding 970 Bayshore plat (Tarpon Springs)	AD	$225.00	0.10	$22.50
08/16/2024	Communication with T. Kiger.	SL	$225.00	0.50	$112.50
08/19/2024	Research regarding repair and private property.	SL	$225.00	0.40	$90.00

08/19/2024	Communication with T. Kiger.	SL	$225.00	0.10	$22.50
08/20/2024	Communication with R.Page.	KL	$75.00	0.10	$7.50
08/20/2024	Receive and review city code regarding utility ownership of sanitary sewer facilities.	KL	$75.00	0.10	$7.50
08/20/2024	Receive and review forest ridge documentation.	KL	$75.00	0.10	$7.50
08/20/2024	Receive and review meadows lift documentation.	KL	$75.00	0.10	$7.50
08/20/2024	Receive and review lake tarpon sail and tennis documentation.	KL	$75.00	0.10	$7.50
08/20/2024	Communication with T.Kiger.	KL	$75.00	0.10	$7.50
08/26/2024	Communication with T.Kiger.	KL	$75.00	0.10	$7.50
08/26/2024	Multiple communications with R.Page.	KL	$75.00	0.10	$7.50
					$525.00

Expenses

Date	Subject	Cost	Qty	Total
08/28/2024	Copy/Printing 1 @ 0.25	$0.25	1.00	$0.25
				$0.25

Subtotal	**$525.25**
Total	**$525.25**
Total Balance Due	**$525.25**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4576
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$37.50**

Admin- Public Works

Fees

Date	Subject	Staff	Rate	Hours	Total
08/03/2024	2024-08-02 Bayshore Project Update created	AD	$225.00	0.10	$22.50
08/16/2024	Receive and review of correspondence from S.Codada 446 Craig Drive.	KL	$75.00	0.10	$7.50
08/16/2024	Review correspondence from T.Kiger.	KL	$75.00	0.10	$7.50
					$37.50

Subtotal	**$37.50**
Total	**$37.50**
Total Balance Due	**$37.50**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4577
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$2,182.50**

Admin- City Attorney

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	Research social media and cell phone legal issues.	AD	$225.00	0.50	$112.50
07/31/2024	Communication with A.Salzman,Esq.	AD	$225.00	0.10	$22.50
07/31/2024	Research city code of ordinances chapter 12.5 article ii regarding permit for special events.	KL	$75.00	0.20	$15.00
07/31/2024	Prepare draft of memo regarding city public safety resources for special events.	KL	$75.00	0.20	$15.00
07/31/2024	Communication with A.Salzman, Esq.	KL	$75.00	0.10	$7.50
07/31/2024	Communication with A.Salzman, Esq.	KL	$75.00	0.10	$7.50
07/31/2024	1 email sent/reviewed regarding Conference	AD	$225.00	0.10	$22.50
08/01/2024	Review correspondence from J.Maier regarding letter of extension notification.	KL	$75.00	0.10	$7.50
08/02/2024	Communication with A.Salzman.	AD	$225.00	0.20	$45.00
08/04/2024	Communication with A.Salzman.	AD	$225.00	0.10	$22.50
08/06/2024	Review multiple emails regarding text messages.	SL	$225.00	0.20	$45.00
08/06/2024	1 email sent/reviewed regarding QUASI JUDICIAL OUTLINE	AD	$225.00	0.10	$22.50
08/07/2024	Research city code and Florida statutes.	AD	$225.00	0.50	$112.50
08/07/2024	1 email sent/reviewed regarding Last night - FYI	AD	$225.00	0.10	$22.50

08/07/2024	Review of city organizational chart.	KL	$75.00	0.10	$7.50
08/10/2024	Communication with A.Salzman, Esq.	AD	$225.00	0.30	$67.50
08/11/2024	Communication from G.Frantizis.	AD	$225.00	0.10	$22.50
08/12/2024	Communication with A.Salzman, Esq.	AD	$225.00	0.20	$45.00
08/12/2024	Communication with A.Salzman, Esq.	KL	$75.00	0.10	$7.50
08/12/2024	4 emails sent/reviewed regarding public meeting notes	AD	$225.00	0.20	$45.00
08/12/2024	8 emails sent/reviewed regarding Emailing, Texting and Social Media	AD	$225.00	0.70	$157.50
08/12/2024	1 email sent/reviewed regarding Board Member.	AD	$225.00	0.10	$22.50
08/12/2024	1 email sent/reviewed regarding Facebook Messenger Post from Board Member.	AD	$225.00	0.10	$22.50
08/13/2024	Review audio of 8/8 special BOC meeting.	AD	$225.00	0.50	$112.50
08/13/2024	Communication with A.Salzman, Esq.	AD	$225.00	0.10	$22.50
08/13/2024	3 emails sent/reviewed regarding Emailing, Texting and Social Media	AD	$225.00	0.10	$22.50
08/14/2024	Initial review of quasi judicial outline.	KL	$75.00	0.10	$7.50
08/14/2024	Research regarding quasi judicial procedures.	SL	$225.00	0.40	$90.00
08/14/2024	TS Atty Notes - 8-6 BOC meeting reviewed	AD	$225.00	0.10	$22.50
08/16/2024	Prepare city request for legal services and litigation sheets.	KL	$75.00	0.10	$7.50
08/16/2024	Communicate with A.Salzman, Esq.	AD	$225.00	0.10	$22.50
08/18/2024	1 email sent/reviewed regarding Public Records Request - Chris Hrabovsky	AD	$225.00	0.10	$22.50
08/21/2024	Communication with A.Salzman, Esq.	AD	$225.00	0.30	$67.50
08/21/2024	1 email sent/reviewed regarding Question needing a quick answer concerning Legal Fees Reimbursement	AD	$225.00	0.10	$22.50
08/22/2024	Review and prepare memorandum of understanding of court order in Trask Daigneault, LLP v. City of Tarpon Springs regarding compliance with Florida Public Records Act.	RG	$75.00	0.50	$37.50
08/22/2024	Research filling commission vacancy.	AD	$225.00	0.50	$112.50
08/22/2024	Communication with T. Hickey.	SL	$225.00	0.20	$45.00
08/22/2024	Meeting with CM, City Clerk and A.Salzman, Esq.	AD	$225.00	0.50	$112.50
08/22/2024	Filling Vacancies - TS Charter created	AD	$225.00	0.20	$45.00
08/22/2024	1 email sent/reviewed regarding Mayor Vacancy	AD	$225.00	0.10	$22.50
08/23/2024	Communication with T. Hickey.	SL	$225.00	0.10	$22.50
08/25/2024	Memo - Filling BOC Vacancy - Tarpon Springs - 082524 edited	AD	$225.00	0.50	$112.50

08/25/2024	1 email sent/reviewed regarding Filling BOC Vacancy	AD	$225.00	0.10	$22.50
08/25/2024	Memo - Government Speech and Public Forum Doctrine reviewed	AD	$225.00	0.10	$22.50
08/26/2024	Receive and review request for legal services regarding statute on municipal seals.	KL	$75.00	0.10	$7.50
08/26/2024	Review correspondence from A.Salzman, Esq.	KL	$75.00	0.10	$7.50
08/26/2024	Research and analysis of pertinent Florida Statutes regarding the official county or municipal seal.	BM	$75.00	0.30	$22.50
08/26/2024	Receive and review communication with J. Jennings.	SL	$225.00	0.10	$22.50
08/26/2024	3 emails sent/reviewed regarding Misdemeanor	AD	$225.00	0.20	$45.00
08/29/2024	Research City Charter.	SL	$225.00	0.30	$67.50
08/29/2024	Review and revise memorandum regarding vacancy.	SL	$225.00	0.40	$90.00
08/29/2024	Communication with A. Salzman, Esq.	SL	$225.00	0.10	$22.50
08/29/2024	Communication with T. Hickey.	SL	$225.00	0.10	$22.50
08/29/2024	2 emails sent/reviewed regarding Filling BOC Vacancy	AD	$225.00	0.10	$22.50
					$2,182.50

Subtotal	**$2,182.50**
Total	**$2,182.50**
Total Balance Due	**$2,182.50**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4578
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$15.00**

City of Tarpon Springs vs. Tina Hinton

Fees

Date	Subject	Staff	Rate	Hours	Total
08/01/2024	Review correspondence from J.St.Arnold.	KL	$75.00	0.10	$7.50
08/27/2024	Review File and docket in furtherance of updating the Litigation Tracking sheet for Tarpon Springs.	BM	$75.00	0.10	$7.50
					$15.00

Subtotal	**$15.00**
Total	**$15.00**
Total Balance Due	**$15.00**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4579
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$15.00**

Admin- Economic Development

Fees

Date	Subject	Staff	Rate	Hours	Total
08/02/2024	Email from K.Lemmons.	KL	$75.00	0.10	$7.50
08/05/2024	Email from K.Lemmons.	KL	$75.00	0.10	$7.50
					$15.00

Subtotal	**$15.00**
Total	**$15.00**
Total Balance Due	**$15.00**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4580
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$37.50**

Admin- Finance

Fees

Date	Subject	Staff	Rate	Hours	Total
08/20/2024	1 email sent/reviewed regarding Hospital	AD	$225.00	0.10	$22.50
08/26/2024	Communication with R.Harring.	KL	$75.00	0.10	$7.50
08/26/2024	Receive and review request for legal services regarding hospital 2041-2070 fund.	KL	$75.00	0.10	$7.50
					$37.50

Subtotal	**$37.50**
Total	**$37.50**
Total Balance Due	**$37.50**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4581
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$540.00**

Admin- Fire Rescue

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	Receive and review request for legal services regarding ALSFR draft agreement.	KL	$75.00	0.10	$7.50
07/31/2024	Communication with S.Young.	KL	$75.00	0.10	$7.50
08/01/2024	Receive and review request for legal services regarding fire protection services agreement.	KL	$75.00	0.30	$22.50
08/02/2024	Review ALSFR Agreement.	SL	$225.00	0.90	$202.50
08/02/2024	Review correspondence from S.Young.	KL	$75.00	0.10	$7.50
08/02/2024	Review Fire Protection Services Agreement.	SL	$225.00	0.70	$157.50
08/05/2024	Multiple communications with S. Young regarding Fire Protection Services Agreement.	SL	$225.00	0.20	$45.00
08/14/2024	Communication with S.Young.	KL	$75.00	0.10	$7.50
08/15/2024	Receive and review request for legal services regarding memorandum of agreement fdem.	KL	$75.00	0.10	$7.50
08/28/2024	Review correspondence from S.Young.	KL	$75.00	0.10	$7.50
08/28/2024	Review and revise FDEM Memorandum of Agreement.	SL	$225.00	0.20	$45.00
08/29/2024	Communication with S. Young.	SL	$225.00	0.10	$22.50
					$540.00

Subtotal	**$540.00**
Total	**$540.00**
Total Balance Due	**$540.00**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4582
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$135.00**

Admin- Human Resources

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	Communication with E.Jackson, Esq.	KL	$75.00	0.10	$7.50
07/31/2024	Receive and review request for legal services regarding draft city manager employee agreement.	KL	$75.00	0.10	$7.50
08/01/2024	Review correspondence from E.Jackson, Esq.	KL	$75.00	0.10	$7.50
08/01/2024	Receive and review draft CM employment contract.	AD	$225.00	0.40	$90.00
08/01/2024	Communication with E.Jackson, Esq.	AD	$225.00	0.10	$22.50
					$135.00

Subtotal	**$135.00**
Total	**$135.00**
Total Balance Due	**$135.00**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4583
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$3,837.00**

Admin- Planning & Zoning

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	Communication with P. McNeese regarding resolution.	SL	$225.00	0.20	$45.00
07/31/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
07/31/2024	Research Code of Ordinances regarding HPB appeals.	SL	$225.00	0.20	$45.00
07/31/2024	Communication with P. McNeese.	SL	$225.00	0.20	$45.00
07/31/2024	Review Resolution regarding HPB Appeal.	SL	$225.00	0.20	$45.00
08/01/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/01/2024	Review of city code section 111.00 regarding heritage preservation.	KL	$75.00	0.30	$22.50
08/01/2024	Review correspondence from A.Huber, Esq.	KL	$75.00	0.10	$7.50
08/01/2024	Review correspondence from A.Keen.	KL	$75.00	0.10	$7.50
08/01/2024	Review correspondence from P.McNeese.	KL	$75.00	0.10	$7.50
08/01/2024	Communication with G.Frantzis.	KL	$75.00	0.10	$7.50
08/01/2024	Review correspondence from G.Frantzis.	KL	$75.00	0.10	$7.50
08/02/2024	Multiple communications with P.McNese.	MM	$225.00	0.20	$45.00
08/02/2024	Telephone conference with county attorney.	MM	$225.00	0.40	$90.00

08/02/2024	Communication with B. Mackesey, Esq. regarding Whitcomb Bayou.	SL	$225.00	0.50	$112.50
08/02/2024	Communication with P. McNeese regarding Whitcomb Bayou.	SL	$225.00	0.40	$90.00
08/02/2024	Communication with A.Huber, Esq.	KL	$75.00	0.10	$7.50
08/02/2024	Review correspondence from A.Keen.	KL	$75.00	0.10	$7.50
08/02/2024	Receive and review request for legal services regarding resolution 2022-02 intervener status.	KL	$75.00	0.10	$7.50
08/05/2024	Communication with A.Huber, Esq.	KL	$75.00	0.10	$7.50
08/05/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/05/2024	Receive and review resolution 2022-02 regarding planning and zoning board rules of procedure.	KL	$75.00	0.40	$30.00
08/05/2024	Review of request for legal services regarding live local act opt out.	KL	$75.00	0.10	$7.50
08/05/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/06/2024	Research live local act opt out regarding sb102 and sb328.	KL	$75.00	0.20	$15.00
08/06/2024	Research live local act opt out regarding county/ municipality.	KL	$75.00	0.20	$15.00
08/06/2024	Initial review of draft resolution regarding live local act property tax exemption opt-out.	KL	$75.00	0.10	$7.50
08/06/2024	Initial review of draft staff memorandum regarding live local act property tax exemption opt-out; resolution 2024-xx..	KL	$75.00	0.20	$15.00
08/06/2024	Review City Code regarding board office and procedures.	SL	$225.00	0.30	$67.50
08/06/2024	Review of ord 90-10 and ord 1985-25 regarding 970 bayshore dr.	KL	$75.00	0.40	$30.00
08/06/2024	Communication with G.Frantzis.	KL	$75.00	0.10	$7.50
08/06/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/06/2024	Receive and review multiple communications regarding HPB appeal.	SL	$225.00	0.10	$22.50
08/06/2024	Communication with R.Page.	KL	$75.00	0.10	$7.50
08/06/2024	Review Moses Tucker application and related materials.	SL	$225.00	0.30	$67.50
08/06/2024	Research City's Code regarding development agreements.	SL	$225.00	0.40	$90.00
08/06/2024	Prepare first draft of Moses Tucker Development Agreement.	SL	$225.00	0.90	$202.50
08/06/2024	Research Pinellas County Property Appraiser regarding Moses Tucker property.	SL	$225.00	0.10	$22.50
08/06/2024	Research Sunbiz regarding developer.	SL	$225.00	0.10	$22.50

08/07/2024	Research City Code and Florida Statutes related to development agreements.	SL	$225.00	0.20	$45.00
08/07/2024	Review correspondence from R.Vincent.	KL	$75.00	0.10	$7.50
08/07/2024	Multiple communications with A. Huber, Esq. regarding development agreement.	SL	$225.00	0.40	$90.00
08/07/2024	Telephone conference with City Manager regarding development agreement.	SL	$225.00	0.20	$45.00
08/07/2024	Multiple communications with R.Vicent.	MM	$225.00	0.30	$67.50
08/07/2024	Communication with planning director.	AD	$225.00	0.20	$45.00
08/07/2024	Prepare for and attend teleconference regarding Moses Tucker Dev. Agreement.	AD	$225.00	1.50	$337.50
08/07/2024	Multiple communications with P. McNeese regarding Whitcomb Bayou.	SL	$225.00	0.20	$45.00
08/07/2024	3 emails sent/reviewed regarding Tarpon Springs - Moses Tucker Development Agreement	AD	$225.00	0.10	$22.50
08/08/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/09/2024	Review of status request for legal services regarding appeal of heritage preservation board decision.	KL	$75.00	0.10	$7.50
08/09/2024	Review of status request for legal services regarding live local act opt-out.	KL	$75.00	0.10	$7.50
08/09/2024	Review of status request for legal services regarding moses tucker development agreement.	KL	$75.00	0.10	$7.50
08/11/2024	Multiple communications with P.McNese.	MM	$230.00	0.10	$23.00
08/12/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/12/2024	Receive and review draft letter regarding dock application spring blvd.	KL	$75.00	0.20	$15.00
08/12/2024	Review correspondence from R.Vincent.	KL	$75.00	0.10	$7.50
08/12/2024	Review correspondence from P.McNeese.	KL	$75.00	0.10	$7.50
08/12/2024	Receive and review request for legal services regarding heritage preservation board appeal process.	KL	$75.00	0.20	$15.00
08/12/2024	Review and revise letter to homeowner regarding dock application.	SL	$225.00	0.20	$45.00
08/12/2024	Communication with P. McNeese regarding draft letter.	SL	$225.00	0.10	$22.50
08/12/2024	1 email sent/reviewed regarding resolution to opt out of 80-120 tax breaks/live local act	AD	$225.00	0.10	$22.50
08/14/2024	Research resolution 2022-02 regarding intervener status.	KL	$75.00	0.20	$15.00
08/14/2024	Receive and review letter regarding permit application 24-1154.	KL	$75.00	0.10	$7.50
08/14/2024	Receive and review letter regarding permit application 24-954.	KL	$75.00	0.10	$7.50

08/14/2024	Receive and review multiple communication from P. McNeese regarding docks.	SL	$225.00	0.20	$45.00
08/14/2024	1 email sent/reviewed regarding Permit Application #24-954; dock at 302 Whitcomb Blvd	AD	$225.00	0.10	$22.50
08/15/2024	Email from K.Creighton.	KL	$75.00	0.10	$7.50
08/15/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/15/2024	Communication with J.Graham, Esq.	KL	$75.00	0.10	$7.50
08/15/2024	Research regarding Live Local Act.	SL	$225.00	0.40	$90.00
08/15/2024	2 emails sent/reviewed regarding Planning and Zoning Board meeting, Monday 8/19/2024	AD	$225.00	0.10	$22.50
08/15/2024	4 emails sent/reviewed regarding Concerned Citizens of Tarpon Springs request for intervention FLUM Amendment	AD	$225.00	0.10	$22.50
08/15/2024	1 email sent/reviewed regarding Board of Adjustment Meeting Scheduled for August 28, 2024, has been CANCELLED	AD	$225.00	0.10	$22.50
08/16/2024	Communication with R.Vincent.	KL	$75.00	0.10	$7.50
08/16/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/16/2024	Initial review of Initial review of florida attorney general's office informal opinion report regarding live local act zoning districts.	KL	$75.00	0.20	$15.00
08/18/2024	2 emails sent/reviewed regarding Planning and Zoning Board meeting, Monday 8/19/2024	AD	$225.00	0.10	$22.50
08/19/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/19/2024	Multiple communications with A. Huber, Esq.	SL	$225.00	0.40	$90.00
08/19/2024	Communication with R. Vincent.	SL	$225.00	0.10	$22.50
08/19/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/19/2024	Prepare for telephone conference with A. Huber, Esq.	SL	$225.00	0.20	$45.00
08/19/2024	Meeting with planning department.	AD	$225.00	0.50	$112.50
08/20/2024	Communicate with Planning.	AD	$225.00	0.10	$22.50
08/20/2024	Research Live Local Act.	SL	$225.00	0.30	$67.50
08/21/2024	Review of draft moses tucker development agreement.	KL	$75.00	0.10	$7.50
08/21/2024	Receive and review scripted agenda regarding planning and zoning board.	KL	$75.00	0.10	$7.50
08/21/2024	Review correspondence from P.McNeese.	KL	$75.00	0.10	$7.50
08/21/2024	Prepare legal memorandum regarding affordable housing property exemption.	SL	$225.00	0.50	$112.50
08/21/2024	Review and revise Resolution regarding affordable housing property exemption.	SL	$225.00	0.40	$90.00

08/26/2024	Receive and review extension letter regarding Anclote Harbor.	KL	$75.00	0.20	$15.00
08/26/2024	Communication with P.McNeese.	KL	$75.00	0.10	$7.50
08/27/2024	Review correspondence from P.McNeese.	KL	$75.00	0.10	$7.50
08/28/2024	Review of florida statute section 196.1978 (3)(o) regarding live local act.	KL	$75.00	0.30	$22.50
08/28/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/29/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/29/2024	Review correspondence from R.Vincent.	KL	$75.00	0.10	$7.50
08/29/2024	Communication with R. Vincent.	SL	$225.00	0.20	$45.00
08/29/2024	Review TRC memorandum regarding development agreement.	SL	$225.00	0.20	$45.00
08/29/2024	Review LOS Narrative regarding development agreement.	SL	$225.00	0.20	$45.00
08/30/2024	Continue drafting Development Agreement for Moses Tucker.	SL	$225.00	0.80	$180.00
08/30/2024	Review City's Code regarding Development Agreement.	SL	$225.00	0.50	$112.50
08/30/2024	Research land use map and property appraiser regarding Development Agreement property.	SL	$225.00	0.40	$90.00
08/30/2024	Review materials provided by applicant regarding Development Agreement.	SL	$225.00	0.40	$90.00
08/30/2024	Communication with A. Huber, Esq.	SL	$225.00	0.20	$45.00
					$3,833.00

Expenses

Date	Subject	Cost	Qty	Total
08/28/2024	Copy/Printing 8 @ 0.25	$0.25	8.00	$2.00
08/28/2024	Color Copy/Printing 5 @ 0.40	$0.40	5.00	$2.00
				$4.00

Subtotal	**$3,837.00**
Total	**$3,837.00**
Total Balance Due	**$3,837.00**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4584
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$6,860.95**

Public Meetings and Officials

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	Research case lindke v freed regarding official's social media page.	KL	$75.00	0.10	$7.50
07/31/2024	Research case pinkhasov v vernikov regarding official's social media page.	KL	$75.00	0.10	$7.50
07/31/2024	Research federal and municipal law regarding city resources at special events.	KL	$75.00	0.10	$7.50
07/31/2024	Review correspondence from S.Dimoulas.	KL	$75.00	0.10	$7.50
07/31/2024	Review correspondence from mayor.	KL	$75.00	0.10	$7.50
07/31/2024	Research regarding city public safety resources at special events.	KL	$75.00	0.20	$15.00
07/31/2024	Prepare draft of memo regarding elected officials' social media and phones.	KL	$75.00	0.20	$15.00
07/31/2024	Communication with BOC .	AD	$225.00	0.20	$45.00
07/31/2024	Communication with Mayor Vatikiotis.	AD	$225.00	0.20	$45.00
07/31/2024	Communication with Commissioner Koulianos.	AD	$225.00	0.40	$90.00
08/01/2024	Receive and review agenda regarding 8/5 heritage preservation board.	KL	$75.00	0.30	$22.50
08/01/2024	Communication with Commissioner DiDonato.	KL	$75.00	0.10	$7.50

08/01/2024	Review of quasi judicial script for city public hearings.	KL	$75.00	0.20	$15.00
08/01/2024	Communication with G.Frantizis.	AD	$225.00	0.10	$22.50
08/01/2024	Receive and review amended agenda regarding 8/5 heritage preservation board.	KL	$75.00	0.20	$15.00
08/02/2024	Receive and review agenda regarding 8/6 board of commissioners.	KL	$75.00	0.50	$37.50
08/02/2024	Review correspondence from the mayor.	KL	$75.00	0.10	$7.50
08/02/2024	Communication with Commissioner Dianato	AD	$225.00	0.30	$67.50
08/03/2024	1 email sent/reviewed regarding Social Media / Mobile Phones	AD	$225.00	0.10	$22.50
08/04/2024	Prepare for 8/6 BOC meeting.	AD	$225.00	1.00	$225.00
08/05/2024	8.6.2024 Board of Commissioners Regular Session Agenda Packet reviewed	AD	$225.00	0.10	$22.50
08/05/2024	1 email sent/reviewed regarding Meeting with City Attorney	AD	$225.00	0.10	$22.50
08/05/2024	2 emails sent/reviewed regarding Text message from Ms. Joan Jennings concerning Facebook posts by Ms. Georganna Frantzis	AD	$225.00	0.10	$22.50
08/05/2024	Communication with Mayor Costa	AD	$225.00	0.30	$67.50
08/06/2024	Review of agenda regarding 8/6 board of commissioners.	KL	$75.00	0.20	$15.00
08/06/2024	Meeting with board member G.Frantizis.	AD	$225.00	1.00	$225.00
08/06/2024	Prepare for 8/6 BOC meeting.	AD	$225.00	1.50	$337.50
08/06/2024	Attendance at 8/6 BOC meeting.	AD	$225.00	1.60	$360.00
08/06/2024	1 email sent/reviewed regarding FYI, texts between Chairman of P&Z Board Merle Seamon and Ms. Frantzis	AD	$225.00	0.10	$22.50
08/06/2024	3 emails sent/reviewed regarding Section 119 litigation	AD	$225.00	0.20	$45.00
08/06/2024	Quasi Judicial Procedure Outline - Tarpon Springs created, then edited	AD	$225.00	0.60	$135.00
08/06/2024	Quasi-Judicial Script - Tarpon Springs; DLF Edits reviewed	AD	$225.00	0.10	$22.50
08/06/2024	8.6.2024 Board of Commissioners Regular Session Agenda Packet reviewed	AD	$225.00	0.70	$157.50
08/07/2024	Receive and review agenda regarding 8/8 executive session.	KL	$75.00	0.20	$15.00
08/07/2024	Review correspondence from T.Hickey.	KL	$75.00	0.10	$7.50
08/07/2024	Communication with Mayor Vatikiotis.	AD	$225.00	0.30	$67.50
08/07/2024	Communication with Commissioner Koulianos.	AD	$225.00	0.60	$135.00
08/07/2024	Communication (2) from G.Frantizis.	AD	$225.00	0.20	$45.00

08/07/2024	2 emails sent/reviewed regarding Meeting with City Attorney	AD	$225.00	0.10	$22.50
08/07/2024	1 email sent/reviewed regarding Last night - FYI	AD	$225.00	0.10	$22.50
08/07/2024	Receive and review of city website department directory.	KL	$75.00	0.10	$7.50
08/08/2024	Receive and review agenda regarding 8/14 public art committee.	KL	$75.00	0.20	$15.00
08/09/2024	Review of warranty deed regarding 970 bayshore dr.	KL	$75.00	0.10	$7.50
08/10/2024	Communication with Commissioner Didonato.	AD	$225.00	0.30	$67.50
08/12/2024	Receive and review 8/6 board of commissioner meeting notes.	KL	$75.00	0.20	$15.00
08/12/2024	2 emails sent/reviewed regarding Emailing, Texting and Social Media	AD	$225.00	0.10	$22.50
08/13/2024	1 email sent/reviewed regarding Investigation	AD	$225.00	0.50	$112.50
08/13/2024	2 emails sent/reviewed regarding Emailing, Texting and Social Media	AD	$225.00	0.10	$22.50
08/14/2024	Communication with T.Hickey.	KL	$75.00	0.10	$7.50
08/14/2024	Receive and review agenda regarding 8/19 planning and zoning.	KL	$75.00	0.20	$15.00
08/16/2024	Communication with K.Lemmons.	KL	$75.00	0.10	$7.50
08/16/2024	Receive and review agenda regarding 8/20 board of commissioners.	KL	$75.00	0.30	$22.50
08/16/2024	Communication with Commissioner Koulianos.	AD	$225.00	0.50	$112.50
08/16/2024	Communicate with Vice Mayor Koulias.	AD	$225.00	0.30	$67.50
08/16/2024	Communicate with Commissioner DiDonato.	AD	$225.00	0.30	$67.50
08/16/2024	Communicate with Commissioner Eisner.	AD	$225.00	0.20	$45.00
08/16/2024	Prepare for 8/19 Planning and Zoning Board meeting.	AD	$225.00	1.00	$225.00
08/16/2024	Prepare 8/20 BOC meeting.	AD	$225.00	0.50	$112.50
08/19/2024	Review of agenda packet regarding 8/19 planning and zoning board.	KL	$75.00	0.20	$15.00
08/19/2024	Receive and review press release regarding city advisory boards.	KL	$75.00	0.20	$15.00
08/19/2024	Communicate with Mayor Costa.	AD	$225.00	0.30	$67.50
08/19/2024	Communicate with Commissioner Eisner.	AD	$225.00	0.30	$67.50
08/19/2024	Communicate with Commissioner Koulianos.	AD	$225.00	0.30	$67.50
08/19/2024	Prepare for 8/19 P&Z Board meeting.	AD	$225.00	2.00	$450.00
08/19/2024	Attendance at 8/19 Planning and Zoning meeting.	AD	$225.00	2.50	$562.50

08/19/2024	Review Board of Commissioners Agenda for August 20, 2024.	SL	$225.00	0.40	$90.00
08/19/2024	8.19.2024 Planning and Zoning Board Agenda Packet reviewed	AD	$225.00	0.20	$45.00
08/20/2024	Review of city calendar regarding public meetings september 2024.	KL	$75.00	0.20	$15.00
08/20/2024	Prepare for 8/20 BOC meeting.	AD	$225.00	2.00	$450.00
08/20/2024	Attendance at 8/20 BOC meeting	AD	$225.00	3.50	$787.50
08/20/2024	Communicate with Vice Mayor Koulias.	AD	$230.00	0.30	$69.00
08/20/2024	Quasi-Judicial Script - Tarpon Springs; DLF Edits reviewed	AD	$225.00	0.20	$45.00
08/20/2024	8.20.2024 Board of Commissioner Regular Session Agenda Packet reviewed	AD	$225.00	1.50	$337.50
08/22/2024	Research regarding vacancies.	SL	$225.00	0.60	$135.00
08/22/2024	Communicate with Commissioner Koulianos.	AD	$225.00	0.60	$135.00
08/25/2024	Board of Commissioners Rules of Procedure - Tarpon Springs Resolution 2023-25 edited	AD	$225.00	0.10	$22.50
08/29/2024	Review correspondence from A.Salzman, Esq.	KL	$75.00	0.10	$7.50
08/29/2024	Communication with T.Hickey.	KL	$75.00	0.10	$7.50
08/30/2024	Communication with K.Creighton.	KL	$75.00	0.10	$7.50
08/30/2024	Communicate with Commissioner Koulianos.	AD	$225.00	0.10	$22.50
08/30/2024	Communicate with Vice Mayor Koulias.	AD	$225.00	0.10	$22.50
					$6,856.50

Expenses

Date	Subject	Cost	Qty	Total
08/18/2024	Print/Copy	$0.25	10.00	$2.50
08/28/2024	Copy/Printing 3 @ 0.25	$0.25	3.00	$0.75
08/28/2024	Color Copy/Printing 3 @ 0.40	$0.40	3.00	$1.20
				$4.45

Subtotal	**$6,860.95**
Total	**$6,860.95**
Total Balance Due	**$6,860.95**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4585
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$1,012.50**

Admin - City Manager

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	1 email sent/reviewed regarding Updated CM Contract	AD	$225.00	0.10	$22.50
07/31/2024	1 email sent/reviewed regarding Tarpon Springs v Tina Hinton	AD	$225.00	0.10	$22.50
07/31/2024	1 email sent/reviewed regarding Draft CM Contract (Tarpon)	AD	$225.00	0.10	$22.50
08/01/2024	Review correspondence from city manager.	KL	$75.00	0.10	$7.50
08/02/2024	Review correspondence from city manager.	KL	$75.00	0.10	$7.50
08/02/2024	Multiple communications with city manager.	MM	$225.00	0.20	$45.00
08/04/2024	Communication with CM.	AD	$225.00	0.10	$22.50
08/07/2024	Communication with CM.	AD	$225.00	0.20	$45.00
08/12/2024	Receive and review request for legal services regarding research and memo FS 286.011(8).	KL	$75.00	0.30	$22.50
08/13/2024	Communication with M. LeCouris.	OD	$225.00	0.10	$22.50
08/14/2024	Review correspondence from J.Kniffen.	KL	$75.00	0.10	$7.50
08/15/2024	Review correspondence from city manager.	KL	$75.00	0.10	$7.50
08/15/2024	Communication with CM.	AD	$225.00	0.10	$22.50
08/15/2024	1 email sent/reviewed regarding City Manager Memo's - Process for Conducting Investigation	AD	$225.00	0.10	$22.50

08/15/2024	1 email sent/reviewed regarding First Amendment	AD	$225.00	0.10	$22.50
08/16/2024	Review correspondence from city manager.	KL	$75.00	0.10	$7.50
08/16/2024	Communication with CM.	AD	$225.00	0.20	$45.00
08/19/2024	Research Florida Statute 286.011.	SL	$225.00	0.20	$45.00
08/19/2024	Prepare memorandum regarding Florida Statute 286.011.	SL	$225.00	0.30	$67.50
08/19/2024	1 email sent/reviewed regarding TS: Task - Memo re: 286.011	AD	$225.00	0.10	$22.50
08/21/2024	Communication with T.Hickey.	KL	$75.00	0.10	$7.50
08/21/2024	Continue research regarding F.S. 286.011.	SL	$225.00	0.20	$45.00
08/22/2024	Research regarding sunshine law.	SL	$225.00	0.30	$67.50
08/22/2024	Continue preparing memorandum regarding Florida Statute 286.011.	SL	$225.00	0.50	$112.50
08/26/2024	Research regarding Florida Statute 165.043.	SL	$225.00	0.20	$45.00
08/26/2024	Communication with city manager.	SL	$225.00	0.10	$22.50
08/26/2024	2 emails sent/reviewed regarding Misdemeanor	AD	$225.00	0.20	$45.00
08/26/2024	Communicate with CM.	AD	$225.00	0.10	$22.50
08/27/2024	Review correspondence from city manager.	KL	$75.00	0.10	$7.50
08/27/2024	Communication with T.Hickey.	KL	$75.00	0.10	$7.50
08/27/2024	1 email sent/reviewed regarding (Tarpon Springs) City Seal issue	AD	$225.00	0.10	$22.50
08/27/2024	1 email sent/reviewed regarding Misdemeanor - Corp Seal	AD	$225.00	0.10	$22.50
08/29/2024	Review correspondence from city manager.	KL	$75.00	0.10	$7.50
08/29/2024	Communication with city manager.	SL	$225.00	0.30	$67.50
					$1,012.50

Subtotal	**$1,012.50**
Total	**$1,012.50**
Total Balance Due	**$1,012.50**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4586
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$434.70**

Admin- City Clerk

Fees

Date	Subject	Staff	Rate	Hours	Total
08/01/2024	Review correspondence from M.Manousos.	KL	$75.00	0.10	$7.50
08/01/2024	Communication with M. Manousos.	SL	$225.00	0.10	$22.50
08/06/2024	1 email sent/reviewed regarding BOC Rules of Procedure	AD	$225.00	0.10	$22.50
08/07/2024	Communication with city clerk.	KL	$75.00	0.10	$7.50
08/12/2024	3 emails sent/reviewed regarding BOC Rules	AD	$225.00	0.30	$67.50
08/14/2024	Review correspondence from city clerk.	KL	$75.00	0.10	$7.50
08/14/2024	Receive and review res 2024-28 regarding rules of procedure.	KL	$75.00	0.10	$7.50
08/14/2024	Receive and review resolution 2022-47.	KL	$75.00	0.10	$7.50
08/14/2024	Res. 2024-28 Rules of Procedure (Annual Review Chg.) reviewed	AD	$225.00	0.20	$45.00
08/14/2024	AD: (TS) Microsoft Teams Meeting with City Clerk Irene Jacobs re: BOC Rules of Procedure. (Link below.) attended	AD	$225.00	0.50	$112.50
08/15/2024	2 emails sent/reviewed regarding Public Records Request	AD	$225.00	0.10	$22.50
08/15/2024	Receive and review public records request Craig Lunt.	KL	$75.00	0.10	$7.50
08/19/2024	Communications with city clerk.	KL	$75.00	0.30	$22.50

08/19/2024	Multiple communications with city clerk.	KL	$75.00	0.10	$7.50
08/19/2024	Receive and review public records request regarding Chris Hrabovsky.	KL	$75.00	0.10	$7.50
08/26/2024	Review correspondence from city clerk.	KL	$75.00	0.10	$7.50
08/26/2024	1 email sent/reviewed regarding Filling BOC Vacancy	AD	$225.00	0.10	$22.50
08/26/2024	1 email sent/reviewed regarding Vacation Notice	AD	$225.00	0.10	$22.50
					$427.50

Expenses

Date	Subject	Cost	Qty	Total
08/28/2024	Color Copy/Printing 18 @ 0.40	$0.40	18.00	$7.20
				$7.20

Subtotal	**$434.70**
Total	**$434.70**
Total Balance Due	**$434.70**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4587
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$502.50**

Admin- Cultural & Civic Services

Fees

Date	Subject	Staff	Rate	Hours	Total
08/07/2024	Meeting with D. Wood regarding artist agreement.	SL	$225.00	0.60	$135.00
08/07/2024	Review template artist agreement.	SL	$225.00	0.20	$45.00
08/09/2024	Review of status request for legal services regarding artist agreement contract template.	KL	$75.00	0.10	$7.50
08/21/2024	Revise Artist Agreement.	SL	$225.00	0.30	$67.50
08/21/2024	Research regarding Artist Agreement.	SL	$225.00	0.20	$45.00
08/23/2024	Continue revising City Artist Agreement.	SL	$225.00	0.20	$45.00
08/26/2024	Continue revising City Artist Agreement.	SL	$225.00	0.50	$112.50
08/28/2024	Continue revising City Artist Agreement.	SL	$225.00	0.20	$45.00
					$502.50

Subtotal	**$502.50**
Total	**$502.50**
Total Balance Due	**$502.50**

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	4588
Invoice Date	09/04/2024
Payment Due On	09/11/2024
Amount Due	**$623.30**

Admin- Building Development

Fees

Date	Subject	Staff	Rate	Hours	Total
07/31/2024	Mutliple communications with D. Gilson regarding milestone inspection letters and FDACS Agreement.	SL	$225.00	0.20	$45.00
07/31/2024	Review correspondence from D.Gilson.	KL	$75.00	0.10	$7.50
08/01/2024	Multiple communications with D. Gilson regarding milestone inspection.	SL	$225.00	0.20	$45.00
08/01/2024	Communication with D.Gilson.	KL	$75.00	0.10	$7.50
08/01/2024	Revise Milestone Inspection Letter.	SL	$225.00	0.20	$45.00
08/02/2024	Communication with D.Gilson.	KL	$75.00	0.10	$7.50
08/19/2024	Research regarding milestone inspections.	SL	$225.00	0.30	$67.50
08/22/2024	Communication with D. Gilson.	SL	$225.00	0.30	$67.50
08/22/2024	Research milestone inspection statute.	MM	$225.00	0.30	$67.50
08/22/2024	Research regarding F.S. 553.899.	SL	$225.00	0.50	$112.50
08/22/2024	Receive and review communication from S. Nikoloff, Esq.	SL	$225.00	0.20	$45.00
08/23/2024	Communication from D. Gilson.	SL	$225.00	0.20	$45.00
08/23/2024	Receive and review communication regarding paving stone driveways.	SL	$225.00	0.10	$22.50
08/26/2024	Communication with D.Gilson.	KL	$75.00	0.10	$7.50

08/27/2024	Receive and review request for legal services regarding paver waiver form.	KL	$75.00	0.10	$7.50
08/27/2024	Communication with D.Gilson.	KL	$75.00	0.10	$7.50
08/28/2024	Receive and review paver waiver form background information.	KL	$75.00	0.10	$7.50
08/28/2024	Receive and review paver waiver form criteria.	KL	$75.00	0.10	$7.50
					$622.50

Expenses

Date	Subject	Cost	Qty	Total
08/28/2024	Color Copy/Printing 2 @ 0.40	$0.40	2.00	$0.80
				$0.80

Subtotal	**$623.30**
Total	**$623.30**
Total Balance Due	**$623.30**

UNICE SALZMAN JENSEN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

September 04, 2024
Account No: 1924-0000M
Invoice No: 83092

9-10-2024

City of Tarpon Springs/General

		Description	Hours	
08/01/2024	AJS	Review correspondence from City Manager; Review correspondence from Tom Funcheon; Review correspondence from James Burke; Review correspondence from Tony Mannello regarding Sagonias; Analysis of same; Review correspondence from and prepare e-mail to Jaime Maier Attorney regarding Morgan Group.	0.60	135.00
08/02/2024	AJS	Conference with City Manager, (2x), regarding Truist; Conference with Attorney Dickman regarding Commission issue.	0.90	202.50
08/05/2024	AJS	Conference with Attorney Dickman; Review Agenda regarding Heritage Preservation Meeting; Review correspondence from Chief Young; Analysis of issue regarding Code Violation; Prepare e-mail to Chief Young; Review correspondence from and prepare e-mail to Chief Ruggiero regarding Code Violation; Conference with Attorney Tsangaris; Prepare e-mail to Janina Lewis regarding Timm Group; Review correspondence from City Manager regarding Code Violation; Conference with Chief Ruggiero.	2.60	585.00
08/06/2024	AJS	Review Court Order Dismissing Defendant's Motion to Return Property; Prepare e-mail to Chief Young; Review documents regarding 1145 Riveredge Drive; Conference with Brandon Smith-Gillespie regarding same; Prepare e-mail to City Manager.	1.80	405.00
	AJS	Review correspondence from City Manager regarding code liens for 1145 Riveredge Drive; Review correspondence from Jacob Courtney; Prepare e-mail to City Manager regarding deposition of the Water Department.	0.30	67.50
08/07/2024	AJS	Conference with City Manager; Prepare e-mail to Attorney Stagg; Review documents regarding Citizens lawsuit; Prepare e-mail to Attorney Stage; Prepare e-mail to City Manager; Review correspondence from Attorney Dickman.	0.80	180.00
08/08/2024	AJS	Review correspondence from City Manager, (2x), regarding Smith Gillespie.	0.20	45.00
	AJS	Prepare for and attend Code Enforcement Meeting; Prepare for and attend meeting with City Clerk and Deputy City Clerk regarding several issues; Prepare e-mail to City Manager regarding Heras; Review correspondence		

			Hours	
		from City Manager regarding Heras; Review filing regarding Schwartz.	2.20	495.00
08/09/2024	AJS	Conference with Corporal Boone regarding Code case; Review correspondence from Mayor Vatikiotis regarding Public Records; Conference with Commissioner Koulias regarding several issues.	0.70	157.50
08/12/2024	AJS	Conference with City Attorney Andrew Dickman; Prepare Charter Revision Commission Proposed changes to the Charter; Conference with City Manager, (2x) regarding several issues; Review Resident Issues; Analysis of same; Review correspondence from Mayor Vatikiotis; Conference with Commissioner Koulianos regarding several issues; Conference with City Clerk regarding Public Records; Review correspondence from Deputy City Clerk; Prepare e-mail to Deputy City Clerk regarding records; Review correspondence from and prepare e-mail to Janina Lewis regarding DMAR; Review correspondence from City Attorney Dickman; Prepare e-mail to Board Member regarding Public Records; Review correspondence from Board Member.	6.20	1,395.00
08/13/2024	AJS	Prepare Charter revisions; Review and revise Charter Ordinance; Conference with City Manager; Review correspondence from and prepare e-mail to Deputy City Clerk regarding Public Records.	3.80	855.00
08/14/2024	AJS	Review correspondence from Attorney Dickman; Prepare e-mail to Attorney Dickman; Review correspondence from City Manager LeCouris regarding Investigation; Conference with Vice-Mayor Koulias.	0.80	180.00
08/15/2024	AJS	Review and revise Charter Revision Ordinance; Prepare e-mail to City Clerk; Review correspondence from City Clerk regarding Public Records; Review correspondence from Deputy City Clerk; Review files; Prepare e-mail to Deputy City Clerk regarding Public Records Response; Review correspondence from Attorney Dickman; Review correspondence from Renea Vincent regarding Intervenors; Review correspondence from City Manager regarding Investigation; Review Public Records Response.	3.40	765.00
08/16/2024	AJS	Review correspondence from City Manager regarding Agenda; Review correspondence from Attorney Dickman regarding legal review of Case Law regarding Agenda Item; Conference with City Manager; Review correspondence from Chief Jeff Young, (2x); Review correspondence from Renea Vincent; Analysis of Issue; Conference with Chief Jeff Young regarding potential ordinance violation; Conference with Commissioner Koulianos regarding several issues; Review correspondence from Deputy City Clerk regarding Public Records Issue; Analysis of same; Prepare e-mail to Deputy City Clerk.	3.60	810.00
08/19/2024	AJS	Conference with Deputy City Clerk regarding Public Records; Review correspondence from Attorney Dickman; Analysis of Issues; Conference with Mayor Vatikiotis regarding meeting; Conference with Commissioner Eisner regarding meeting.	1.20	270.00
08/20/2024	AJS	Review correspondence from Attorney Conner; Analysis of same regarding		

			Hours	
		Sagonias; Review correspondence from Mayor Vatikiotis regarding analysis of issues raised; Review correspondence from and prepare e-mail to Commissioner Koulias; Review Planning and Zoning Meeting; Review correspondence from and prepare e-mail to P.J. Harbert regarding Agreement; Conference with City Manager.	2.80	630.00
08/21/2024	AJS	Review correspondence from City Manager; Review correspondence from Attorney Conner regarding Sagonias; Review correspondence from Mayor Vatikiotis, (2x); Analysis of issues; Prepare e-mail to Mayor Vatikiotis; Review and analysis of FDLE Grant Agreement; Prepare e-mail to PJ Harbert; Conference with City Manager regarding several issues; Conference with City Clerk regarding Charter Revision Committee; Review and analysis of Election issue; Review and analysis of Commission issues; Conference with Chief Young regarding Code issue; Review correspondence from Mayor Vatikiotis regarding resignation; Review and analysis of documents regarding Tarpon Lake Apartments; Review correspondence from David Gilson regarding same; Conference with Commissioner Koulianos regarding several issues.	4.80	1,080.00
08/22/2024	AJS	Review correspondence from City Clerk; Conference with Commissioner Koulianos regarding several issues; Prepare for conference with City Clerk, Deputy City Clerk, City Manager, Attorney Dickman regarding Mayor position and election; Conference with Commissioner Eisner regarding several issues; Conference with Vice-Mayor Koulias regarding several issues; Review correspondence from David Gilson regarding update; Review correspondence from Chief Young; Review and analysis of Mutual Aid Agreement; Prepare e-mail to Chief Jeff Young regarding Agreement; Review correspondence from Bob Robertson and City Manager LeCouris regarding Trail extension; Analysis of same.	4.40	990.00
08/23/2024	AJS	Review and analysis of Sagonias documents; Attend Conference with City Manager and Attorney Conner; Review coverage documents from FMIT; Analysis of same; Review correspondence from City Clerk regarding Charter Revision Committee; Review and analysis of Competitive Negotiations Act; Prepare e-mail to Janina Lewis; Conference with City Clerk regarding Charter Revision Committee.	4.30	967.50
08/26/2024	AJS	Review correspondence from City Clerk; Analysis of issues; Review correspondence from Attorney Dickman regarding Appointment; Review correspondence from City Clerk; Review correspondence from Chairman Root; Review and revise Charter changes; Review Filings regarding Rasmussen; Review correspondence from Attorney Dickman regarding resident issue; Analysis of same; Review correspondence from Michael Kouskoutis regarding Charter Revision; Analysis of same; Conference with City Manager regarding several issues; Legal research Resident issues; Conference with Commissioner Koulianos regarding several issues.	3.40	765.00
	AJS	Prepare for and attend Tarpon Springs Charter Revision Committee Meeting.	3.20	720.00
08/27/2024	AJS	Review and analysis of Lease with hospital; Prepare changes to Charter Revision Committee Ordinance; Prepare e-mail to Deputy City Clerk; Review correspondence from and telephone conference with City Manager regarding		

City of Tarpon Springs

September 04, 2024
Account No: 1924-0000M
Invoice No: 83092

City of Tarpon Springs/General

			Hours	
		Resident Issue; Review correspondence from Attorney Conner; Review correspondence from Attorney Buell regarding Sagonias; Conference with Chief Jeff Young regarding Code Violation.	3.80	855.00
08/28/2024	AJS	Prepare for and attend Charter Revision Committee Meeting; Attend meeting with City Manager and Building official regarding Code Violation; Review correspondence from and prepare e-mail to Smith-Gillespie; Conference with City Manager regarding several issues.	3.00	675.00
08/29/2024	AJS	Review and revise Charter Revision Ordinance; Prepare e-mail to Deputy City Clerk; Conference with City Manager regarding several issues; Conference with City Clerk regarding subpoena and Public Records; Conference with Commissioner Eisner regarding several issues.	2.20	495.00
08/30/2024	AJS	Legal research regarding election issue and board meeting issue; Review correspondence from and prepare e-mail to City Manager regarding meeting; Conference with Commissioner Eisner regarding several issues.	2.60	585.00
		For Current Services Rendered	63.60	14,310.00
		Total Current Work		14,310.00
		Balance Due		$14,310.00

Received
SEP 10 2024
City Manager
Tarpon Springs

UNICE SALZMAN JENSEN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

September 04, 2024
Account No: 1924-0008M
Invoice No: 83093

Attn: Mark LeCouris

City of Tarpon Springs/Trask Daigneault

9-10-2024

		Description	Hours	
08/05/2024	AJS	Review correspondence from Elliot Haney; Prepare e-mail to Elliot Haney; Review and analysis of outstanding issues; Review correspondence from and prepare e-mail to Attorney Haney regarding same; Conference with City Manager; Conference with Commissioner Koulias.	1.70	297.50
08/06/2024	AJS	Review correspondence from Mayor Vatikiotis, (2x); Analysis of attorney fees and costs; Conference with City Manager; Prepare e-mail to Attorney Haney; Review correspondence from Attorney Haney regarding removal of entries from attorney fee demand.	1.90	332.50
08/08/2024	AJS	Attend meeting with City Clerk and Deputy City Clerk; Prepare for and attend Shade Meeting.	2.50	437.50
08/09/2024	AJS	Conference with Commissioner Eisner; Review Plaintiff's Motion for Attorney's Fees and Costs.	0.80	140.00
08/20/2024	AJS	Review correspondence from and prepare e-mail to Attorney Haney, (4x) regarding fees and costs.	0.50	87.50
08/23/2024	AJS	Prepare for and attend Conference with opposing Counsel regarding Attorney Fees and Costs.	2.00	350.00
08/29/2024	AJS	Review correspondence from Elliot Haney; Prepare e-mail to City Manager regarding Shade Meeting; Conference with City Manager.	0.40	70.00
		For Current Services Rendered	9.80	1,715.00

Expenses

08/26/2024	Veritext invoice 7655635. Trask Daigneault, LLP v City of Tarpon Springs (23000656-CI).		747.15
			747.15
	Total Expenses Thru 08/31/2024		747.15

City of Tarpon Springs

September 04, 2024
Account No: 1924-0008M
Invoice No: 83093

City of Tarpon Springs/Trask Daigneault

Total Current Work	2,462.15
Balance Due	$2,462.15

Received
SEP 10 2024
City Manager
Tarpon Springs

JOHNSON JACKSON PLLC
EMPLOYMENT DEFENSE COUNSEL | TRUSTED ADVICE. STRATEGIC DEFENSE.

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 1800
Tampa, FL 33602

Invoice #: 13448
Date: 09-11-2024
Due On: 10-11-2024

9-11-2024

City of Tarpon Springs
324 E Pine Street Tarpon Springs
Tarpon Springs, FL 34689

Matter Number:0010.0019 City ofTarpon Springs, Rankine, Kimberly

Services

Date	TK	Description	Hours	Rate	Total
08-12-24	EGJ	Prepare for mediation; attend meeting with Jane Kniffen and Dave Gilson; review correspondence from PCHR regarding Charge and mediation	1.30	225.00	$292.50
08-12-24	MHM	Attend meeting with Jane Kniffen and Dave Gilson.	0.30	225.00	$67.50
08-14-24	EGJ	Review correspondence from Jane Kniffen regarding mediation preparation; review correspondence from Mark LeCouris	0.40	225.00	$90.00
08-22-24	MHM	Analyze documents for mediation.	0.20	225.00	$45.00
08-23-24	MHM	Review documents from client to prepare for mediation.	1.40	225.00	$315.00
08-23-24	MHM	Prepare Exhibits for Mediation.	0.30	225.00	$67.50
08-26-24	MHM	Discuss and review documents for mediation.	0.10	225.00	$22.50
08-27-24	EGJ	Prepare correspondence to PCHR regarding mediation	0.20	225.00	$45.00
08-27-24	EGJ	Phone conference with Jane Kniffen to prepare for mediation; review documents provided by the City and prepare opening statement for mediation	0.90	225.00	$202.50
08-28-24	MHM	Update Summary of Charge allegations.	0.40	225.00	$90.00
08-28-24	MHM	Attend mediation and phone calls with Dave Gilson and Jane Kniffen.	0.80	225.00	$180.00
08-28-24	EGJ	Attend Mediation; follow up calls with Dave Gilson and Jane Kniffen regarding mediation	0.80	225.00	$180.00

08-28-24	EGJ	Prepare for mediation by review of Florida Building Code and presentation prepared by Dave Gilson	0.90	225.00	$202.50

Services Subtotal: $1,800.00

Subtotal:	$1,800.00
Total Invoice Due:	$1,800.00
Payment	$0.00

Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194

JOHNSON JACKSON PLLC
EMPLOYMENT DEFENSE COUNSEL | TRUSTED ADVICE. STRATEGIC DEFENSE.

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 1800
Tampa, FL 33602

Invoice #: 13594
Date: 09-11-2024
Due On: 10-11-2024

City of Tarpon Springs
324 E Pine Street Tarpon Springs
Tarpon Springs, FL 34689

Matter Number:0010.0001 City of Tarpon Springs/General

ok MLR 9-11-2024

Services

Date	TK	Description	Hours	Rate	Total
08-01-24	EGJ	Review correspondence from Jane Kniffen regarding potential revision to employment contract; analyze terms of employment contract; prepare correspondence to Jane Kniffen	0.30	225.00	$67.50
08-01-24	EGJ	Exchange correspondence with Mark LeCouris, Andy Dickman, and Jane Kniffen regarding employment contract	0.30	225.00	$67.50
08-05-24	EGJ	Revise response in administrative matter for Jane Kniffen	0.70	225.00	$157.50
08-05-24	KSH	Review documents for exhibits in support of position statement.	0.30	100.00	$30.00
08-05-24	MVB	Revise administrative agency summary and prepare exhibits.	2.00	225.00	$450.00
08-07-24	MVB	Prepare witness summaries for use in litigation.	2.00	225.00	$450.00
08-08-24	EGJ	Phone conference with Jane Kniffen; prepare correspondence to EEOC	0.40	225.00	$90.00
08-08-24	MVB	Continue to work on witness summaries based on individuals interviewed throughout the course of investigation.	1.20	225.00	$270.00
08-14-24	EGJ	Prepare correspondence to Mark LeCouris; review and analyze contract and render opinion to Mark LeCouris	0.80	225.00	$180.00

Services Subtotal: $1,762.50

Subtotal:	$1,762.50
Total Invoice Due:	$1,762.50
Payment	$0.00

Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 240144-C-PH, Lighting Repairs, Maintenance and Installation of Street Lighting Utilizing the Florida Department of Transportation Contract No. E51C4

Recommendation

Award File No. 240144-C-PH, Lighting Repairs, Maintenance and Installation of Street Lighting to American Lighting and Signalization, LLC utilizing the Florida Department of Transportation Contract No. E51C4, in an estimated amount of $75,000.00 for the period of August 6, 2024 through January 10, 2025 for the Public Works Department – Facilities Maintenance Division.

Background

The purpose of this contract is to provide repairs, maintenance and installation of street lighting, including repairs to light pole damages sustained by auto accidents. The Florida Department of Transportation competitively solicited this contract that allows for the utilization by Florida cities and counties. This contract is in effect through January 10, 2025.

Funding

Funding will be identified as repairs are needed. Some costs will be refunded through insurance reimbursement.

Strategic Plan Objective

N/A

Public Works Department
Office of the Director

To: Janina Lewis, Procurement Services Director

From: Tom Funcheon, Public Works Director

Date: August 6, 2024

Subject: Lighting Repairs, Maintenance and Installation of Street Lighting

---

Recommendation:

Award File No. 240144-C-PH with American Lighting and Signalization, LLC for lighting repairs, maintenance and installation of street lighting in annual amount of $75,000 for the period of August 6, 2024, through January 10, 2025.

Background:

When damages are sustained by auto accidents, costs may be refunded through insurance reimbursement.

Funding will be identified as repairs are needed as this is a citywide contract.

Bond No. 107740794

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
CONTRACT RENEWAL

375-020-23
CONTRACTS ADMINISTRATION
OGC - 04/06

Contract No.: E51C4 Renewal: (1st, 2nd, etc.) 1st

Financial Project No(s).: 427957-1-72-40

County(ies): Brevard, Orange, Osceola, Volusia, Lake, Seminole & Marion

This Agreement made and entered into this _____ day of _____, _____, by and between the State of
(This date to be entered by DOT only.)
Florida Department of Transportation, hereinafter called "Department", and American Lighting and Signalization, LLC hereinafter called "Contractor".

WITNESSETH:

WHEREAS, the Department and the Contractor heretofore on this 9th day of January, 2023
(This date to be entered by DOT only)
entered into an Agreement whereby the Department retained the Contractor to perform Highway Lighting Repair; and

WHEREAS, said Agreement has a renewal option which provides for a renewal if mutually agreed to by both parties and subject to the same terms and conditions of the original Agreement;

NOW, THEREFORE, this Agreement witnesseth that for and in consideration of the mutual benefits to flow each to the other, the parties agree to a renewal of said original Agreement for a period beginning the 11th day of January, 2024 and ending the 10th day of January, 2025 at a cost of $500,000.00.

All terms and conditions of said original Agreement shall remain in force and effect for this renewal.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized officers on the day, month, and year set forth above.

American Lighting & Signalization, LLC.
Name of Contractor

Ronald Hallock / Assistant Secretary
Contractor Name and Title

BY: Ronald Hallock
Authorized Signature

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (SEAL)
Name of Surety

Hartford CT
City State

By: Sara Owens 12/7/23
Florida Licensed Insurance Agent or Attorney-In-Fact (Signature) Date
Sara Owens, Attorney-in-Fact, Florida License No. W384934

Countersigned: N/A
Florida Licensed Insurance Agent Date

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

BY: _____
District Secretary or Designee (Signature)

Title: District Maintenance Engineer

Legal: _____

Fiscal: ------
Approval as to Availability of Funds

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACT AFFIDAVIT

375-020-30
CONTRACTS ADMINISTRATION
OGC - 10/07

STATE OF New Jersey

COUNTY OF Camden

Before me, the undersigned authority, personally appeared Sara Owens (Attorney-In-Fact) who, being duly sworn, deposes and says that he/she is a duly authorized insurance agent, properly licensed under the laws of the State of N/A (If applicable, otherwise N/A), to represent TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (Surety Co.) of Hartford, CT (City and State) a company authorized to make surety bonds under the laws of the State of Florida.

Sara Owens (Attorney-In Fact for Surety Co.) further certifies that as Attorney-in-Fact for the said TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (Surety Co.) has signed the attached bond in the sum of $ 500,000.00 on behalf of American Lighting and Signalization, LLC (Contractor) covering Financial Project No.(s) 427957-1-72-40 ;

;

Contract No.(s) E51C4-R1 ; in District-Wide County(ies), Florida.

Said Sara Owens further certifies that the premium on the said bond is $1,125.00, which will be paid in full direct to him/her as Attorney-in-Fact, and included in his/her regular accounts to the said TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (Surety) and that he/she will receive a regular commission of 17.5% per cent as Attorney-in-Fact for the execution of said bond and that the commission will not be divided with anyone except as follows:

N/A (If applicable, otherwise N/A) per cent to N/A (N/A, if not applicable),
who is a duly authorized Florida Licensed Insurance Agent properly licensed under the laws of the State of Florida.

ACKNOWLEDGMENT FOR ATTORNEY-IN-FACT

Sara Owens
Agent or Attorney-in-Fact

Sara Owens, Attorney-in-Fact, Florida License No. W384934

Sworn to and subscribed before me this 7th day of December, 2023 by Sara Owens (name of affiant). He/She is personally known to me or has produced License (type of identification) as identification.

Lori S. Shelton
(Notary Signature)

Lori S. Shelton
(Notary's printed name)

08/14/2027
My commission expires

Notary Public State of New Jersey

COUNTERSIGNED (If applicable):

N/A
Florida Licensed Insurance Agent

LORI S SHELTON
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 50066039
MY COMMISSION EXPIRES 08/14/2027

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACT BOND

KNOW ALL MEN BY THESE PRESENTS: That we, American Lighting and Signalization, LLC

(Entity Name) having its principal place of business at 11639 Davis Creek Road East, Jacksonville, FL 32256, (904) 886-4300 (Bidding Office Street Address, City, State, Zip and Phone #,) (hereinafter called Principal or Contractor) and TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA hereinafter called Surety), duly authorized to do business in the State of Florida, pursuant to the laws of the State of Florida, having its principal place of business at One Tower Square, Bond/5PB, Hartford CT 06183

(City, State, Zip, Email Address) are held and firmly bound unto the State of Florida, in the full and just sum of Five Hundred Thousand and 00/100 DOLLARS ($ 500,000.00), lawful money of the United States of America, to be paid to the Florida Department of Transportation, to which payment well and truly be made we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally and firmly by these presents; WHEREAS, the above-bound Principal has subscribed to a contract with the State of Florida Department of Transportation (hereinafter called the Department), for constructing or otherwise improving a road(s), bridge(s), and building(s)

The work under this Contract consists of repair and replacement of various elements of the highway lighting system on Department maintained roadways on an as-needed basis

in District-Wide County(ies), particularly known as Federal Aid Project No(s).: N/A

Financial Project No(s). 427957-1-72-40 Contract No. E51C4-R1 ,

(hereinafter called the Contract), upon certain terms and conditions in the Contract more particularly mentioned; and WHEREAS, it was one of the conditions of the Contract that these presents shall be executed; NOW, THEREFORE, the conditions of this obligation are such that if the above- bound Principal in all respects shall comply with Section 337.18(1), Florida Statutes, and shall promptly, faithfully, efficiently, and fully perform the Contract according to plans and specifications as therein referred to and made a part thereof, and any alterations as may be made in said plans and specifications as provided for therein, and within the time period specified, and further, shall remedy any errors in partial or final estimates and any defects which may exist, appear, occur or result in or from said work within a period of two (2) years from the date of final acceptance of the work under the Contract and further if the Contractor shall promptly make payment to all persons furnishing labor, material, equipment, and supplies, and all persons defined in Section 713.01, Florida Statutes, whose claims derive directly or indirectly from the prosecution of the work provided for in the Contract (See Section 337.18(1) (a)-(f), F.S., for specific "claim" notice and time limitation requirements), and shall promptly pay all State Workers' Compensation and Unemployment Compensation taxes incurred in the performance of the Contract, and shall be liable to the State in a civil action instituted by the Department or any officer of the State authorized in such cases for double any amount in money or property the State may lose or be overcharged or otherwise defrauded of, by reason of any wrongful or criminal act, if any, of the Contractor, its agents, and employees, and should the Contractor not be declared to be in default under the Contract then the bond shall be deemed void. In the event of default by the Contactor, the Surety shall pay the Department in addition to the above obligations, all liquidated damages and disincentives assessed against the Contractor because of the default which were not withheld from Contract proceeds and if the Department at its sole option demands that the Surety take over the project and provided further that should the Department elect to have the Surety to take over the project, then in such event, the Surety may not select the Contractor or any affiliate of the Contractor to complete the project for and on behalf of the Surety without the Department's express written consent and, finally, if the subject Contract required contractor qualification, under Section 337.14, Florida Statutes, or otherwise, the Surety must use a qualified contractor, who is approved by the Department, to perform the work. It is further covenanted and agreed that any alterations or additions made under this Contract or in the work to be performed therein or the granting of any extension of time for the performance of the Contract or any other forbearance by or on the part of either the Department or the Principal shall not in any way release the Principal and the Surety or either of them, their respective heirs, executors, administrators, successors, or assigns, from any liability hereunder. Notice to the Surety of such alterations, extension, or forbearance is hereby specifically waived. Under this bond, the surety, pursuant to Section 337.11(9)(a), F.S. shall be fully liable under such surety bond to the full extent of any modified contract amount up to and including 25 percent over the original contract amount and without regard to the fact that the surety was not aware of or did not approve such modifications. However, if modifications of the original contract amount cumulatively result in modifications of the contract amount in excess of 25 percent of the

original contract amount, the surety's approval shall be required to bind the surety under the bond on that portion in excess of 25 percent of the original contract amount. This obligation shall remain in full force and effect until the full performance of all covenants, terms, and conditions herein stipulated. Failure by the Surety to perform its obligations under the terms of this bond may result in the Surety being disqualified from issuing bonds for future Department contracts.

WITNESS the signature of the principal (Contractor) and the signature of the Surety by Sara Owens its Attorney-in-Fact (Agent or Attorney-in-Fact) with the seals of said Principal and Surety hereunto affixed this 7th day of December, 2023.

Complete the following as appropriate

Entity Name: American Lighting and Signalization, LLC (Seal)

Authorized Signature: Ronald Hallock Name & Title (Print): Ronald Hallock / Assistant Secretary

*Signature: Name & Title (Print):

*In the event of a Partnership both signature and printed name of 2 partners must be affixed.

Organized and existing under the laws of the State of CT and authorized to do business in the State of Florida, pursuant to the laws of the State of Florida.

Countersigned: N/A
Florida Licensed Insurance Agent

Print information below (Florida Licensed Insurance Agent; whether in Attorney-in-Fact or Countersignature role):

Name: Sara Owens

Business Address: Two Logan Square, Philadelphia, Pennsylvania 19103

Telephone: 215-255-1750

Email Address: sara.owens@aon.com

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Surety Company Name (Print) (Seal)

By: Sara Owens
Florida Licensed Insurance Agent or Attorney-in-Fact (Surety)
Sara Owens, Attorney-in-Fact, Florida License No. W384934

[X] Above Signatory is also a Florida Licensed Insurance Agent (check if applicable and complete business name, address and telephone number block; if not, have such an agent countersign and complete block)

NOTE: Power of Attorney showing authority of Surety's Agent or Attorney-in-Fact is to be attached.

Contractor shall record this bond in the official records of the Clerk of Court of the county where the improvement is located prior to commencing the work in accordance with Section 337.18(1)(b), Florida Statutes.

Send "Notices to Owner" to:

District 5 Florida Department of Transportation,District 5, Construction Engineer or Maintenance Engineer, 719 South Woodland Blvd., Deland, FL 32720-6834, Phone # (386) 943-5000

TRAVELERS	Travelers Casualty and Surety Company of America Travelers Casualty and Surety Company St. Paul Fire and Marine Insurance Company Farmington Casualty Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Sara Owens of Philadelphia, Pennsylvania,** their true and lawfulAttorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof **(including any and all consents required by the Florida Department of Transportation or the Central Florida Expressway Authority incident to the release of retained percentages and/or final estimates)** on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021,** before me personally appeared **Robert L. Raney,** who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes,** the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 7th day of December , 2023 .

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

FLORIDA DEPARTMENT OF FINANCIAL SERVICES

SARA P OWENS

License Number : W384934

Non Resident Insurance License

- 0920 - NONRES GEN LINES (PROP & CAS)

Issue Date

02/22/2017

NOTICE - This non-resident license is limited to the classes of insurance reflected above and is further limited to ONLY those classes of insurance for which you are licensed in your home state.

Please Note: A licensee may only transact insurance with an active appointment by an eligible insurer or employer. If you are acting as a surplus lines agent, public adjuster, or reinsurance intermediary manager/broker, you should have an appointment recorded in your own name on file with the Department. If you are unsure of your license status you should contact the Florida Department of Financial Services immediately. This license will expire if more than 48 months elapse without an appointment for each class of insurance listed. If such expiration occurs, the individual will be required to re-qualify as a first-time applicant. If this license was obtained by passing a licensure examination offered by the Florida Department of Financial Services, the licensee is required to comply with continuing education requirements contained in 626.2815 or 648.385, Florida Statutes. A licensee may track their continuing education requirements completed or needed in their MyProfile account at https://dico.fldfs.com. To validate the accuracy of this license you may review the individual license record under "Licensee Search" on the Florida Department of Financial Services website at http://www.MyFloridaCFO.com/Division/Agents

Jeff Atwater
Chief Financial Officer
State of Florida

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Central, Inc.
Philadelphia PA Office
One Liberty Place, Suite 1000
Philadelphia, PA 19103

Aon Risk Services Central, Inc.
4 Overlook Point
Lincolnshire, IL 60069

CONTACT NAME:
PHONE (A/C, No, Ext): 215-255-2000 FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Greenwich Insurance Company	22322
INSURER B: XL Insurance America, Inc.	24554
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
American Lighting and Signalization, LLC
708 Blair Mill Road
Willow Grove, PA 19090

COVERAGES **CERTIFICATE NUMBER:** 135633 **REVISION NUMBER:** 2145126904

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X		RGD300136206	8/1/2023	8/1/2024	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 5,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			RAD943783706 (AOS)	8/1/2023	8/1/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			RAD943786806 (VI)			BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X $10,000 Med Pa							$
	UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	DED [ ] RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			RWD300135806 (AOS)	8/1/2023	8/1/2024	X PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N	N/A		RWR300135906			E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Contract # E51C4-R1

Florida Department of Transportation is listed as additional insured as required by written agreement but only according to policy terms, conditions and exclusions for liability arising from operations performed by or on behalf of the named insured.

CERTIFICATE HOLDER

Florida Department of Transportation - District Five
719 S Woodland Blvd/MS: 524
DeLand, FL 32720

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michael Pawlowski

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Florida Department of Transportation – District 5 719 S. Woodland Blvd DeLand, FL 32720	All locations as required per the written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

 © Insurance Services Office, Inc., 2018

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Florida Department of Transportation – District 5 719 S. Woodland Blvd DeLand, FL 32720	All locations as required per the written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 South Woodland Boulevard
DeLand, FL 32720-6834

JARED W. PERDUE, P.E.
SECRETARY

December 28, 2022

American Lighting and Signalization, LLC
11639 Davis Creek Road East
Jacksonville, FL 32256
(904) 886-4300 / bhoang@asplundh.com
Vendor Number: F592554039

Contract Number:	E51C4-R0
Financial Project Number:	427957-1-72-40
Awarded Amount:	$500,000.00 ****Budgetary Ceiling****
County(ies):	District-Wide
Letting Date:	December 6, 2022

Dear Sir/Madam:

The above referenced Contract is awarded to your firm as of the date of this letter.

Please execute the Contract and return the executed Contract to this office within **ten (10) business days of the award (due January 13, 2023)**.

The estimated completion date of this Contract is **February 15, 2024**.

No Work is to be done on this Contract until the Department has issued the Notice to Proceed.

Sincerely,

DocuSigned by:
Charles M. Heffinger, Jr.
74FCFACA95A24CD...

Charles M. Heffinger, Jr., P.E.
Director of Transportation Operations
District Five

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

BID BLANK
STATE JOB

Let by: District 5 - DeLand

American Lighting and Signalization, LLC

(Void if used by any bidder other than one this Form issued to)

FINANCIAL PROJECT NO(S).: 427957-1-72-40

ROAD(S) NO(S).:

This project is let under the authority of Chapter 337, F.S.

CONTRACT NO.: E51C4-R0

CONTRACT CALENDAR DAYS: 365

DATE BIDS DUE: 12/06/2022

TOTAL AMOUNT:

DATE OF AWARD: 12/28/2022

$ 500,000.00 **Budgetary Ceiling**

DATE OF CONTRACT EXECUTION: 1/9/2023 | 10:21 PM EST

10.65 **% DBE Availability**

PROPOSAL

To Accompany
THE STANDARD SPECIFICATIONS AS AMENDED BY THE SPECIFICATIONS PACKAGE AND ANY SUPPLEMENTAL SPECIFICATIONS PACKAGES, AND THE PLANS.

FOR ABOVE PROJECT(S)

The work under this Contract consists of repair and replacement of various elements of the highway lighting system on Department maintained roadways on an as-needed basis

in District-Wide County(ies)

NOTE: Attach your Proposal Guaranty to this bid blank. All Extensions must be carried out. Any changes made in unit bid prices must be initialed by bidder.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACT
District

This Contract, is entered into between the State of Florida Department of Transportation, hereinafter called the Department, and American Lighting and Signalization, LLC

of 11639 Davis Creek Road East, Jacksonville, FL 32256 , herein called the Contractor.

The Contractor agrees with the Department, for the consideration herein mentioned, and at its own proper cost and expense, to do all the work and furnish all the materials, equipment, supplies and labor necessary to carry out this Contract in the manner and to the full extent as set forth in the Proposal, Standard Specifications as Amended by the Specifications Package and any Supplemental Specifications Packages, and the Plans, under security as set forth in the attached bond, all of which are hereby adopted and made part of this Contract and incorporated by reference herein, and to the satisfaction of the duly authorized representatives of the Department of Transportation, who shall have at all times full opportunity to inspect the materials to be furnished and the work to be performed under this Contract.

The Contractor shall also maintain such insurance as will protect the Department from any or all claims for property damage, personal injury and bodily injury including death, which may arise from operations under this Contract. Certificates of such insurance shall be filed with the Department and shall be subject to its approval for adequacy of protection.

It is agreed that the work to be done under this Contract is to construct or otherwise improve the road(s), bridge(s), and building(s) described as:

The work under this Contract consists of repair and replacement of various elements of the highway lighting system on

Department maintained roadways on an as-needed basis

in District-Wide County(ies), a distance of approximately N/A

and known as Federal Aid Project No(s).: N/A

Financial Project No(s).: 427957-1-72-40 Contract No. E51C4-R0

Complete the following as appropriate

Entity Name: American Lighting and Signalization, LLC (Seal)

Authorized Signature: DocuSigned by: Ronald R. Hallock 8082F322C2A3488... Name & Title (Print): Assistant Secretary

*Signature: Name & Title (Print):

*In the event of a Partnership both signature and printed name of 2 partners must be affixed.

Organized and existing under the laws of the State of Florida and authorized to do business in the State of Florida, pursuant to the laws of the State of Florida.

DocuSigned by: Michelle Sloan PRF10369F488432...
District 5

DocuSigned by: Ryan Matter Attorney, FDOT
District 5 General Counsel
1/9/2023 | 3:55 PM
Date

In consideration of the foregoing premises, the Department agrees to pay the Contractor, for all items of work performed and material furnished at the unit prices and under conditions set forth in the attached proposal.

IN WITNESS WHEREOF, the Department has hereunto caused these presents to be subscribed and the Contractor has affixed its name and seal, the date aforesaid. The terms of this contract shall be binding upon full execution and date referenced below.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: DocuSigned by: Charles M. Heffinger, Jr. Director of Transportation Operations
Date: 1/9/2023 | 10:21 PM EST

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

To: Angela.Richards@dot.state.fl.us

FLORIDA DEPARTMENT OF TRANSPORTATION
FUNDS APPROVAL

E51C4

12/16/2022

CONTRACT INFORMATION

Contract:	E51C4
Contract Type:	EM - DISTRICT MAINTENANCE CONTRACTS (DIS/MAINTE)
Method of Procurement:	X - COMPETITIVE BID (337.11,F.S.)
Vendor Name:	AMERICAN LIGHTING AND SIGNALIZA
Vendor ID:	F592554039001
Beginning Date of This Agreement:	02/14/2023
Ending Date of This Agreement:	02/14/2024
Contract Total/Budgetary Ceiling:	ct = $500,000.00
Description:	Highway Lighting

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR ROBIN M. NAITOVE, CPA, COMPTROLLER ON 12/16/2022

Action:	Original
Reviewed or Approved:	APPROVED
Organization Code:	55054030511
Expansion Option:	A1
Object Code:	242059
Amount:	$500,000.00
Financial Project:	42795717240
Work Activity (FCT):	400
CFDA:	
Fiscal Year:	2023
Budget Entity:	55150200
Category/Category Year:	088712/23
Amendment ID:	O001
Sequence:	00
User Assigned ID:	ME51C4
Enc Line (6s)/Status:	0001/04

Total Amount: $500,000.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

BID SOLICITATION NOTICE – District 5
FLORIDA DEPARTMENT OF TRANSPORTATION
CONSTRUCTION AND MAINTENANCE PROGRAMS
Procurement Services, MS 4-524
719 S. Woodland Blvd, DeLand, FL 32720

Deland, FL
November 04, 2022
Advertisement No. 1

All bids must be completed using **Project Bids** software available on the Bid Express website at https://bidx.com/fl/main.

Unless otherwise stipulated in the proposal description, bids for all projects listed in this Bid Solicitation Notice must be submitted using Bid Express only. No other means of submission of bids will be accepted. Please visit the Contracts Administration Website at: http://www.fdot.gov/contracts for more information on Bid Express. Submitting bids through Bid Express requires a Digital ID. To obtain a Digital ID, please contact Bid Express at http://www.bidx.com. Allow up to 6 days to complete the Digital ID registration.

Bids for the projects in this Bid Solicitation Notice will be accepted by Bid Express until 2:00 PM Local Time on Tuesday, December 06, 2022.

Bid totals for each bid submitted will be read aloud for those present and will be available at 2:30 PM December 06, 2022 in the Seminole County Conference Room, 4th Floor, DeLand, Florida. Agenda: a) Opening Remarks; b) 15 minutes of public input; c) Reading of bids; d) Closing. Anyone needing special accommodations under the Americans with Disabilities Act of 1990 should send an e-mail to: contracts.admin@dot.state.fl.us or call telephone number (386) 943-5514. Special accommodation requests under the Americans with Disabilities Act should be made at least seven days prior to the public meeting. Bidders may obtain preliminary bid results at: https://fdotwp1.dot.state.fl.us/wTBidLetting/LettingMain, select District 5 then click on appropriate date.

DEADLINE FOR PROPOSALS AND PROPOSAL HOLDERS LIST

The deadline for obtaining bid packages shall be 24 hours prior to the scheduled letting date and time. A list of plan holders may be obtained by visiting the District Contracts Administration website at: www.fdot.gov/contracts/d5, click "Letting and Project Information" and select letting date from the Lettings Menu. For compliance with Florida Statute 337.168(2), additional bidders and plan and specifications holders are not published beginning three working days prior to the letting.

-----NOTE-----
Proposals will not be issued after 2:00 PM **Local Time on** Monday, December 05, 2022 **.**

Document Ordering Information
Orders for documents are placed using the Contract Proposal Processing Online Ordering System at CPP.Web (fdot.gov). There is no charge for ordering/downloading documents. Online Ordering is available Monday through Friday from 6 AM. to 9 PM. and Saturday from 6 AM. to 7 PM. **To Place An Order** • A current State of Florida Vendor Number is required prior to first-time registration; please visit http://dms.myflorida.com/egovernment_tools/myflorida_marketplace for more information. Please allow 24 to 48 hours for receipt of a new vendor number. • Prior to placing orders, an individual shall register and establish an Internet Subscriber Account with the Department of Transportation at https://fdotwp1.dot.state.fl.us/contractproposalprocessingonlineordering/. Please allow 48 to 72 hours (excluding weekends and holidays) for the registration and approval.

PREQUALIFICATION

Contractors must have a current certificate of qualification in accordance with Florida Statute 337.14(1) and Rule Chapter 14-22, Florida Administrative Code, on the date of the letting to bid on construction projects over $250,000.00 as established by the Department's budget. Maintenance contracts do not require a contractor to have a certificate of qualification, unless stipulated in the project description and specifications. If deemed necessary by the Department, certain maintenance contracts will contain specific requirements for maintenance contractor eligibility.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

PREQUALIFIED CONTRACTORS CURRENT CAPACITY

In order for the Department to have the information required to determine a prequalified bidder's Current Capacity, it is necessary that the prequalified contractor certify the total dollar amount of all work the contractor has underway. This certification shall be accomplished electronically by submitting the Certification of Work Underway (Online Web Application) http://www.fdot.gov/contracts/PreQual_Info/prequalified.shtm to the Department every 30 calendar days.

CONFLICT OF INTEREST

A contractor who performs a constructability review on a design contract or who participates in a value engineering study workshop or cost risk analysis workshop, is prohibited from bidding on the construction of that contract.

SCRUTINIZED COMPANIES

A company that is on the Scrutinized Companies with Activities in Sudan List, is on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations in Syria, may not bid on, submit a proposal for, or enter into a contract with an agency or local government entity for goods or services of $1 million or more.

A company that is on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel may not bid on, submit a proposal for, or enter into a contract with an agency or local government entity for goods or services.

BID REJECTION

Bidders are hereby notified that all bids on any of the following projects are likely to be rejected if the lowest responsive bid received exceeds the engineer's estimate by more than ten percent (10%). In the event any of the bids are rejected for this reason, the project may be deferred for re-advertising. In addition, award of all federally funded projects will be subject to Federal Highway Administration concurrence.

PROTEST RIGHTS

Pursuant to Section 120.57, Florida Statutes, any person adversely affected by a **bid solicitation** shall file both a notice of protest and bond within 72 hours after posting of the Bid Solicitation Notice and shall file a formal written protest within ten days after filing the notice of protest. Any person who files a notice of protest as to a bid solicitation pursuant to this rule shall post with the Department, at the time of filing the notice of protest, a bond payable to the Department in the following amounts: For an action protesting a bid solicitation that requires qualification of bidders, the bond shall be $5,000. For an action protesting a bid solicitation for which bidders are not required to be prequalified by the Department to be eligible to bid, the bond shall be $2,500. The required notice of protest, bond and formal protest must each be timely filed with the Clerk of Agency Proceedings, Florida Department of Transportation, Mail Station 58, Room 550, 605 Suwannee Street, Tallahassee, Florida 32399-0458, FAX (850) 414-5264. Failure to file a protest within the time prescribed in Section 120.57(3), F.S., or failure to post the bond or other security required by law within the time allowed for the filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

Pursuant to Section 120.57, Florida Statutes, any person adversely affected by a **bid rejection or contract award** shall file both a notice of protest and bond within 72 hours after the posting of the Summary of Bids. If notice of intended decision is given by certified mail or express delivery, the adversely affected person must file both the notice of protest and bond within 72 hours after receipt of the notice of intent. A formal written protest must be filed within ten days after filing the notice of protest. Any person who files a notice of protest as to a bid rejection or contract award pursuant to this rule shall post with the Department, at the time of filing the notice of protest, a bond payable to the Department in the following amounts: For an action protesting a bid rejection or contract award that requires qualification of bidders, the Bond shall be equal to one percent of the lowest bid submitted or $5,000, whichever is greater. For an action protesting a bid rejection or contract award for which bidders are not required to be prequalified by the Department to be eligible to bid, the bond shall be $2,500. The required notice of protest, bond, and formal protest must each be timely filed with the Clerk of Agency Proceedings, Florida Department of Transportation, Mail Station 58, Room 550, 605 Suwannee Street, Tallahassee, Florida 32399-0458, FAX (850) 414-5264. Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

A protest is not timely filed unless the notice of protest, bond, and the formal protest are each received by the Clerk of Agency Proceedings within the required time limits. A protest which is filed prematurely will be deemed abandoned unless timely renewed.

Interested parties can visit our Internet web site at http://www.fdot.gov/contracts/. Information regarding projects posted with the Clerk of Agency Proceedings, Proposal holders, Plan and Special Provisions holders, preliminary letting results, and other noteworthy information is provided on this website. Please note that, for compliance with Florida Statute 337.168(2), the Proposal holder and the Plan and Special Provision holder listings are not published beginning three working days prior to the letting until after the letting.

IDENTICAL BIDS

After consideration in accordance with Article 3-1 of the Standard Specifications for Road and Bridge Construction, or as amended by the project Specifications Package or any Supplemental Specifications Packages, if it is determined that multiple responsive bidders submit identical proposals (bids), the Department will determine the order in which proposals are to be considered for Contract award by means of a random selection: coin toss or drawing of lots. The method used to determine the order in which proposals are to be considered for Contract award shall be announced at the beginning of the public meeting held for the purpose described herein.

INSURANCE

The successful bidder shall submit current general liability insurance and workman's compensation insurance certificates for the duration of the contract in the dollar amounts and manner specified in the most current edition of the Department's Standard Specifications for Road and Bridge Construction. Insurance companies must be authorized to do business in the State of Florida. Proof of such insurance shall be filed with the District Contracts and Procurement Office before the contract can be executed. BE SURE THAT THE CONTRACT NUMBER IS ON EACH INSURANCE CERTIFICATE.

ADDENDA

No negotiations, decisions, or actions will be initiated or executed by a potential bidder as a result of any oral discussion with a State employee. Only those communications which are in writing from the Department will be considered as a duly authorized expression on behalf of the Department. Notices of changes (addenda) will be posted on the Districts Contracts Administration website at: www.fdot.gov/contracts/d5, click "Letting and Project Information" and select letting date from the Lettings Menu. It is the responsibility of all potential bidders to monitor this site for any changing information prior to submitting their bid. **All addenda will be acknowledged by signature and subsequent submission of addenda with the bid when so stated in the addenda.**

BID QUESTIONS

Direct questions regarding the advertised projects by posting them to the Department website at the following URL address: https://fdotwp1.dot.state.fl.us/BidQuestionsAndAnswers/Proposal.aspx/SearchProposal.

PROPOSAL GUARANTY

For bids over $150,000.00, the standard proposal guaranty of 5% of the bid will be required, unless otherwise stipulated in the proposal advertisement. A Proposal Guaranty of not less than five percent (5%) of the total actual bid in the form of either a certified check, cashier's check, trust company treasurer's check, bank draft of any national or state bank, or a Surety Proposal Guaranty made payable to the Florida Department of Transportation must be received for each bid in excess of **$150,000.00.** A check or draft in an amount less than five percent (5%) of the actual bid will invalidate the bid. The guaranty amount shall include all bid items except construction days for A+B bidding and lane closure for Lane Rental Bidding. Proposal Guaranty shall substantially conform to DOT Form 375-020-09 furnished with the Proposal. Surety2000 or Tinubu Surety Solution electronic Proposal Guaranty submittal may be used in conjunction with Bid Express internet bid submittal. For more information, please visit http://www.surety2000.com for Surety2000 or https://www.tinubu.com for Tinubu Surety Solution. Paper Proposal Guaranty will also be accepted for bids submitted through Bid Express provided they are received prior to the deadline for receiving bids, by the location(s) identified in this Bid Solicitation Notice. If an electronic proposal guaranty is not being submitted, the bidder must submit an original proposal guaranty. (A fax or a copy sent as an attachment will not be accepted.)

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

EXECUTION OF CONTRACT

Pursuant to Subsections 3-6 and 3-7 of the Standard Specifications, the successful bidder shall execute the necessary contract documents and return the agreement along with a satisfactory Performance and Payment Bond within ten (10) Calendar days of award, excluding Saturdays, Sundays, and state holidays, unless noted otherwise in the project specifications. A 100% Payment and Performance Bond will be required for all projects unless noted otherwise in the project specifications. All work is to be done in accordance with the Plans, special Provisions of the State of Florida Department of Transportation.

Prior to execution of the contract with the Department, **a corporation must show proof that it is authorized to do business in the State of Florida.** Florida corporations should provide a copy of the certificate of Incorporation and foreign corporations should provide a copy of Certificate of Authority from the Florida Department of State.

Important Note: Actual commitment and final execution of the contract is contingent upon an approved legislative budget and funds availability.

DBE PARTICIPATION

Disadvantaged Business Enterprise (DBE) Availability Goal Information is contained in the Bid Solicitation Package. DBE Participation and Bidder Opportunity List for Prime Contractors shall be reported in the **Equal Opportunity Compliance (EOC)** system no later than 3 business days of submission of the bid. The EOC system is a web-based application for Prime Contractors, statewide, to report their Bidder Opportunity List, DBE Commitments, and DBE/MBE Subpayments. Complete and submit the DBE Participation (i.e. DBE Commitments) and Bid Opportunity List in the EOC.

More information regarding EOC can be referenced at: https://www.fdot.gov/equalopportunity/eoc.shtm

DEBARMENT/SUSPENSION

All bids submitted to the Department shall include a statement that by signing and submitting this proposal, the bidder certifies that no principal (which includes officers, directors or executives) is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any federal department or agency.

MANDATORY PRE-BID CONFERENCE

For projects with mandatory Pre-Bid Meeting, proposals (BIDDING DOCUMENTS) will be issued only to the attendees of the meeting. Prospective bidders ordering bidding documents prior to the Pre-Bid Meeting will be given access to download the bidding documents within 24 hours after the Pre-Bid Meeting. Those prospective bidders ordering the documents after the Pre-Bid Meeting will need to contact the office advertising the project to confirm attendance and receive access to download the bidding documents. Please contact the office at least two working days prior to the deadline for obtaining bidding documents to allow time for processing.

LATE ARRIVALS TO MANDATORY PRE-BID MEETINGS

All bidders must be present and signed in prior to the start of the mandatory pre-bid meeting. Anyone not signed in at the commencement of the meeting will be considered late and will not be allowed to bid on the project.

FIRST TIME BIDDERS

Bidders bidding for the first time with the Department can access the New Bidder's Orientation document at: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/contracts/new-bidders-orientation.pdf?sfvrsn=aef131ae_2

POSTING NOTICE

The bid tabulation and intent to award will be posted on December 20, 2022 or December 27, 2022 at www.fdot.gov/contracts/d5, click the "Letting and Project Information" and select letting date from the Listings Menu. The posting provides notice of the Department's intent to award a contract or reject all bids. The Department's Notice of Intent regarding a project will be posted on only one of the alternate posting dates. Bidders are solely responsible for timely monitoring or otherwise verifying on which of the specified alternate posting dates the posting of award or rejection of all bids actually occurs.

If the posting dates are revised, all bidders for the subject project will be notified.

AFFIRMATIVE ACTION (EQUAL EMPLOYMENT OPPORTUNITY)

The Florida Department of Transportation (hereinafter referred to as the "Department"), in accordance with **Title VI of the Civil Rights Act of 1964, 42 USC 2000d to 2000d-4 and related authorities, Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21**, Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation issued pursuant to such Act, hereby notifies all bidders that the Department will affirmatively insure that in any contract entered into pursuant to this advertisement, minority and disadvantaged business enterprises will be afforded the full opportunity to submit bids in response to this invitation and will not be discriminated against on the basis of race, color, national origin, or sex in consideration for an award. Further, it is the policy of the Department to not discriminate against bidders on the grounds of race, color, national origin, religion, sex, age, or disability/handicap in consideration for an award. A bidder must have an approved DBE Affirmative Action (DBE/AA) Plan prior to contract award. Please use the following link https://www.fdot.gov/contracts/cpp-online-ordering/bidder-assist.shtm, Standard Specifications for Road and Bridge Construction and the Special Provisions for instructions for submission of a DBE/AA Plan. The DBE/AA Plan should be submitted for approval prior to the bidding.

MINIMUM WAGE

The minimum wage for all hours worked in Florida is available at http://www.floridajobs.org.

EMAIL SUBSCRIPTION LIST

To get on the e-mail subscription list, go to http://fdotwp1.dot.state.fl.us/reportsubscriptions/ and fill out the necessary information to "Subscribe". To obtain information concerning other districts, go to http://www.fdot.gov/contracts/distco.shtm.

NOTICE TO ALL BIDDERS

To report bid rigging activities call: 1-800-424-9071

The U.S. Department of Transportation (DOT) operates the above toll-free "hotline" Monday through Friday, 8:00 A.M. to 5:00 P.M. Local Time. Anyone with knowledge of possible bid rigging, bidder collusion, or other fraudulent activities should use the "hotline" to report such activities. The "hotline" is part of the DOT's continuing effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the DOT Inspector General. All information will be treated confidentially and caller anonymity will be respected.

By submitting a bid, the contractor/consultant/vendor agrees to comply with section 20.055(5) Florida Statute, and to incorporate in all subcontracts the obligation to comply with section 20.055(5) Florida Statute.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation
Bid Solicitation Notice and Approximate Quantities

Letting:	05221206	Call Order: 001	Proposal: E51C4-R0		District:05
Counties:	BREVARD, DIST/ST-WIDE, FLAGLER, LAKE, MARION, ORANGE, OSCEOLA, SEMINOLE, SUMTER, VOLUSIA				
Road Name:	Highway Lighting Repair				
Limits:	Midpoint				
Project(s):	42795717240(*)	Federal Aid No: N/A			
Total Roadway Length:	0.000 Miles		Contract Days:	365	
Total Bridge Length:	0.000 Miles		Letting Date:	12/06/22	
Total Proposal Length:	0.000 Miles		Contract Execution Days:	10	
			Special Start Date:	N/A	
			Aquis/Flexible Start Time:	0	
Proposal Budget Estimate:	$500,000.00				

Please read the full advertisement

Description:

FDOT District 5
Proposal ID No.: E51C4
Financial Project No.: 427957-1-72-40
Fiscal Year: 2023
Counties: District Wide
Calendar Days: 365

This is a Maintenance Work Document driven Contract with a budgetary ceiling of $500,000. This Contract includes an option for renewal.

Intent:
The work under this Contract consists of repair and replacement of various elements of the highway lighting system on an as-needed basis within District 5.

Experience:
For this Contract, the Contractor is required to have at least three (3) years of experience in the performance of Highway Lighting work, consisting of installation, maintenance, diagnostic and repair and/or the Project Superintendent must have at least three (3) years of like experience as a Superintendent. A Contractor that presently has a certificate of prequalified with the Department in both "Underground Utilities (Electric) and Traffic Signal" will suffice to meet the above requirements.

Note:
The quantities shown on the Bid Price Proposal are approximate and only represent estimated planned requirements based on historical or specific project needs. The Department does not guarantee any maximum or minimum quantity, any range of quantities, or the exact quantities shown for each bid item. The Departments estimated quantities and the Contractors bid price will be used to calculate a total bid amount. This total bid amount will then be used to determine the low bidder; however, actual payment under the awarded contract will be based on actual quantities completed. For this Contract in which specific sites are not identified at the time of letting, the Engineer will issue a Work Document. Work Documents will identify the location, description, amount of work to be accomplished, and the number of calendar days to complete the work.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation
Bid Solicitation Notice and Approximate Quantities

Call Order: 001 Proposal: E51C4-R0

ALT	Item	Description	Unit	Quantity
Section 0001 HIGHWAY LIGHTING MAINTENANCE (MH)				
	0630- 2- 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	3,500.000
	0630- 2- 12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	2,500.000
	0630- 2- 14	CONDUIT, FURNISH & INSTALL, ABOVEGROUND	LF	4,000.000
	0635- 2- 30	PULL & SPLICE BOX, INSTALL	EA	12.000
	0635- 2- 50	PULL & SPLICE BOX, REPAIR	EA	10.000
	0715- 1- 11	LIGHTING CONDUCTORS, F&I, INSULATED, NO. 10 OR <	LF	7.500
	0715- 1- 12	LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6	LF	8.500
	0715- 1- 13	LIGHTING CONDUCTORS, F&I, INSULATED, NO 4 TO NO 2	LF	10.500
	0715- 1- 14	LIGHTING CONDUCTORS, F&I, INSULATED, NO 1 TO NO 0	LF	11.500
	0715- 5- 21	LUMINAIRE & BRACKET ARM, REPLACE LUMINAIRE AND ARM ON EXISTING POLE	EA	20.000
	0715- 11-118	LUMINAIRE, F&I, ROADWAY, FLOOD	EA	50.000
	0715- 61-100	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 0' ARM LENGTH	EA	8.000
	0715- 61-111	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	EA	9.000
	0715- 61-121	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 10' ARM LENGTH	EA	22.000
	0715- 61-200	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 35' MOUNTING HEIGHT, 0' ARM LENGTH	EA	15.000
	0715- 61-300	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 40' MOUNTING HEIGHT, 0' ARM LENGTH	EA	12.000
	E715- 16- 1	BALLAST (F&I)	EA	25.000
	E715- 16- 2	BALLAST ASSEMBLY (F&I)	AS	25.000
	E715- 17- 1	LAMP (HPS)	EA	200.000
	E715- 17- 2	LAMP (MERCURY VAPOR)	EA	150.000
	E715- 17- 4	LAMP (FLUORESCENT)	EA	150.000
	E715- 17- 5	LAMP (LPS)	EA	100.000
	E715- 17- 9	LAMP (LED)	EA	350.000
	E715- 18-101	LOAD CENTER PART (F&I) (SGL POLE BREAKER)	EA	35.000
	E715- 18-112	LOAD CENTER PART (F&I) (CIRCUIT FUSE)	EA	25.000
	E715- 32- 1	DIAGNOSTIC WORK (SHOULDER SINGLE ARM)	LO	25.000
	E715- 32- 3	DIAGNOSTIC WORK (MED SGL ARM WALL MTD)	LO	28.000
	E715- 32- 5	DIAGNOSTIC WORK (BRIDGE MTD)	LO	32.000
	E715- 32- 6	DIAGNOSTIC WORK (UNDERDECK)	LO	35.000
	E715- 32- 7	DIAGNOSTIC WORK (LOAD CENTER)	LO	45.000
	E715- 32- 10	DIAGNOSTIC WORK (CIRCUIT)	LO	50.000
	E715- 34- 03	LIGHT POLE (HANDHOLE) (DOOR ASSEMBLY) (F&I)	EA	25.000
	E715- 43- 1	ARRESTOR (HIGH VOLTAGE PRIMARY LIGHTING)	EA	5.000
	E715- 50-220	LIGHTING TRANSFORMER (F&I)(PAD MOUNT)	EA	15.000

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

WORKFORCE AND EMPLOYMENT OPPORTUNITIES OFFICES

To obtain the addresses, phone numbers, fax numbers and e-mail addresses of your local workforce employment partner, please visit the following website:

www.floridajobs.org

BITUMINOUS MATERIAL GASOLINE AND DIESEL FUELS AND NATURAL GAS PRICE INDEX

To obtain information on Bituminous Material Gasoline and Diesel Fuels and Natural Gas Price Index, please visit the following website (click on More… under Most Requested and choose Asphalt Price Index):

www.fdot.gov/contracts/

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Bid Load Information

Letting:	05221206	Letting Date:	12/06/2022
Contract:	E51C4-R0	Call Order:	001
Project:	42795717240,,,		
County:	LAKE,SUMTER,MARION,BREVARD		
Amendments:	2	Contract Days:	365 CD

Vendor ID:	**F592554039 American Lighting and Signalization, LLC**		
Address:	11639 Davis Creek Road East Jacksonville FL 32256	StateIncorp:	Florida (FL)
Phone:	904-886-4300	Fax:	904-886-4422
Email:	bhoang@asplundh.com		
Bid Bond Method:	**Electronic Bid Bond**	Bid Bond ID:	**SFL12022537**
Bond Percent:	**5%**		
Bond Verified:	**Yes**	Verify Status:	**1**
Surety Company:	Travelers Casualty and Surety Company of America	Registry Company:	Surety2000
Execution Date:	12/02/2022 07:17:50 PM	Maximum Bond Amt:	500000

Is File Attached? **YES** File Name: Experience .pdf
File Location: ../x509BidDocuments/05221206/E51C4-R0/Attachments.zip (Attachments_F592554039_05221206_E51C4-R0.zip)
EOC Acknowledged? **Yes** Fuel Adjustment:

TOTAL BID AMOUNT: $ **650,000.00** Bid Errors: **No**

Misc Data - Bidding Acknowledgments

I accept terms as stated in the following BIDDING ACKNOWLEDGMENT sections:
YES I. ACKNOWLEDGMENT OF PROPOSAL
YES II.ACKNOWLEDGMENT OF AMENDMENTS, ADDENDA, AND PRE BID QUESTIONS AND ANSWERS FILES

Will there be trench excavation on the project in excess of five feet in depth? **NO**
Trench Safety (required if "YES")

DESCRIPTION	MEASURE	QUANTITY	UNIT COST	EXTENDED COST

TOTAL: $**0.00**

Will you be unable to declare or certify statements (1) through (11) of section I. ACKNOWLEDGMENT OF PROPOSAL ? **NO** Exceptions (required if "YES"):

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract Schedule of Items

Contract ID :	E51C4-R0
Date of Letting :	December 06, 2022
Call Order :	001
District :	District 5
Counties :	BREVARD, DIST/ST-WIDE, FLAGLER, LAKE, MARION, ORANGE, OSCEOLA, SEMINOLE, SUMTER, VOLUSIA
Awarded Vendor :	F592554039 AMERICAN LIGHTING AND SIGNALIZATION, LLC.
Awarded Amount :	$500,000.00

Project (s) :	**Fed Aid Num (s) :**
42795717240 (*)	

Contract Days :	365
Contract Execution Days :	10
Special Start Time :	N/A
Acquis./Flexible Start Time :	0

Description :

Highway Lighting Repair
FDOT District 5
Proposal ID No.: E51C4
Financial Project No.: 427957-1-72-40
Fiscal Year: 2023
Counties: District Wide
Calendar Days: 365

This is a Maintenance Work Document driven Contract with a budgetary ceiling of $500,000. This Contract includes an option for renewal.

Intent:
The work under this Contract consists of repair and replacement of various elements of the highway lighting system on an as-needed basis within District 5.

Experience:
For this Contract, the Contractor is required to have at least three (3) years of

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

experience in the performance of Highway Lighting work, consisting of installation, maintenance, diagnostic and repair and/or the Project Superintendent must have at least three (3) years of like experience as a Superintendent. A Contractor that presently has a certificate of prequalified with the Department in both "Underground Utilities (Electric) and Traffic Signal" will suffice to meet the above requirements.

Note:
The quantities shown on the Bid Price Proposal are approximate and only represent estimated planned requirements based on historical or specific project needs. The Department does not guarantee any maximum or minimum quantity, any range of quantities, or the exact quantities shown for each bid item. The Departments estimated quantities and the Contractors bid price will be used to calculate a total bid amount. This total bid amount will then be used to determine the low bidder; however, actual payment under the awarded contract will be based on actual quantities completed. For this Contract in which specific sites are not identified at the time of letting, the Engineer will issue a Work Document. Work Documents will identify the location, description, amount of work to be accomplished, and the number of calendar days to complete the work.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0

It is understood and agreed that the date on which calendar days will begin to be charged to the project shall be:
(a) either 1) 0 (calendar days) from the date of issuance of Notice To Proceed (NTP)
or 2) the date on which the Contractor actually begins work which ever date is earlier, or
(b) Special Start Date as specified in the proposal description, or
(c) Anytime after the date specified in the proposal description

Time ID	Completion Date or Number of Units	Min/Max	Unit Type	Time Type	Liquidated Damages Rate	Contract Time Flag
00	365	/	Days	CD	1.00 Days	√

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0 **Lead Project:** 42795717240 **Fed Aid Num:** N/A

Awarded Vendor: F592554039 AMERICAN LIGHTING AND SIGNALIZATION, LLC.

SECTION 0001 HIGHWAY LIGHTING MAINTENANCE (MH) $650,000.00

Proposal Line Number	Item ID / Description	Approximate Quantity and Units	Unit Price	Bid Amount
0005	0630 2 11 CONDUIT, FURNISH & INSTALL, OPEN TRENCH	3,500.000 LF	$4.00000	$14,000.00
0010	0630 2 12 CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	2,500.000 LF	$5.00000	$12,500.00
0015	0630 2 14 CONDUIT, FURNISH & INSTALL, ABOVEGROUND	4,000.000 LF	$4.00000	$16,000.00
0020	0635 2 30 PULL & SPLICE BOX, INSTALL	12.000 EA	$100.00000	$1,200.00
0025	0635 2 50 PULL & SPLICE BOX, REPAIR	10.000 EA	$200.00000	$2,000.00
0030	0715 1 11 LIGHTING CONDUCTORS, F&I, INSULATED, NO. 10 OR <	7.500 LF	$20.00000	$150.00
0035	0715 1 12 LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6	8.500 LF	$25.00000	$212.50
0040	0715 1 13 LIGHTING CONDUCTORS, F&I, INSULATED, NO 4 TO NO 2	10.500 LF	$30.00000	$315.00
0045	0715 1 14 LIGHTING CONDUCTORS, F&I, INSULATED, NO 1 TO NO 0	11.500 LF	$35.00000	$402.50
0050	0715 5 21 LUMINAIRE & BRACKET ARM, REPLACE LUMINAIRE AND ARM ON EXISTING POLE	20.000 EA	$2,750.00000	$55,000.00
0055	0715 11118 LUMINAIRE, F&I, ROADWAY, FLOOD	50.000 EA	$900.00000	$45,000.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0 **Lead Project:** 42795717240 **Fed Aid Num:** N/A

Awarded Vendor: F592554039 AMERICAN LIGHTING AND SIGNALIZATION, LLC.

SECTION 0001 HIGHWAY LIGHTING MAINTENANCE (MH) $650,000.00

Proposal Line Number	Item ID / Description	Approximate Quantity and Units	Unit Price	Bid Amount
0060	0715 61100 LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 0' ARM LENGTH	8.000 EA	$5,000.00000	$40,000.00
0065	0715 61111 LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	9.000 EA	$5,000.00000	$45,000.00
0070	0715 61121 LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 10' ARM LENGTH	22.000 EA	$5,000.00000	$110,000.00
0075	0715 61200 LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 35' MOUNTING HEIGHT, 0' ARM LENGTH	15.000 EA	$5,500.00000	$82,500.00
0080	0715 61300 LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 40' MOUNTING HEIGHT, 0' ARM LENGTH	12.000 EA	$6,500.00000	$78,000.00
0085	E715 16 1 BALLAST (F&I)	25.000 EA	$100.00000	$2,500.00
0090	E715 16 2 BALLAST ASSEMBLY (F&I)	25.000 AS	$250.00000	$6,250.00
0095	E715 17 1 LAMP (HPS)	200.000 EA	$15.00000	$3,000.00
0100	E715 17 2 LAMP (MERCURY VAPOR)	150.000 EA	$2.00000	$300.00
0105	E715 17 4 LAMP (FLUORESCENT)	150.000 EA	$2.00000	$300.00
0110	E715 17 5 LAMP (LPS)	100.000 EA	$2.00000	$200.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0 **Lead Project:** 42795717240 **Fed Aid Num:** N/A

Awarded Vendor: F592554039 AMERICAN LIGHTING AND SIGNALIZATION, LLC.

SECTION 0001 HIGHWAY LIGHTING MAINTENANCE (MH) $650,000.00

Proposal Line Number	Item ID / Description	Approximate Quantity and Units	Unit Price	Bid Amount
0115	E715 17 9 LAMP (LED)	350.000 EA	$50.00000	$17,500.00
0120	E715 18101 LOAD CENTER PART (F&I) (SGL POLE BREAKER)	40.000 EA	$49.00000	$1,960.00
0125	E715 18112 LOAD CENTER PART (F&I) (CIRCUIT FUSE)	25.000 EA	$20.00000	$500.00
0130	E715 32 1 DIAGNOSTIC WORK (SHOULDER SINGLE ARM)	25.000 LO	$750.00000	$18,750.00
0135	E715 32 3 DIAGNOSTIC WORK (MED SGL ARM WALL MTD)	28.000 LO	$750.00000	$21,000.00
0140	E715 32 5 DIAGNOSTIC WORK (BRIDGE MTD)	32.000 LO	$750.00000	$24,000.00
0145	E715 32 6 DIAGNOSTIC WORK (UNDERDECK)	35.000 LO	$100.00000	$3,500.00
0150	E715 32 7 DIAGNOSTIC WORK (LOAD CENTER)	45.000 LO	$150.00000	$6,750.00
0155	E715 32 10 DIAGNOSTIC WORK (CIRCUIT)	50.000 LO	$150.00000	$7,500.00
0160	E715 34 03 LIGHT POLE (HANDHOLE) (DOOR ASSEMBLY) (F&I)	25.000 EA	$10.00000	$250.00
0165	E715 43 1 ARRESTOR (HIGH VOLTAGE PRIMARY LIGHTING)	5.000 EA	$30.00000	$150.00
0170	E715 50220 LIGHTING TRANSFORMER (F&I)(PAD MOUNT)	15.000 EA	$190.00000	$2,850.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0 **Lead Project:** 42795717240 **Fed Aid Num:** N/A

Awarded Vendor: F592554039 AMERICAN LIGHTING AND SIGNALIZATION, LLC.

SECTION 0001 HIGHWAY LIGHTING MAINTENANCE (MH) $650,000.00

Proposal Line Number	Item ID / Description	Approximate Quantity and Units	Unit Price	Bid Amount
0175	0715 10 3 LIGHT POLE FOUNDATION, REPAIR	20.000 EA	$250.00000	$5,000.00
0180	0715 10 5 LIGHT POLE FOUNDATION, REMOVE FOUNDATION- NO EXISTING POLE	5.000 EA	$300.00000	$1,500.00
0185	0715 19 3 LIGHTING - REPLACE EXISTING SURGE PROTECTOR	22.000 EA	$30.00000	$660.00
0195	E715 18102 LOAD CENTER PART (F&I) (DBL POLE BREAKER)	10.000 EA	$400.00000	$4,000.00
0200	E715 18105 LOAD CENTER PART (F&I) (CONTACTOR)	7.000 EA	$250.00000	$1,750.00
0205	E715 18106 LOAD CENTER PART (F&I)(PHOTOCELL CONTR TRANSFORM)	12.000 EA	$50.00000	$600.00
0210	E715 18107 LOAD CENTER PART (F&I) (PHOTOCELL)	10.000 EA	$10.00000	$100.00
0215	E715 18108 LOAD CENTER PART (F&I) (PHOTOCELL SOCKET)	20.000 EA	$10.00000	$200.00
0220	E715 18109 LOAD CENTER PART (F&I) (POWER SAFETY SWITCH)	25.000 EA	$50.00000	$1,250.00
0225	E715 18110 LOAD CENTER PART (F&I)(SYSTEM SWITCH AUTO-OFF/ON)	20.000 EA	$20.00000	$400.00
0235	E715 25 2 FUSE HOLDER / DISCONNECT PLUG (F&I)	25.000 EA	$50.00000	$1,250.00
0240	E715 24 1 FUSE (F&I) (POLE BASE)	50.000 EA	$250.00000	$12,500.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0 **Lead Project:** 42795717240 **Fed Aid Num:** N/A

Awarded Vendor: F592554039 AMERICAN LIGHTING AND SIGNALIZATION, LLC.

SECTION 0001 HIGHWAY LIGHTING MAINTENANCE (MH) **$650,000.00**

Proposal Line Number	Item ID Description	Approximate Quantity and Units	Unit Price	Bid Amount
0245	E715 25 1	25.000		
	FUSE HOLDER (F&I) (POLE BASE)	EA	$50.00000	$1,250.00
		Total Bid:		**$650,000.00**

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Contract ID: E51C4-R0

Item Number	Alternate	Item Description	Estimated Quantity	DBE Pct	Item Units	Unit Price	Item Cost

No DBE Interest Items

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Proposal ID: E51C4-R0 **Call Order:** 001 **Letting:** 05221206 **Letting Date:** 12/06/2022

Section 0001 HIGHWAY LIGHTING MAINTENANCE (MH)

Alt	Item ID	Item Description	Unit	Quantity
	0630 2 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	3,500.000
	0630 2 12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	2,500.000
	0630 2 14	CONDUIT, FURNISH & INSTALL, ABOVEGROUND	LF	4,000.000
	0635 2 30	PULL & SPLICE BOX, INSTALL	EA	12.000
	0635 2 50	PULL & SPLICE BOX, REPAIR	EA	10.000
	0715 1 11	LIGHTING CONDUCTORS, F&I, INSULATED, NO. 10 OR <	LF	7.500
	0715 1 12	LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6	LF	8.500
	0715 1 13	LIGHTING CONDUCTORS, F&I, INSULATED, NO 4 TO NO 2	LF	10.500
	0715 1 14	LIGHTING CONDUCTORS, F&I, INSULATED, NO 1 TO NO 0	LF	11.500
	0715 5 21	LUMINAIRE & BRACKET ARM, REPLACE LUMINAIRE AND ARM ON EXISTING POLE	EA	20.000
	E715 32 7	DIAGNOSTIC WORK (LOAD CENTER)	LO	45.000
	E715 32 10	DIAGNOSTIC WORK (CIRCUIT)	LO	50.000
	0715 61100	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 0' ARM LENGTH	EA	8.000
	E715 16 1	BALLAST (F&I)	EA	25.000
	E715 17 1	LAMP (HPS)	EA	200.000
	E715 17 2	LAMP (MERCURY VAPOR)	EA	150.000
	E715 17 4	LAMP (FLUORESCENT)	EA	150.000
	E715 17 5	LAMP (LPS)	EA	100.000
	E715 17 9	LAMP (LED)	EA	350.000
	E715 34 03	LIGHT POLE (HANDHOLE) (DOOR ASSEMBLY) (F&I)	EA	25.000
	0715 61111	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	EA	9.000
	0715 61121	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 10' ARM LENGTH	EA	22.000
	0715 61200	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 35' MOUNTING HEIGHT, 0' ARM LENGTH	EA	15.000
	0715 61300	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 40' MOUNTING HEIGHT, 0' ARM LENGTH	EA	12.000
	E715 16 2	BALLAST ASSEMBLY (F&I)	AS	25.000
	E715 18101	LOAD CENTER PART (F&I) (SGL POLE BREAKER)	EA	40.000
	E715 18112	LOAD CENTER PART (F&I) (CIRCUIT FUSE)	EA	25.000
	E715 32 1	DIAGNOSTIC WORK (SHOULDER SINGLE ARM)	LO	25.000
	E715 32 5	DIAGNOSTIC WORK (BRIDGE MTD)	LO	32.000
	E715 32 6	DIAGNOSTIC WORK (UNDERDECK)	LO	35.000

UNIT () - Indicates bid as lump sum

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Proposal ID: E51C4-R0 **Call Order:** 001 **Letting:** 05221206 **Letting Date:** 12/06/2022

Alt	Item ID	Item Description	Unit	Quantity
	0715 11118	LUMINAIRE, F&I, ROADWAY, FLOOD	EA	50.000
	E715 32 3	DIAGNOSTIC WORK (MED SGL ARM WALL MTD)	LO	28.000
	E715 50220	LIGHTING TRANSFORMER (F&I)(PAD MOUNT)	EA	15.000
	E715 43 1	ARRESTOR (HIGH VOLTAGE PRIMARY LIGHTING)	EA	5.000
	0715 10 3	LIGHT POLE FOUNDATION, REPAIR	EA	20.000
	0715 10 5	LIGHT POLE FOUNDATION, REMOVE FOUNDATION- NO EXISTING POLE	EA	5.000
	0715 19 3	LIGHTING - REPLACE EXISTING SURGE PROTECTOR	EA	22.000
	E715 18102	LOAD CENTER PART (F&I) (DBL POLE BREAKER)	EA	10.000
	E715 18105	LOAD CENTER PART (F&I) (CONTACTOR)	EA	7.000
	E715 18106	LOAD CENTER PART (F&I)(PHOTOCELL CONTR TRANSFORM)	EA	12.000
	E715 18107	LOAD CENTER PART (F&I) (PHOTOCELL)	EA	10.000
	E715 18108	LOAD CENTER PART (F&I) (PHOTOCELL SOCKET)	EA	20.000
	E715 18109	LOAD CENTER PART (F&I) (POWER SAFETY SWITCH)	EA	25.000
	E715 18110	LOAD CENTER PART (F&I)(SYSTEM SWITCH AUTO-OFF/ON)	EA	20.000
	E715 24 1	FUSE (F&I) (POLE BASE)	EA	50.000
	E715 25 1	FUSE HOLDER (F&I) (POLE BASE)	EA	25.000
	E715 25 2	FUSE HOLDER / DISCONNECT PLUG (F&I)	EA	25.000

UNIT () - Indicates bid as lump sum

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Bid Questions and Answers Report | Date & Time: 12/6/2022 8:19:51 AM

District Address: District 5 Construction Office, located at 719 South Woodland Blvd, Deland, FL 32720

District Phone: (386) 943-5350

Proposal:	E51C4-R0
Project:	427957-1-72-40
Letting Date:	12/6/2022
Localtion:	DISTRICT OFFICE
Description:	Highway Lighting Repair

Question:	40326: E51C4-R0 - Upon review of the bid items provided for this contract, there are several items missing essential to Highway Lighting Maintenance. Would FDOT please consider adding the following pay items? □ E715-32-13 - DIAGNOSTIC WORK (TOP MOUNT) □ 0715-10-3 - LIGHT POLE FOUNDATION, REPAIR □ 0715-11-111- LUMINAIRE, F&I, ROADWAY, COBRA HEAD □ 0715-11-113- LUMINAIRE, F&I, ROADWAY, POLE TOP □ 0715-11-211- LUMINAIRE, F&I, REPLACE EXISTING LUMINAIRE ON EXISTING POLE / ARM, ROADWAY, COBRA HEAD □ 0715-19-3 - LIGHTING - SURGE PROTECTOR, REPLACE EXISTING □ 0715-36-12 - LIGHT POLE, FRANGIBLE BASE, F&I, TRANSFORMER BASE □ 0715-500-1 - POLE CABLE DISTRIBUTION SYSTEM, CONVENTIONAL □ 0715-550-000 - LIGHT POLE COMPLETE - SPECIAL DESIGN, REMOVE □ 0715-560-000 - LIGHT POLE COMPLETE - SPECIAL DESIGN, REPAIR & REINSTALL □ E715-17-3 - LAMP (METAL HALIDE)	Posted:	11/23/2022 11:42:59 AM

Answer:	Pay Items have been added based on historic and expected needs (See Addendum #2).	Status:	ANSWER PUBLISHED
		Posted:	11/28/2022 12:19:20 PM

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Question:	40327: E51C4-R0 - Upon review of the bid items provided for this contract, there are several items missing essential to Highway Lighting Maintenance. Would FDOT please consider adding the following pay items? (Part 2) □ E715-18-102 - LOAD CENTER PART (F&I) (DBL POLE BREAKER) □ E715-18-105 - LOAD CENTER PART (F&I) (CONTACTOR) □ E715-18-106 - LOAD CENTER PART (F&I) (PHOTOCELL CONTR TRANSFORMER) □ E715-18-107 - LOAD CENTER PART (F&I) (PHOTOCELL) □ E715-18-108 - LOAD CENTER PART (F&I) (PHOTOCELL SOCKET) □ E715-18-110 - LOAD CENTER PART (F&I) (SYSTEM SWITCH AUTO-OFF/ON) □ E715-22-1 - GROUND ROD □ E715-24-1 - FUSE (F&I) (POLE BASE) □ E715-25-1 - FUSE HOLDER (F&I) (POLE BASE) □ E715-25-2 - FUSE HOLDER / DISCONNECT PLUG (F&I)	Posted:	11/23/2022 11:44:49 AM

Answer:	Additional Pay Items have been added based on historic & expected needs (See Addendum 2).	Status: Posted:	ANSWER PUBLISHED 11/28/2022 12:19:05 PM

Question:	40330: E51C4-R0 - Upon review knockdown pole bid items provided for this contract, there are several items missing essential to Highway Lighting Maintenance. The majority of FDOT Lighting Poles are between 30' to 45' Mounting Height with 10', 12', and 15' Mast Arms or Top Mounts. The bid Items provided do not cover the typical configurations required. Would FDOT please consider adding the following pay items? 0715-100-1 - LIGHT POLE COMPLETE - 30' TO 50' STANDARD FOUNDATION, 0715-100-3 - LIGHT POLE REPLACE ON EXISTING FOUNDATION - 30' TO 50' These pay items could replace the 5 "Light Pole Complete" bid items currently listed. If not, FDOT may elect to add the appropriate pay items for the missing configurations.	Posted:	11/23/2022 12:35:50 PM

Answer:	These Pay Items are not eligible for this Contract (Pre-Event Contracts only).	Status: Posted:	ANSWER PUBLISHED 11/28/2022 10:04:03 AM

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Question:	40331: E51C4-R0 - When a lighting pole is knocked down, 99% of the time the lighting pole foundation does not need replacement. Will FDOT allow the Contractor to errect replacement poles on the existiong foundations?	Posted:	11/23/2022 12:44:42 PM
Answer:	For each situation, the Department will consider the best, most feasible options based on the condition of the lighting features.	Status: Posted:	ANSWER PUBLISHED 11/28/2022 8:26:41 AM
Question:	40332: E51C4 - What is the current operational status of the lighting system, could FDOT please provide the latest lighting outage report?	Posted:	11/23/2022 1:04:47 PM
Answer:	An outage report for luminaires within this Project's limits is not available.	Status: Posted:	ANSWER PUBLISHED 11/28/2022 8:25:08 AM
Question:	40333: E51C4 - Are there currently any knockdown lighting poles on the system in need of replacement, if so could FDOT please provide their types and GPS coordinates of the locations?	Posted:	11/23/2022 1:05:40 PM
Answer:	There are no known knockdowns within the project's limits at this time.	Status: Posted:	ANSWER PUBLISHED 11/28/2022 8:22:11 AM
Question:	40359: FDOT Answer to Question 40330 - If FDOT is unable to use 0715-100-3 - LIGHT POLE REPLACE ON EXISTING FOUNDATION - 30' TO 50' (Answer: These Pay Items are not eligible for this Contract (Pre-Event Status: Contracts only). Addendum #2 addressed several issues but there are still several pay items missing essential to Highway Lighting Maintenance. Would FDOT please consider adding the following? □ 0715-560-000 - LIGHT POLE COMPLETE - SPECIAL DESIGN, REPAIR & REINSTALL (This allows FDOT to erect an undamaged knockdown pole on an existing foundation) □ 0715-36-12 - LIGHT POLE, FRANGIBLE BASE, F&I, TRANSFORMER BASE (This allows FDOT to replace damaged pole breakaway device / transformer bases) □ 0715-11-211 - LUMINAIRE, F&I, REPLACE EXISTING LUMINAIRE ON EXISTING POLE / ARM, ROADWAY, COBRA HEAD (This allows FDOT to replace the luminaire on an undamaged pole and mast arm) □ 0715-550-000 - LIGHT POLE COMPLETE - SPECIAL DESIGN, REMOVE (This allows FDOT to remove a damaged knockdown pole.	Posted:	11/28/2022 7:45:41 PM

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Answer:	Additional Pay Items cannot be added at this time; however, if needs dictate that these items are necessary, we retain the option of adding them in the future.	Status:	ANSWER PUBLISHED
		Posted:	12/1/2022 7:09:58 AM

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation

Proposal Of

Vendor: **F592554039 American Lighting and Signalization, LLC**
Address: 11639 Davis Creek Road East
Jacksonvill e FL 32256
Phone: 904-886-4300 Fax: 904-886-4422
Email: bhoang@asplundh.com
StateIncorp: Florida (FL)

Letting: 05221206 Letting Date: 12/06/2022
Proposal: E51C4-R0 Call Order: 001
Amendments: 2 Contract Days: 365 CD

Lead PrjNum: 42795717240 Federal Aid#: N/A
Project(s): 42795717240,,,,
Counties: LAKE,SUMTER,MARION,BREVARD

TOTAL BID AMOUNT: $ **650,000.00** Bid Errors: **No**

Is File Attached? **YES**
File Name: **Experience .pdf**

Proposal Description

LETTING LOCATION: 719 S. Woodland Blvd.
POSTING DATES: 12/20/2022 and 12/27/2022
CONTRACT DAYS: 365
CONTRACT EXECUTION DAYS: 10
SPECIAL START DATE: N/A
ACQUIS./FLEXIBLE START TIME: 0
FDOT District 5 Proposal ID No.: E51C4 Financial Project No.: 427957-1-72-40 Fiscal Year: 2023 Counties: District Wide Calendar Days: 365 This is a Maintenance Work Document driven Contract with a budgetary ceiling of $500,000. This Contract includes an option for renewal. Intent: The work under this Contract consists of repair and replacement of various elements of the highway lighting system on an as-needed basis within District 5. Experience: For this Contract, the Contractor is required to have at least three (3) years of experience in the performance of Highway Lighting work, consisting of installation, maintenance, diagnostic and repair and/or the Project Superintendent must have at least three (3) years of like experience as a Superintendent. A Contractor that presently has a certificate of prequalified with the Department in both

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

"Underground Utilities (Electric) and Traffic Signal" will suffice to meet the above requirements. Note: The quantities shown on the Bid Price Proposal are approximate and only represent estimated planned requirements based on historical or specific project needs. The Department does not guarantee any maximum or minimum quantity, any range of quantities, or the exact quantities shown for each bid item. The Departments estimated quantities and the Contractors bid price will be used to calculate a total bid amount. This total bid amount will then be used to determine the low bidder; however, actual payment under the awarded contract will be based on actual quantities completed. For this Contract in which specific sites are not identified at the time of letting, the Engineer will issue a Work Document. Work Documents will identify the location, description, amount of work to be accomplished, and the number of calendar days to complete the work.

Bid Errors: **No**

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Schedule Of Items

Line#	Item Number	Quantity	Unit	Unit Price	Extension
Section 0001 HIGHWAY LIGHTING MAINTENANCE (MH)					
0005	0630 2 11	3500.000	LF	$4.00000	$14,000.00
	CONDUIT, FURNISH & INSTALL, OPEN TRENCH				
0010	0630 2 12	2500.000	LF	$5.00000	$12,500.00
	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE				
0015	0630 2 14	4000.000	LF	$4.00000	$16,000.00
	CONDUIT, FURNISH & INSTALL, ABOVEGROUND				
0020	0635 2 30	12.000	EA	$100.00000	$1,200.00
	PULL & SPLICE BOX, INSTALL				
0025	0635 2 50	10.000	EA	$200.00000	$2,000.00
	PULL & SPLICE BOX, REPAIR				
0030	0715 1 11	7.500	LF	$20.00000	$150.00
	LIGHTING CONDUCTORS, F&I, INSULATED, NO. 10 OR <				
0035	0715 1 12	8.500	LF	$25.00000	$212.50
	LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6				
0040	0715 1 13	10.500	LF	$30.00000	$315.00
	LIGHTING CONDUCTORS, F&I, INSULATED, NO 4 TO NO 2				
0045	0715 1 14	11.500	LF	$35.00000	$402.50
	LIGHTING CONDUCTORS, F&I, INSULATED, NO 1 TO NO 0				
0050	0715 5 21	20.000	EA	$2,750.00000	$55,000.00
	LUMINAIRE & BRACKET ARM, REPLACE LUMINAIRE AND ARM ON EXISTING POLE				
0055	0715 11118	50.000	EA	$900.00000	$45,000.00
	LUMINAIRE, F&I, ROADWAY, FLOOD				
0060	0715 61100	8.000	EA	$5,000.00000	$40,000.00
	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 0' ARM LENGTH				
0065	0715 61111	9.000	EA	$5,000.00000	$45,000.00
	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH				
0070	0715 61121	22.000	EA	$5,000.00000	$110,000.00
	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 10' ARM LENGTH				
0075	0715 61200	15.000	EA	$5,500.00000	$82,500.00
	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 35' MOUNTING HEIGHT, 0' ARM LENGTH				
0080	0715 61300	12.000	EA	$6,500.00000	$78,000.00
	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 40' MOUNTING HEIGHT, 0' ARM LENGTH				
0085	E715 16 1	25.000	EA	$100.00000	$2,500.00
	BALLAST (F&I)				
0090	E715 16 2	25.000	AS	$250.00000	$6,250.00
	BALLAST ASSEMBLY (F&I)				
0095	E715 17 1	200.000	EA	$15.00000	$3,000.00
	LAMP (HPS)				
0100	E715 17 2	150.000	EA	$2.00000	$300.00
	LAMP (MERCURY VAPOR)				

0105	E715 17 4	150.000	EA	$2.00000	$300.00
	LAMP (FLUORESCENT)				
0110	E715 17 5	100.000	EA	$2.00000	$200.00
	LAMP (LPS)				
0115	E715 17 9	350.000	EA	$50.00000	$17,500.00
	LAMP (LED)				
0120	E715 18101	40.000	EA	$49.00000	$1,960.00
	LOAD CENTER PART (F&I) (SGL POLE BREAKER)				
0125	E715 18112	25.000	EA	$20.00000	$500.00
	LOAD CENTER PART (F&I) (CIRCUIT FUSE)				
0130	E715 32 1	25.000	LO	$750.00000	$18,750.00
	DIAGNOSTIC WORK (SHOULDER SINGLE ARM)				
0135	E715 32 3	28.000	LO	$750.00000	$21,000.00
	DIAGNOSTIC WORK (MED SGL ARM WALL MTD)				
0140	E715 32 5	32.000	LO	$750.00000	$24,000.00
	DIAGNOSTIC WORK (BRIDGE MTD)				
0145	E715 32 6	35.000	LO	$100.00000	$3,500.00
	DIAGNOSTIC WORK (UNDERDECK)				
0150	E715 32 7	45.000	LO	$150.00000	$6,750.00
	DIAGNOSTIC WORK (LOAD CENTER)				
0155	E715 32 10	50.000	LO	$150.00000	$7,500.00
	DIAGNOSTIC WORK (CIRCUIT)				
0160	E715 34 03	25.000	EA	$10.00000	$250.00
	LIGHT POLE (HANDHOLE) (DOOR ASSEMBLY) (F&I)				
0165	E715 43 1	5.000	EA	$30.00000	$150.00
	ARRESTOR (HIGH VOLTAGE PRIMARY LIGHTING)				
0170	E715 50220	15.000	EA	$190.00000	$2,850.00
	LIGHTING TRANSFORMER (F&I)(PAD MOUNT)				
0175	0715 10 3	20.000	EA	$250.00000	$5,000.00
	LIGHT POLE FOUNDATION, REPAIR				
0180	0715 10 5	5.000	EA	$300.00000	$1,500.00
	LIGHT POLE FOUNDATION, REMOVE FOUNDATION- NO EXISTING POLE				
0185	0715 19 3	22.000	EA	$30.00000	$660.00
	LIGHTING - REPLACE EXISTING SURGE PROTECTOR				
0195	E715 18102	10.000	EA	$400.00000	$4,000.00
	LOAD CENTER PART (F&I) (DBL POLE BREAKER)				
0200	E715 18105	7.000	EA	$250.00000	$1,750.00
	LOAD CENTER PART (F&I) (CONTACTOR)				
0205	E715 18106	12.000	EA	$50.00000	$600.00
	LOAD CENTER PART (F&I)(PHOTOCELL CONTR TRANSFORM)				
0210	E715 18107	10.000	EA	$10.00000	$100.00
	LOAD CENTER PART (F&I) (PHOTOCELL)				
0215	E715 18108	20.000	EA	$10.00000	$200.00
	LOAD CENTER PART (F&I) (PHOTOCELL SOCKET)				
0220	E715 18109	25.000	EA	$50.00000	$1,250.00
	LOAD CENTER PART (F&I) (POWER SAFETY SWITCH)				
0225	E715 18110	20.000	EA	$20.00000	$400.00
	LOAD CENTER PART (F&I)(SYSTEM SWITCH AUTO-OFF/ON)				
0235	E715 25 2	25.000	EA	$50.00000	$1,250.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FUSE HOLDER / DISCONNECT PLUG (F&I)

0240	E715 24 1	50.000 EA	$250.00000	$12,500.00
	FUSE (F&I) (POLE BASE)			
0245	E715 25 1	25.000 EA	$50.00000	$1,250.00
	FUSE HOLDER (F&I) (POLE BASE)			
Section 0001 Total				$650,000.00
Bid Items Total:				$650,000.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Proposal Sites

Site#	Type	Cost / Day	#Days	Total
00	CD		365	
Contract Time				
Time Total:				$0.00

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

BIDDING ACKNOWLEDGMENTS

I accept the terms as stated in the following BIDDING ACKNOWLEDGMENT sections:

I. ACKNOWLEDGMENT OF PROPOSAL

- (•) **YES**
- ( ) **NO**

II. ACKNOWLEDGMENT OF AMENDMENTS, ADDENDA, AND PRE BID QUESTIONS AND ANSWERS FILES

- (•) **YES**
- ( ) **NO**

NOTE: *Failure to accept all sections may result in the bid being declared nonresponsive*

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

BIDDING ACKNOWLEDGMENTS

NOTE: *Failure to fully complete and acknowledge this section may result in the bid being declared nonresponsive*

I. ACKNOWLEDGMENT OF PROPOSAL

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROPOSAL OF **American Lighting and Signalization, LLC**
TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

The Bidder, hereby declares that no person or persons, firm or corporation, other than the Bidder, is interested, in this proposal, as principals, and that this Proposal is made without collusion with any person, firm or corporation, and we have carefully and to our full satisfaction examined the Proposal forms, the Standard Specifications as amended by the Specifications Package and any Supplemental Specifications Packages, and the Plans, and that we have made a full examination of the location of the proposed work and the sources of supply of materials, and we hereby agree to furnish all necessary labor, equipment, and materials, fully understanding that the quantities shown herewith are approximate only, and that we will fully complete all necessary work in accordance with the Plans and Specifications, and the requirements under them of the Engineer, within the time limit specified in this Proposal for the following unit prices, to wit:

I (We) hereby acknowledge receipt of the Amendments issued during the bidding period.

The Bidder further agrees to perform all necessary work, as provided for in the contract, and if awarded the contract, to execute the Contract within **10** calendar days *(specified as CONTRACT EXECUTION DAYS in the proposal description)*, excluding Saturdays, Sundays, and state holidays, after the date on which the notice of award has been given, and to fully complete all necessary work under the same within not more than **365** calendar days *(specified as CONTRACT DAYS in the proposal description)*. It is understood and agreed that the date on which calendar days will begin to be charged to the project shall be:

(a) either 1) **0** calendar days *(specified as ACQUIS./FLEXIBLE START TIME in the proposal description)* from the date of issuance of the initial notice to begin work
or 2) the date on which the Contractor actually begins work which ever date is earlier, OR
(b) Special Start Date as specified in the proposal description, OR
(c) Anytime after the date specified in the proposal description

The Bidder further agrees to furnish a sufficient and satisfactory bond in the sum of not less than 100% of the Contract price of the work as indicated by the approximate quantites shown herein.

The Bidder further agrees to bear the full cost of maintaining all work until final acceptance, as provided in the Contract.

If the total amount of this bid exceeds $150,000.00, a bid guaranty of (5%) five percent of the bid, payable to the Florida Department of Transportation, must accompany this proposal. The guaranty amount shall include all bid items except construction days for A+B Bidding and lane closure for Lane Rental Bidding. If this proposal is accepted and the Bidder fails to execute the Contract under the conditions of this proposal, the bid guaranty shall be forfeited to the Department; otherwise, said guaranty is to be returned to the Bidder upon delivery of a satisfactory bond. The Florida Department of Transportation officials and employees are prohibited by law from soliciting and accepting funds or gifts from any person who has, maintains, or seeks business relations with the Department pursuant to Section 334.195, Florida Statutes.

The Bidder, hereby certifies that it has carefully examined this proposal after the same was completed, and has verified each item placed thereon. The Bidder agrees to indemnify, defend, and save harmless, the Department against any cost, damage, or expense which it may incur or be caused by any error in the Bidder's preparation of same. By signing and submitting this proposal, the Bidder certifies that no principal (which includes officers, directors, or executives) is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

The Bidder hereby certifies that the submitted unit price sheets attached hereto have been prepared by the Bidder and the Bidder hereby certifies that it has used the bidding documents that have been downloaded from the FLORIDA, DEPARTMENT OF TRANSPORTATION CPP-Contract Proposal Processing Online Ordering system or accurate reproductions generated from the Department's AASHTOWare Project Bids bidding system (EBSX). If any errors have been made by the Bidder in preparing the substituted sheets, the Bidder hereby consents that such errors will be applied by the Department in the manner most beneficial to the Department.

The Bidder hereby certifies and obligates its firm as "Principal (bidder)" to the attached Bid or Proposal Bond, (Form 375-020-09) as if and to the same effect as if the Bidder had affixed its signature thereon.

Section 287.134(3)(a), Florida Statutes, requires: An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

By submitting a bid, the bidder agrees to comply with section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

comply with section 20.055(5) Florida Statutes.

Section 553.62, Florida Statutes, incorporates the Occupational Safety and Health Administration's (OSHA) safety standards, 29 CFR s. 1926.650 Subpart P, as the state standard. The Department of Labor and Employment Security may adopt updated or revised versions by rule. Other state or political subdivisions may also have standards that are applicable. If trench excavation will be required on the project in excess of five feet in depth, the Bidder must identify the cost of compliance with the applicable trenchsafety standards below. If there will be no trench excavation on the project in excess of five feet in depth, reply "NO" to the question below.

Will there be trench excavation on the project in excess of five feet in depth?

- ○ **YES**
- ◉ **NO**

Indicate Trench Safety ***(required if YES)*** - Include: Trench Safety Measure Description, Units of Measure, Quantity, Unit Cost, Extended Cost and Total *(attach seperate sheet if necessary)*

DESCRIPTION	MEASURE	QUANTITY	UNIT COST	EXTENDED COST

TOTAL: $0.00

If applicable, this certifies that all trench excavation done within the control of the contractor will be in accordance with all applicable standards and with the specifications, and all requirements of Sections 553.63(1)(a), 553.63(1)(b), and 553.63(1)(c), Florida Statutes.

The Bidder hereby declares that the undersigned is the person or persons responsible within the firm for the final decision as to the price(s) and amount of this bid and the Bidder further declares that:

1. The price(s) and amount of this bid have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition with any other contractor, bidder or potential bidder.

2. Neither the price(s) nor the amount of this bid have been disclosed to any other firm or person who is a bidder or potential bidder on this project, and will not be so disclosed prior to the bid opening.

3. No attempt has been made or will be made to solicit, cause, or induce any firm or person to refrain from bidding on this project, or to submit a bid higher than the bid of this firm, or any intentionally high or non-competitive bid or other form of complementary bid.

4. The bid is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any other firm or person to submit a complementary bid.

5. The Bidder has not offered or entered into a subcontract or agreement regarding the purchase of materials or services from any other firm or person, or offered, promised, or paid cash or anything of value to any other Bidder or person, whether in connection with this or any other project, in consideration for an agreement or promise by any other firm or person to refrain from bidding or to submit a complementary bid on this project.

6. The Bidder has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any other firm or person, and has not been promised or paid cash or anything of value by any other firm or person, whether in connection with this or any other project, in consideration for the firm's submitting a complementary bid, or agreeing to do so, on this project.

7. The Bidder has made a diligent inquiry of all members, officers, employees, and agents of the Bidder with responsibilities relating to the preparation, approval or submission of the firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, acts or other conduct inconsistent with any of the statements and representations made in this Declaration.

8. As required by Section 337.165, Florida Statutes, the Bidder has fully informed the Florida Department of Transportation in writing of all convictions of the firm, its affiliates (as defined in Section 337.165(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract or for violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees of the firm or affiliates who were convicted of contract crimes while in the employ of another company.

9. The Bidder certifies that, except as noted below, neither the firm nor any person associated therewith in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, and/or position involving the administration of federal funds:

a) is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions, as defined in 49 CFR s29.110(a), by any federal department or agency;

b) has within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c) is presently indicted for or otherwise criminally or civilly charged by a federal, state, or local governmental entity with commission of any of the offenses enumerated in paragraph 9(b) of this certification;

d) and has within a three-year period preceding this certification had one or more federal, state, or local government public transactions terminated for cause or default.

10. The Bidder certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency unless authorized by the Florida Department of Transportation.

11. The firm certifies that the bidder is not a nonresident alien, or a foreign corporation/entity formed under the laws of a country other than the United States.

12. For projects of $1,000,000.00 or more, the Bidder certifies that the company is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and is not engaged in business operations in Syria.

13. The Bidder certifies that the company is not on the Scrutinized Companies that Boycott Israel List and is not engaged in a boycott of Israel.

Where the Bidder is unable to declare or certify as to any of the statements contained in the above stated paragraphs numbered (1) through (12), the Bidder has provided an explanation in the "Exceptions" portion below or by attached separate sheet.

Will you be unable to declare or certify statement (1) through (12) above?

- ○ **YES**
- ◉ **NO**

EXCEPTIONS ***(required if YES)***

Any exception listed above will not necessarily result in denial of award, but

will be considered in determining bidder responsibility. For any exception noted, indicate to whom it applies, initiating agency, and dates of agency action. Providing false information may result in criminal prosecution and/or administrative sanctions. I declare under penalty of perjury that the foregoing is true and correct.

Organized and existing under the laws of the State of Florida (FL) and authorized to do business in the State of Florida, pursuant to the laws of the State of Florida, certificate of incorporation or organization or certificate of authority having been issued by the Florida Department of State.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

BIDDING ACKNOWLEDGMENTS

II. ACKNOWLEDGMENT OF AMENDMENTS, ADDENDA, AND PRE BID QUESTIONS AND ANSWERS FILES

The Bidder acknowledges receipt of all addenda and downloading of all amendment files that have been posted on the FDOT Contract Proposal Processing web site at:
https://cpp.fdot.gov

The Bidder further acknowledges that failure to load all amendment files may cause the bid to be rejected.

Pre Bid Questions and Answers
The Bidder acknowledges review of the Department's responses to questions that have been posted on the FDOT Pre Bid Questions and Answers web site at:
https://fdotwp1.dot.state.fl.us/BidQuestionsAndAnswers/

Click for Pre Bid Questions and Answers District Contacts

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

BIDDER OPPORTUNITY LIST

***** ATTENTION *****

Bidder Opportunity List for all firms bidding on FDOT projects must be reported in the FDOT **Equal Opportunity Compliance (EOC)** system. The EOC system is a web-based application for companies statewide to report their Bidder Opportunity List, DBE Commitments, and DBE/MBE Sub payments.

Please input the Bidder Opportunity List in the EOC system, **as required by Federal Highway (49 CFR Part 26),** for any firm *(DBE and Non-DBE)* that your Company has received a quote from to perform any work as a sub on this project.

☑ *By checking this box, I acknowledge that this step must be completed within three business days of submission of bid.*

Submittal of the bid signifies the bidder has or will input the required information related to the Bidder Opportunity List into the Equal Opportunity Compliance (EOC) web site at:
https://fdotwp1.dot.state.fl.us/EqualOpportunityCompliance

More information regarding input of the Bidder Opportunity List and other EOC reporting is found at: https://www.fdot.gov/equalopportunity/eoc.shtm

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

STATE OF INCORPORATION

The Bidder hereby certifies State of Incorporation: Florida (FL)

If "OTHER" selected above, explain:

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

POSTING NOTICE

Unless otherwise notified in writing, return receipt, the Summary of Bids for this project will be posted with the Clerk of Agency Proceedings, Florida Department of Transportation, 605 Suwannee Street, Room 550, Tallahassee, FL 32399-0458, on

POSTING DATES: **12/20/22** and **12/27/22**

If the posting dates are revised, all bidders for the subject project will be notified of the Department's intended decision. Bidders must acknowledge receipt of the notice of the revised date by calling the Clerk of Agency Proceedings, Florida Department of Transportation, (850) 414-5393, during each posting period, information concerning the posted projects can be obtained. Interested parties that have internet access can visit http://www.fdot.gov/contracts/ and access information from the Contracts Administration website concerning projects which were posted with the Clerk of Agency Proceedings during each posting period. Posting will provide notice of the Department's intent to award a contract or to reject all bids. The Department's Notice of Intent regarding this project will be posted on only one of the alternate posting dates. Bidders are solely responsible for timely monitoring or otherwise verifying on which of the specified alternate posting dates the posting of award or rejection of all bids actually occurs.

Any person adversely affected by the Department's intended decision to award a contract or to reject all bids shall file with the Clerk of Agency Proceedings, Florida Department of Transportation, 605 Suwannee Street, Room 550, Tallahassee, FL 32399-0458, a Notice of Protest and Bond within **72 hours** of posting of the Summary of Bids. If notice of intended decision is given by fax transmission or express delivery, the adversely affected person must file the Notice of Protest and Bond within **72 hours** after receipt of the Notice of Intent. A formal written protest must be filed within **ten days** after filing the Notice of Protest. The formal written protest shall state with particularity the facts and law upon which the protest is based. Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a Waiver of Proceedings under Chapter 120, Florida Statutes.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

FILE ATTACHMENT UPLOAD

Only attach a single file. If need to attach multiple files, you may use a Windows® compatible WinZip tool to zip mutiple files of different files types (doc,xls,txt,xml,html,csv,...) into a single .ZIP file type. WinZip tool is a quick and easy way to zip and unzip files for data and email transmission. To download a free evaluation version of Winzip, please visit http://www.winzip.com

Maximum size for file to attach with BID submission: 5,000 KB (5MB)

Will you be attaching a file with the bid submission?

- (•) **YES**
- ( ) **NO**

FILE ATTACHMENT ***(required if YES)***
Experience .pdf

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

FLORIDA DEPARTMENT OF TRANSPORTATION

BID or PROPOSAL BOND

The Bidder, by selecting the Bid Bond method, confirms that the selection is the correct Bid Bond method used for this proposal and will be bound to that choice. The bidder further acknowledges that failure to select a Bid Bond method may cause the bid to be declared nonresponsive. ***A Bid Bond is NOT required if the total amount of the bid is $150,000 or less or specified in the advertisement.***

If the total amount of this bid exceeds $150,000.00, the bid bond amount shown below should exceed $7,500.00, a bid guaranty of **FIVE PERCENT (5%)** of the bid, payable to the Florida Department of Transportation, must accompany this proposal in the form of a paper bid bond or certified check or electronic bid bond. The guaranty amount shall include all bid items except construction days for A+B Bidding and lane closure for Lane Rental Bidding.

If submitting a bid bond and not utilizing electronic bid bond verification, bidder must submit a paper Bid Bond Form 375-020-09 prior to the deadline for bid submittal as indicated in the advertisement and in accordance with 337.17 Florida Statutes. Download Bid Bond Form 375-020-09

If paying bid guaranty by certified check, a certified check must be submitted prior to the deadline for bid submittal as indicated in the advertisement and in accordance with 337.17 Florida Statutes.

The Bidder hereby certifies and confirms the Bid Bond method is:

- ○ **Not Required**
- ○ **Paper Bid Bond**
- ○ **Certified Check**
- ◉ **Electronic Bid Bond**

Select below links for more information of the available electronic bid bond providers:

Surety2000
Tinubu Surety

**** FIELDS BELOW ARE USED FOR THE ELECTRONIC BID BOND VERIFICATION PROCESS ONLY***

* Surety Registry Agency: Surety2000
* Bond ID: SFL12022537

Verify Clear

The following fields will be auto-populated upon successful completion of the Bond Id verification process.

Surety Company: Travelers Casualty and Surety Company of America
Surety Address: 10 Sentry Pkwy
Surety City: Blue Bell

Surety State:

Bond Agency Name: AON Risk Services Central, Inc.
Bond Agency Contact: Wayne G. McVaugh
Bond Agency Phone: 215-255-2000
Bond Agency Address: 1650 Market Street, Suite 1000
Bond Agency City: Philadelphia
Bond Agency State: PA

Bond Pct: 5
Maximum Bond Amt: 500000
Execution Date: 12/02/2022 07:17:50 PM
Executed By: Wayne G. McVaugh
Phone: 2152552000
Countersigned: False

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

BID or PROPOSAL BOND

Bid Bond Method Selected: Electronic Bid Bond
Bond Verified: Yes Verification Status: 1

NOTE: status 1 value indicates internet verification sucessfull. Otherwise all other indicates the elctronic Bid Bond for this proposal was NOT successfully verified electronically using the Bid Bond verification process, therefore failure of the surety to execute this bid bond, shall result in the bid being declared nonresponsive.

Bond Id: SFL12022537
Surety Registry Agency: Surety2000

KNOW ALL MEN BY THESE PRESENTS: That we, **American Lighting and Signalization, LLC**, as Principal (Bidder), and **Travelers Casualty and Surety Company of America** as Surety, are held and firmly bound unto the Florida Department of Transportation (hereinafter called the Obligee), in the full and just sum of **FIVE PERCENT (5%)** of the actual total of the Proposal referred to herein, in lawful money of the United States of America, to be paid to the Obligee, to which payment will and truly to be made we bind ourselves, our heirs, executors, administrators, successors and assignees, jointly and severally and firmly be these presents:

WHEREAS, The said Principal is herewith submitting a proposal to the obligee for constructing or otherwise improving a road(s) and/or bridge(s) or building(s) in **LAKE,SUMTER,MARION,BREVARD** County, particularly known as Proposal No. **E51C4-R0**, lead Financial Project No. **42795717240**, Federal Aid Project No. **N/A**

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the said Principal shall execute a contract and give bond for the faithful performance thereof within the time period as stipulated by the project specifications after being notified in writing of the award of such contract to Principal, or if the Surety shall pay the Obligee the full amount of this bond, then this obligation shall be void; otherwise it shall remain in full force and effect.

SIGNED, SEALED AND DATED THIS DAY OF **12/02/2022 07:17:50 PM**

NAME OF SURETY: **Travelers Casualty and Surety Company of America** OF

By: **AON Risk Services Central, Inc.**
Florida Licensed Insurance Agent OR Attorney-In-Fact

Countersigned: **False**
Florida Licensed Insurance Agent

NOTE: As execution of this proposal specifically binds the principal bidder to the proposal guaranty obligations arising from this bid bond, failure of the principal bidder to execute this proposal, or failure of the surety to execute this bid bond, shall result in the bid being declared nonresponsive.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

NOTE: No bid bond is required if the total amount of the bid is $150,000 or less

I Hereby certify that I have the authority to submit this bid.

Signature	Agency	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____

Bid Errors: **No**

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 South Woodland Boulevard
DeLand, FL 32720-6834

JARED W. PERDUE, P.E.
SECRETARY

November 8, 2022

ADDENDUM NO. 1

To: PROSPECTIVE BIDDERS AND PLAN HOLDERS

FINANCIAL PROJECT NUMBER: 427957-1-72-40
CONTRACT NUMBER: E51C4-R0
COUNTY: District-Wide
DESCRIPTION: Highway Lighting Repair

SUPPLEMENTAL SPECIFICATIONS PACKAGE NUMBER ONE

The 2022 Edition of the Florida Department of Transportation Standard Specifications and the original Specifications Package for the project, dated October 18, 2022, are revised to include the Supplemental Specifications Package 12 page(s) dated November 4, 2022. Please go to the Online Ordering Web Site at https://cpp.fdot.gov/ to download the Supplemental Specifications Package(s) for this project.

AMENDMENT NOTIFICATION

If you are a BID DOCUMENT HOLDER for the subject project, please go to the Online Ordering website at https://cpp.fdot.gov/ to download Amendment File E51C4-R0.001x for this Bid Document.

If you are a BID DOCUMENT HOLDER, please acknowledge receipt of this Addendum in AASHTOWare Project Bids by opening the Acceptance of Bidding Acknowledgements folder and confirming your acknowledgement of Amendment and Addenda files. Failure to load all amendment files will cause the bid to be rejected.

Sincerely,

DocuSigned by:
Jeanne Feeney
AF56CF74AA4F40C...

Jeanne Feeney
District Contracts Administrator
District 5

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 South Woodland Boulevard
DeLand, FL 32720-6834

JARED W. PERDUE, P.E.
SECRETARY

November 28, 2022

ADDENDUM NO. 2

To: PROSPECTIVE BIDDERS AND PLAN HOLDERS

FINANCIAL PROJECT NUMBER: 427957-1-72-40
CONTRACT NUMBER: E51C4-R0
COUNTY: District-Wide
DESCRIPTION: Highway Lighting Repair

PAY ITEM REVISION

The following pay items have been added:

E715-18-102	E715-24-1
E715-18-105	E715-25-1
E715-18-106	E715-25-2
E715-18-107	715-10-3
E715-18-108	715-10-5
E715-18-109	715-19-3
E715-18-110	

AMENDMENT NOTIFICATION

If you are a BID DOCUMENT HOLDER for the subject project, please go to the Online Ordering website at https://cpp.fdot.gov/ to download Amendment File E51C4-R0.002x for this Bid Document.

If you are a BID DOCUMENT HOLDER, please acknowledge receipt of this Addendum in AASHTOWare Project Bids by opening the Acceptance of Bidding Acknowledgements folder and confirming your acknowledgement of Amendment and Addenda files. Failure to load all amendment files will cause the bid to be rejected.

Sincerely,

DocuSigned by:
Michelle Sloan
BBF10369F488432...

Michelle Sloan
Procurement Services Manager
District 5

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34
Bond No. 107740794

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACT BOND

KNOW ALL MEN BY THESE PRESENTS: That we, American Lighting and Signalization, LLC

(Entity Name) having its principal place of business at 11639 Davis Creek Road East, Jacksonville, FL 32256, (904) 886-4300 (Bidding Office Street Address, City, State, Zip and Phone #,) (hereinafter called Principal or Contractor) and TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA hereinafter called Surety), duly authorized to do business in the State of Florida, pursuant to the laws of the State of Florida, having its principal place of business at One Tower Square, Bond/5PB, Hartford CT 06183 Dtrefz@travelers.com (City, State, Zip, Email Address) are held and firmly bound unto the State of Florida, in the full and just sum of Five Hundred Thousand and 00/100 DOLLARS ($ 500,000.00), lawful money of the United States of America, to be paid to the Florida Department of Transportation, to which payment well and truly be made we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally and firmly by these presents; WHEREAS, the above-bound Principal has subscribed to a contract with the State of Florida Department of Transportation (hereinafter called the Department), for constructing or otherwise improving a road(s), bridge(s), and building(s)

The work under this Contract consists of repair and replacement of various elements of the highway lighting system on Department maintained roadways on an as-needed basis in District-Wide County(ies), particularly known as Federal Aid Project No(s).: N/A

Financial Project No(s). 427957-1-72-40 Contract No. E51C4-R0 ,

(hereinafter called the Contract), upon certain terms and conditions in the Contract more particularly mentioned; and WHEREAS, it was one of the conditions of the Contract that these presents shall be executed; NOW, THEREFORE, the conditions of this obligation are such that if the above- bound Principal in all respects shall comply with Section 337.18(1), Florida Statutes, and shall promptly, faithfully, efficiently, and fully perform the Contract according to plans and specifications as therein referred to and made a part thereof, and any alterations as may be made in said plans and specifications as provided for therein, and within the time period specified, and further, shall remedy any errors in partial or final estimates and any defects which may exist, appear, occur or result in or from said work within a period of two (2) years from the date of final acceptance of the work under the Contract and further if the Contractor shall promptly make payment to all persons furnishing labor, material, equipment, and supplies, and all persons defined in Section 713.01, Florida Statutes, whose claims derive directly or indirectly from the prosecution of the work provided for in the Contract (See Section 337.18(1) (a)-(f), F.S., for specific "claim" notice and time limitation requirements), and shall promptly pay all State Workers' Compensation and Unemployment Compensation taxes incurred in the performance of the Contract, and shall be liable to the State in a civil action instituted by the Department or any officer of the State authorized in such cases for double any amount in money or property the State may lose or be overcharged or otherwise defrauded of, by reason of any wrongful or criminal act, if any, of the Contractor, its agents, and employees, and should the Contractor not be declared to be in default under the Contract then the bond shall be deemed void. In the event of default by the Contactor, the Surety shall pay the Department in addition to the above obligations, all liquidated damages and disincentives assessed against the Contractor because of the default which were not withheld from Contract proceeds and if the Department at its sole option demands that the Surety take over the project and provided further that should the Department elect to have the Surety to take over the project, then in such event, the Surety may not select the Contractor or any affiliate of the Contractor to complete the project for and on behalf of the Surety without the Department's express written consent and, finally, if the subject Contract required contractor qualification, under Section 337.14, Florida Statutes, or otherwise, the Surety must use a qualified contractor, who is approved by the Department, to perform the work. It is further covenanted and agreed that any alterations or additions made under this Contract or in the work to be performed therein or the granting of any extension of time for the performance of the Contract or any other forbearance by or on the part of either the Department or the Principal shall not in any way release the Principal and the Surety or either of them, their respective heirs, executors, administrators, successors, or assigns, from any liability hereunder. Notice to the Surety of such alterations, extension, or forbearance is hereby specifically waived. Under this bond, the surety, pursuant to Section 337.11(9)(a), F.S. shall be fully liable under such surety bond to the full extent of any modified contract amount up to and including 25 percent over the original contract amount and without regard to the fact that the surety was not aware of or did not approve such modifications. However, if modifications of the original contract amount cumulatively result in modifications of the contract amount in excess of 25 percent of the

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

original contract amount, the surety's approval shall be required to bind the surety under the bond on that portion in excess of 25 percent of the original contract amount. This obligation shall remain in full force and effect until the full performance of all covenants, terms, and conditions herein stipulated. Failure by the Surety to perform its obligations under the terms of this bond may result in the Surety being disqualified from issuing bonds for future Department contracts.

WITNESS the signature of the principal (Contractor) and the signature of the Surety by Sara Owens its Attorney-in-Fact (Agent or Attorney-in-Fact) with the seals of said Principal and Surety hereunto affixed this 3rd day of January, 2023.

Complete the following as appropriate

Entity Name: American Lighting and Signalization, LLC (Seal)

Authorized Signature: [signature] Name & Title (Print): Ann P. Ercolani Asst. Sec. (Ins./Bonds)

*Signature: _____ Name & Title (Print): _____

*In the event of a Partnership both signature and printed name of 2 partners must be affixed.

Organized and existing under the laws of the State of Connecticut and authorized to do business in the State of Florida, pursuant to the laws of the State of Florida.

Countersigned: N/A
Florida Licensed Insurance Agent

Print information below (Florida Licensed Insurance Agent; whether in Attorney-in-Fact or Countersignature role):

Name: Sara Owens

Business Address: Two Logan Square, Philadelphia PA 19103

Telephone: 215-255-2000

Email Address: sara.owens@aon.com

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Surety Company Name (Print) (Seal)

By: [signature]
Florida Licensed Insurance Agent or Attorney-in-Fact (Surety)
Sara Owens, Attorney-in-Fact, Florida License No W384934

[X] Above Signatory is also a Florida Licensed Insurance Agent (check if applicable and complete business name, address and telephone number block; if not, have such an agent countersign and complete block)

NOTE: Power of Attorney showing authority of Surety's Agent or Attorney-in-Fact is to be attached.

Contractor shall record this bond in the official records of the Clerk of Court of the county where the improvement is located prior to commencing the work in accordance with Section 337.18(1)(b), Florida Statutes.

Send "Notices to Owner" to:

District 5 Florida Department of Transportation,District 5, Construction Engineer or Maintenance Engineer, 719 South Woodland Blvd., Deland, FL 32720-6834, Phone # (386) 943-5000

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACT AFFIDAVIT

375-020-30
CONTRACTS ADMINISTRATION
OGC - 10/07

STATE OF New Jersey

COUNTY OF Camden

Before me, the undersigned authority, personally appeared Sara Owens (Attorney-In-Fact) who, being duly sworn, deposes and says that he/she is a duly authorized insurance agent, properly licensed under the laws of the State of N/A (If applicable, otherwise N/A), to represent TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (Surety Co.) of Hartford, CT (City and State) a company authorized to make surety bonds under the laws of the State of Florida.

Sara Owens (Attorney-In Fact for Surety Co.) further certifies that as Attorney-in-Fact for the said TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (Surety Co.) has signed the attached bond in the sum of $ 500,000.00 on behalf of American Lighting and Signalization, LLC (Contractor) covering Financial Project No.(s) 427957-1-72-40 ;

;

Contract No.(s) E51C4-R0 ; in District-Wide County(ies), Florida.

Said Sara Owens further certifies that the premium on the said bond is $1,125.00, which will be paid in full direct to him/her as Attorney-in-Fact, and included in his/her regular accounts to the said TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA (Surety) and that he/she will receive a regular commission of 17.5% per cent as Attorney-in-Fact for the execution of said bond and that the commission will not be divided with anyone except as follows:

N/A (If applicable, otherwise N/A) per cent to N/A (N/A, if not applicable),

who is a duly authorized Florida Licensed Insurance Agent properly licensed under the laws of the State of Florida.

ACKNOWLEDGMENT FOR ATTORNEY-IN-FACT

Sara Owens
Agent or Attorney-in-Fact

Sara Owens, Attorney-in-Fact, Florida License No W384934

Sworn to and subscribed before me this 3rd day of January, 2023 by Sara Owens (name of affiant). He/She is personally known to me or has produced License (type of identification) as identification.

Lori S. Shelton
(Notary Signature)

Lori S. Shelton (Notary's printed name) 8/14/2027 My commission expires

Notary Public State of New Jersey

COUNTERSIGNED (If applicable):

N/A
Florida Licensed Insurance Agent

LORI S SHELTON
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 50066039
MY COMMISSION EXPIRES 08/14/2027

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

TRAVELERS	**Travelers Casualty and Surety Company of America** **Travelers Casualty and Surety Company** **St. Paul Fire and Marine Insurance Company** **Farmington Casualty Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Sara Owens of Philadelphia, Pennsylvania,** their true and lawfulAttorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof **(including any and all consents required by the Florida Department of Transportation or the Central Florida Expressway Authority incident to the release of retained percentages and/or final estimates)** on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 3rd day of January , 2023 .

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/6/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Central, Inc.
Philadelphia PA Office
One Liberty Place, Suite 1000
Philadelphia, PA 19103

Aon Risk Services Central, Inc.
4 Overlook Point
Lincolnshire, IL 60069

CONTACT NAME:
PHONE (A/C, No, Ext): 215-255-2000 **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Greenwich Insurance Company	22322
INSURER B: XL Insurance America, Inc.	24554
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
American Lighting and Signalization, LLC
708 Blair Mill Road
Willow Grove, PA 19090

COVERAGES **CERTIFICATE NUMBER:** 2145105953 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X		RGD300136205	8/1/2022	8/1/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 5,000,000
	OTHER:							$
A	**AUTOMOBILE LIABILITY**			RAD943783705 (AOS)	8/1/2022	8/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			RAD943786805 (VI)			BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X $10,000 Med Pay							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N	N / A		RWD300135805 (AOS)	8/1/2022	8/1/2023	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)**			RWR300135905			E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Contract # E51C4-R0

Florida Department of Transportation is listed as additional insured as required by written agreement but only according to policy terms, conditions and exclusions for liability arising from operations performed by or on behalf of the named insured.

CERTIFICATE HOLDER

Florida Department of Transportation - District Five
719 S Woodland Blvd/MS: 524
DeLand, FL 32720

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michael Pavlosky

© 1988-2015 ACORD CORPORATION. All rights reserved.

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

POLICY NUMBER: RGD3001362-05

COMMERCIAL GENERAL LIABILITY
CG 20 37 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Florida Department of Transportation – District 5	All locations as required per the written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

POLICY NUMBER: RGD3001362-05

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Florida Department of Transportation – District 5	All locations as required per the written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

© Insurance Services Office, Inc., 2018

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Feb 07, 2022
Secretary of State
2501452907CC

DOCUMENT# L17000060768

Entity Name: AMERICAN LIGHTING AND SIGNALIZATION, LLC

Current Principal Place of Business:

708 BLAIR MILL ROAD
WILLOW GROVE, PA 19090

Current Mailing Address:

708 BLAIR MILL ROAD
WILLOW GROVE, PA 19090 US

FEI Number: 59-2554039

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MANAGER, SECRETARY TREASURER	Title	MANAGER, ASST. TREASURER
Name	BAUER, BRAIN R	Name	SIMPSON, RONALD S
Address	708 BLAIR MILL RD	Address	708 BLAIR MILL RD
City-State-Zip:	WILLOW GROVE PA 19090	City-State-Zip:	WILLOW GROVE PA 19090
Title	MANAGER, VP	Title	MANAGER, ASST. SECRETARY
Name	VOLTZ, PHILIP E.	Name	HALLOCK, RONALD R
Address	708 BLAIR MILL ROAD	Address	708 BLAIR MILL ROAD
City-State-Zip:	WILLOW GROVE PA 19090	City-State-Zip:	WILLOW GROVE PA 19090
Title	MANAGER, ASST. SECRETARY	Title	MANAGER, PRESIDENT
Name	ERCOLANI, ANN P	Name	FLEISCHNER, DAVID A
Address	708 BLAIR MILL ROAD	Address	708 BLAIR MILL ROAD
City-State-Zip:	WILLOW GROVE PA 19090	City-State-Zip:	WILLOW GROVE PA 19090

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RONALD SIMPSON ASST TREASURER 02/07/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date

DocuSign Envelope ID: 76ECF399-925D-4806-B7D5-8F513F193F34

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 South Woodland Boulevard
DeLand, FL 32720-6834

JARED W. PERDUE, P.E.
SECRETARY

American Lighting and Signalization, LLC
11639 Davis Creek Road East
Jacksonville, FL 32256
(904) 886-4300 / bhoang@asplundh.com
Vendor Number: F592554039

Contract Number:	E51C4-R0
Financial Project Number:	427957-1-72-40
Awarded Amount:	$500,000.00 ****Budgetary Ceiling****
County(ies):	District-Wide
Letting Date:	December 6, 2022

Dear Sir/Madam:

Contract E51C4-R0 has been executed as of the date of this letter and a copy has been e-mailed to the address above. Please print and retain a copy for your files and forward a copy to your bonding company.

The local office in charge of this project will contact you to arrange a pre-work conference.

No work is to be done on this project until you have been authorized by the Department in writing to begin work. If you have any questions, please call Victor LoPiccolo at (386) 943-5287.

Thank you.

Sincerely,

DocuSigned by:
Charles M. Heffinger, Jr.
74FCEACA95A24CB...

Charles M. Heffinger, Jr., P.E.
Director of Transportation Operations
District Five

Date: 1/9/2023 | 10:21 PM EST

Enclosures

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Increase File No. 200095-P-AM Audit Services (External)

Recommendation

Increase File No. 200095-P-AM, Audit Services (External) with Mauldin & Jenkins, LLC from $259,100.00 to $296,950.00, an increase of $37,850.00 for fiscal years 2024 and 2025 audits, for the Finance Department.

Background

On August 11, 2020, the Board awarded RFP No. 200095-P-AM, Audit Services (External). On September 28, 2021, the Board approved an increase to the contract in the amount of $20,000.00 for an IT penetration audit. On November 7, 2023, the Board approved an increase in the amount of $16,200.00 for a single annual audit.
The purpose of this contract is to provide all services necessary to audit the financial statements of the City by certified public accountants. The increase is requested due to inflationary adjustments as well as the need for three single audits for FY24 as required by Government Accounting Standards (see attached memo).

Funding

Funds have been budgeted in each division that requires an annual audit.

Strategic Plan Objective

N/A

City of Tarpon Springs, Florida

324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711
FAX (727) 937-8199

MEMORANDUM **September 17, 2024**

TO: Janina Lewis, Procurement Director

FROM: Ron Harring, CPFO, CGFO, Finance Director

SUBJECT: **Amendment to External Independent Financial Audit Contract**

RECOMMENDATION;

Approve increase to External Independent Financial Audit Contract with Mauldin & Jenkins.

BACKGROUND:

The City is required by State Statutes to have an independent financial audit performed annually.

Mauldin & Jenkins is under a five-year contract with the City to perform the audits for FY 2020 through FY Y2024.

Requesting to increase the contract by $37,850 to the five-year total of $296,950.

The increase is due to the IT Penetration Audit being performed by Mauldin & Jenkins in FY 2024 and for the Single Audits that are required by Government Auditing Standards.

Single Audits are required by Government Auditing Standards if the City has Federal and/or State Grants in excess of $750,000 in a Fiscal Year.

The total estimated fee for the FY 2024 external audit is $67,000.This includes the base fee of $50,500 plus the estimated three single audits at $5,500.

City of Tarpon Springs, Florida

324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711
FAX (727) 937-8199

MEMORANDUM November 7, 2023

TO: Janina Lewis, Procurement Director

FROM: Ron Harring, CPFO, CGFO, Finance Director

SUBJECT: **Amendment to External Independent Financial Audit Contract**

RECOMMENDATION;

Approve increase to External Independent Financial Audit Contract with Mauldin & Jenkins.

BACKGROUND:

The City is required by State Statutes to have an independent financial audit performed annually.

Mauldin & Jenkins is under a five-year contract with the City to perform the audits for FY 2020 through FY Y2024.

Mauldin & Jenkins is requesting an increase to the contract in two parts not in the original contract, one of which is required the Single Audit.

Single Audit (Required) – Government Accounting Standards require a single audit be performed if the City has Federal and State Grants in excess of $750,000 in a Fiscal Year. The City has not met this threshold for a couple of years but FY 2023 will require a single audit and most likely FY 2024 will require a single audit also. The fee will be $5,500 for both FY 2023 and FY 2024.

Inflationary Adjustment – The contract amount for the FY 2023 audit (not including Single Audit) is $45,300. Mauldin & Jenkins is requesting an inflationary adjustment increase of 9.2% or $4,200 for an amended contract amount of $49,500 for FY 2023. The contract amount for FY 2024 would also be amended to $50,500 an increase of 2% or $1,000.

MAULDIN & JENKINS
CPAs & ADVISORS

September 8, 2023

City of Tarpon Springs, Florida
Ron Harring, Finance Director
324 East Pine Street
Tarpon Springs, FL 34689

Mr. Harring:

We are pleased to be working with you and the City once again this year. To that end, we are working on finalizing our current year engagement letters for signatures and approval. Please note that these engagement letters currently include fees from our original June 23, 2020 proposal, which includes the audit of the City of Tarpon Springs, the Downtown Tarpon Springs Community Redevelopment Agency, the Schedule of Revenues and Expenditures of the EMS Department, and the Schedule of Revenues and Expenditures of the Fire Department. As you know, inflation has been at unusually high levels over the past few years and has directly affected Mauldin & Jenkins with increased costs and rates. As such, we would like to see if the City would be agreeable to an inflationary adjustment for this year's audit. We value our relationship that we have with you and the City and want to always remain open and fair with you, and an inflationary adjustment is not something that is usual in our course of business, or was expected when submitting our proposal in 2020. Additionally, it has come to our attention that the City may need to undergo a Single Audit for its 2023 fiscal year, for which proposed fees were not provided in our proposal. We propose the following for your consideration.

	Original Fee per Proposal	Proposed Fee with Inflationary Adjustment	Single Audit Fee (Per Major Program)	CSLFRF Alternative Engagement Fee
Fiscal Year Ending September 30, 2023	$ 45,300	$ 49,500	$ 5,500	$ 5,000
Fiscal Year Ending September 30, 2024	46,200	50,500	5,500	5,000

Please feel free to give us a call if you have any questions or would like to discuss further.

Sincerely,
MAULDIN & JENKINS, LLC

Daniel R. Anderson, CPA

1401 MANATEE AVENUE WEST, SUITE 1200 • BRADENTON, FLORIDA 34205 • 941-747-4483 • 855-891-0070 • FAX 941-747-6035 • www.mjcpa.com
Members of The American Institute of Certified Public Accountants

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director

FROM: Patty Hall, CPPB, Senior Procurement Analyst

DATE: 11/07/2023

SUBJECT: Increase File No. 200095-P-AM Audit Services (External)

RECOMMENDATION:

Increase File No. 200095-P-AM, Audit Services (External) with Mauldin & Jenkins, LLC from $242,900.00 to $259,100.00, an increase of $16,200.00 for fiscal years 2023 and 2024 audits, for the Finance Department.

BACKGROUND:

On August 11, 2020, the Board awarded RFP No. 200095-P-AM, Audit Services (External). On September 28, 2021, the Board approved an increase to the contract in the amount of $20,000.00 for an IT penetration audit.

The purpose of this contract is to provide all services necessary to audit the financial statements of the City by certified public accountants. The increase is requested due to inflationary adjustments as well as the need for a single audit for FY23 as required by Government Accounting Standards and anticipated FY24 single audit. (see attached memos).

FUNDING: Funds have been budgeted in each division that requires an annual audit.

Accepted by: _____ Attest: _____
City Manager City Clerk

City of Tarpon Springs, Florida

324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711
FAX (727) 937-8199

MEMORANDUM **November 7, 2023**

TO: Janina Lewis, Procurement Director

FROM: Ron Harring, CPFO, CGFO, Finance Director

SUBJECT: **Amendment to External Independent Financial Audit Contract**

RECOMMENDATION:

Approve increase to External Independent Financial Audit Contract with Mauldin & Jenkins.

BACKGROUND:

The City is required by State Statutes to have an independent financial audit performed annually.

Mauldin & Jenkins is under a five-year contract with the City to perform the audits for FY 2020 through FY Y2024.

Mauldin & Jenkins is requesting an increase to the contract in two parts not in the original contract, one of which is required the Single Audit.

Single Audit (Required) – Government Accounting Standards require a single audit be performed if the City has Federal and State Grants in excess of $750,000 in a Fiscal Year. The City has not met this threshold for a couple of years but FY 2023 will require a single audit and most likely FY 2024 will require a single audit also. The fee will be $5,500 for both FY 2023 and FY 2024.

Inflationary Adjustment – The contract amount for the FY 2023 audit (not including Single Audit) is $45,300. Mauldin & Jenkins is requesting an inflationary adjustment increase of 9.2% or $4,200 for an amended contract amount of $49,500 for FY 2023. The contract amount for FY 2024 would also be amended to $50,500 an increase of 2% or $1,000.

MAULDIN & JENKINS

CPAs & ADVISORS

September 8, 2023

City of Tarpon Springs, Florida
Ron Harring, Finance Director
324 East Pine Street
Tarpon Springs, FL 34689

Mr. Harring:

We are pleased to be working with you and the City once again this year. To that end, we are working on finalizing our current year engagement letters for signatures and approval. Please note that these engagement letters currently include fees from our original June 23, 2020 proposal, which includes the audit of the City of Tarpon Springs, the Downtown Tarpon Springs Community Redevelopment Agency, the Schedule of Revenues and Expenditures of the EMS Department, and the Schedule of Revenues and Expenditures of the Fire Department. As you know, inflation has been at unusually high levels over the past few years and has directly affected Mauldin & Jenkins with increased costs and rates. As such, we would like to see if the City would be agreeable to an inflationary adjustment for this year's audit. We value our relationship that we have with you and the City and want to always remain open and fair with you, and an inflationary adjustment is not something that is usual in our course of business, or was expected when submitting our proposal in 2020. Additionally, it has come to our attention that the City may need to undergo a Single Audit for its 2023 fiscal year, for which proposed fees were not provided in our proposal. We propose the following for your consideration.

	Original Fee per Proposal	Proposed Fee with Inflationary Adjustment	Single Audit Fee (Per Major Program)	CSLFRF Alternative Engagement Fee
Fiscal Year Ending September 30, 2023	$ 45,300	$ 49,500	$ 5,500	$ 5,000
Fiscal Year Ending September 30, 2024	46,200	50,500	5,500	5,000

Please feel free to give us a call if you have any questions or would like to discuss further.

Sincerely,
MAULDIN & JENKINS, LLC

Daniel R. Anderson, CPA

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director

FROM: Anthony McGee, NIGP-CPP, CPPO, CPPB, MBA, Senior Procurement Analyst

DATE: 09/28/2021

SUBJECT: Increase File No. 200095-P-AM Audit Services (External)

RECOMMENDATION:

Increase File No. 200095-P-AM, Audit Services (External) with Mauldin & Jenkins, LLC from $222,900.00 to $242,900.00 an increase of $20,000.00 for the IT Department.

BACKGROUND:

On August 11, 2020, the Board awarded RFP No. 200095-P-AM, Audit Services (External).The purpose of this contract is to provide all services necessary to audit the financial statements of the City by certified public accountants. The increase is needed to perform an IT penetration audit which is part of this audit. The auditors require IT to be audited with all IT internal and external controls every three to five years, with the last audit conducted and finalized in January of 2017. An IT Penetration audit is an attempt to evaluate the security of an IT infrastructure (see attached memos).

FUNDING: 001-8802-519.3100
402-8803-536.3100

Accepted by: _____ Attest: _____
City Manager City Clerk

City of Tarpon Springs, Florida

Information Technology Division

324 EAST PINE STREET
POST OFFICE BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711

MEMORANDUM

TO: Janina Lewis, Procurement Director

FROM: Suzanne Linton, IT Director SML

DATE: September 14, 2021

SUBJECT: Increase to contract 2000095-P-AM for the IT penetration audit

Request for approval of an increase to contract 2000095-P-AM, Auditing with Maudlin and Jenkins LLC, for the IT penetration audit. The total audit fee is not to exceed $20,000.

An IT penetration audit is recommended by our external financial auditors every 3-5 years. Our last penetration audit was finalized in January of 2017.

A penetration audit is an attempt to evaluate the security of an IT infrastructure by safely trying to exploit vulnerabilities. These vulnerabilities may exist in operating systems, services and application flaws, improper configurations, or risky end-user behavior. Such assessments are also useful in validating the efficacy of defensive mechanisms, as well as end-user adherence to security policies.

Funding:
001-8802-519.3100
402-8803-536.3100

City of Tarpon Springs
Office of the Internal Auditor

MEMORANDUM

To: Mayor Alahouzos
Vice Mayor Karr
Commissioner Vatikiotis
Commissioner Tarapani
Commissioner Donovan

From: Billy Poulos, City Internal Auditor

Date: 9/15/2021

Re: IT Penetration Audit

Honorable Mayor Alahouzos and Commissioners,

The IT department is proposing an increase to an existing contract with Mauldin & Jenkins to perform a penetration audit of the City's IT network, which will be on the 9/28/21 regular session agenda. The City Manager asked that I review it and provide some insight to the BOC. I reviewed the previous penetration audit that was conducted in 2017 and the Mauldin & Jenkins contract.

The previous penetration audit was conducted in 2017 by Crowe Horwath and did not identify any critical issues. However, network threats are always evolving, and the security of the network is an ongoing concern. The City must be diligent in its efforts to ensure vulnerabilities are identified before they are exploited.

After reviewing the contract, it appears Mauldin & Jenkins utilizes a comprehensive penetration audit strategy that focuses on both internal and external attacks, as well as testing methods that mimic real-world scenarios. In addition, the auditors at Mauldin & Jenkins possess the requisite education, certifications, and experience to perform this important service.

With the sophistication and number of network attacks on the rise every day, penetration audits have become a compulsory part of a sound IT security plan. Given the importance of this audit activity, the methodologies suggested, and the auditor's expertise, I would recommend that the Board approve this contract.

Sincerely,

B. Poulos

Billy Poulos
City Internal Auditor

Cc: Mark LeCouris, City Manager
Suzanne Linton, Information Technology Director

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Jay Jackus, Procurement Services Director

FROM: Anthony McGee, CPPB, MBA, Senior Procurement Analyst

DATE: 08/11/2020

SUBJECT: Award RFP No. 200095-P-AM Audit Services (External)

RECOMMENDATION:

Award RFP No. 200095-P-CM, Audit Services (External) to Mauldin & Jenkins, LLC in the aggregate amount of $222,900.00 for a period of five years.

BACKGROUND:

The purpose of this contract is to provide all services necessary to audit the financial statements of the City by certified public accounts. The Audit Selection Committee; consisting of Commissioner Costa Vatikiotis (Chairman), and Budget Advisory Committee Members Claire McCoy and Donald Bergemann evaluated four (4) responses received for the Request for Proposal for Audit Services and selected the top ranked firm. The selection process was completed in accordance with Florida Statutes Chapter 218, Financial Matters Pertaining to Political Subdivisions (see attached 6/9/2020 Agenda Item).

FUNDING: Funds have been budgeted in each division that requires an annual audit.

Tabulation of Proposals

For

RFP No. 200095-P-CM

Audit Services (External)

Tuesday, June 23, 2020

Company	Points
Mauldin & Jenkins, LLC Bradenton, FL	92
MSL, P.A. Orlando, FL	89
CliftonLarsonAllen LLP Tampa, FL	83
Saltmarsh Tampa, FL	74.50

Broadcast: 213 Planholders: 9 Responses: 4

Offers from the companies listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this RFP, if any, are hereby rejected as late.

CITY OF TARPON SPRINGS, FL

PROCUREMENT SERVICES
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
FROM: Jay Jackus, CPPO, CPPB, Procurement Services Director
DATE: 6/9/2020
SUBJECT: Auditor Selection Procedures (External Auditor)

In accordance with Chapter 218, Financial Matters Pertaining to Political Subdivisions, Section 391, Auditor Selection Procedures of the Florida Statute states in part, the auditor selection committee for a municipality, special district, district school board, charter school, or charter technical career center must consist of at least three members. One member of the auditor selection committee must be a member of the governing body, who shall serve as the chair of the committee.

An employee, a chief executive officer, or a chief financial officer may not serve as a member of an auditor selection committee however, an employee, a chief executive officer, or a chief financial officer may serve in an advisory capacity.

Two members of the Budget Advisory Board, Donald Bergemann and Clair McCloy have volunteered to be the other members of the committee and Ron Harring, Finance Director will serve in an advisory capacity.

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Jay Jackus, Procurement Services Director

FROM: Anthony McGee, CPPB, MBA, Senior Procurement Analyst

DATE: 08/11/2020

SUBJECT: Award RFP No. 200095-P-AM Audit Services (External)

RECOMMENDATION:

Award RFP No. 200095-P-CM, Audit Services (External) to Mauldin & Jenkins, LLC in the aggregate amount of $222,900.00 for a period of five years.

BACKGROUND:

The purpose of this contract is to provide all services necessary to audit the financial statements of the City by certified public accounts. The Audit Selection Committee; consisting of Commissioner Costa Vatikiotis (Chairman), and Budget Advisory Committee Members Claire McCoy and Donald Bergemann evaluated four (4) responses received for the Request for Proposal for Audit Services and selected the top ranked firm. The selection process was completed in accordance with Florida Statutes Chapter 218, Financial Matters Pertaining to Political Subdivisions (see attached 6/9/2020 Agenda Item).

FUNDING: Funds have been budgeted in each division that requires an annual audit.

Tabulation of Proposals

For

RFP No. 200095-P-CM

Audit Services (External)

Tuesday, June 23, 2020

Company	Points
Mauldin & Jenkins, LLC Bradenton, FL	92
MSL, P.A. Orlando, FL	89
CliftonLarsonAllen LLP Tampa, FL	83
Saltmarsh Tampa, FL	74.50

Broadcast: 213 Planholders: 9 Responses: 4

Offers from the companies listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this RFP, if any, are hereby rejected as late.

CITY OF TARPON SPRINGS, FL

PROCUREMENT SERVICES
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

FROM: Jay Jackus, CPPO, CPPB, Procurement Services Director

DATE: 6/9/2020

SUBJECT: Auditor Selection Procedures (External Auditor)

In accordance with Chapter 218, Financial Matters Pertaining to Political Subdivisions, Section 391, Auditor Selection Procedures of the Florida Statute states in part, the auditor selection committee for a municipality, special district, district school board, charter school, or charter technical career center must consist of at least three members. One member of the auditor selection committee must be a member of the governing body, who shall serve as the chair of the committee.

An employee, a chief executive officer, or a chief financial officer may not serve as a member of an auditor selection committee however, an employee, a chief executive officer, or a chief financial officer may serve in an advisory capacity.

Two members of the Budget Advisory Board, Donald Bergemann and Clair McCloy have volunteered to be the other members of the committee and Ron Harring, Finance Director will serve in an advisory capacity.

Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: September 6, 2024

To: Mayor, Board of Commissioners, and City Manager

Through: Thomas Kiger, Public Services Department Director TK

From: P.J. Harbert, Grant Project Specialist

Subject: Approve Florida Department of Environmental Protection Grant Agreement Amendment 22PLN93

Recommendation
Approval is recommended for the Vice-Mayor to execute a Standard Grant Agreement Amendment with the Florida Department of Environmental Protection for grant #22PLN93 to allow for a six month extension to comply with the required deliverables set forth in the grant agreement.

Summary
Through the proposed amended agreement, the Florida Department of Environmental Protection (FDEP) agrees to extend the standard grant agreement for 180 days beyond the 09/30/24 termination date. This extension is to allow for the City of Tarpon Springs Public Services Department to complete the deliverables set forth in the grant agreement. This would allow for a termination date of 03/31/25.

The agreement document is attached.

The City Attorney has reviewed this agreement.

AMENDMENT NO. 3
TO AGREEMENT NO. 22PLN93
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
CITY OF TARPON SPRINGS

This Amendment to Agreement No. 22PLN93 (Agreement), as previously amended, is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and City of Tarpon Springs (Grantee), on the date last signed below.

WHEREAS, the Department entered into the Agreement with the Grantee for City of Tarpon Vulnerability Assessment and Action Plan (Project), effective December 19, 2022; and,

WHEREAS, the Grantee has requested a 6-month extension of the Agreement due to additional time needed to complete tasks in the Agreement as expected; and,

WHEREAS, the Department has requested an update to Attachment 1, Attachment 2, Attachment 3, Attachment 6, Exhibit A, Exhibit H, and Exhibit I following updates from the Office of the General Counsel and Resilient Florida Program; and,

WHEREAS, other changes to the Agreement are necessary.

NOW THEREFORE, the Department and Grantee hereby agree as follows:

1. Section 3. of the Standard Grant Agreement is hereby revised to change the Date of Expiration to March 31, 2025. The Department and the Grantee shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.

2. Section 6. of the Standard Grant Agreement is hereby revised to the following:

Department's Grant Manager
Name: Hanna Tillotson
Address: Resilient Florida Program
3900 Commonwealth Boulevard, MS230
Tallahassee, Florida 32399
Phone: 850-245-7540
Email: Hanna.Tillotson@FloridaDEP.gov

3. Attachment 1-A, Revised Standard Terms and Conditions, is hereby deleted in its entirety and replaced with Attachment 1-B, Second Revised Standard Terms and Conditions. All references in the Agreement to Attachment 1-A shall hereinafter refer to Attachment 1-B, Second Revised Standard Terms and Conditions.

4. Attachment 2-A, Revised Special Terms and Conditions, is hereby deleted in its entirety and replaced with Attachment 2-B, Second Revised Special Standard Terms and Conditions. All references in the Agreement to Attachment 2-A shall hereinafter refer to Attachment 2-B, Second Revised Special Terms and Conditions.

5. Attachment 3-B, Second Revised Grant Work Plan, is hereby deleted in its entirety and replaced with Attachment 3-C, Third Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3-B shall hereinafter refer to Attachment 3-C, Third Revised Grant Work Plan.

6. Attachment 6-A, Revised Program Specific Requirements is hereby deleted in its entirety and replaced with Attachment 6-B, Second Revised Program Specific Requirements, attached hereto and made a part of the Agreement. All references in the Agreement to Attachment 6-A shall hereinafter refer to Attachment 6-B, Second Revised Program Specific Requirements.

7. Exhibit A-1, Revised Progress Report Form, is hereby deleted in its entirety and replaced with Exhibit A-2, Second Revised Progress Report Form, attached hereto and made a part of the Agreement. All references in the Agreement to Exhibit A-1 shall hereinafter refer to Exhibit A-2, Second Revised Progress Report Form.

8. Exhibit H-1, Revised Contractual Services Certification, is hereby deleted in its entirety and replaced with Exhibit H-2, Second Revised Contractual Services Certification, attached hereto and made a part of the Agreement. All references in the Agreement to Exhibit H-1 shall hereinafter refer to Exhibit H-2, Second Revised Contractual Services Certification.

9. Exhibit I-1, Revised Vulnerability Assessment Compliance Certification Checklist, is hereby deleted in its entirety and replaced with Exhibit I-2, Second Revised Vulnerability Assessment Compliance Certification Checklist, attached hereto and made a part of the Agreement. All references in the Agreement to Exhibit I-1 shall hereinafter refer to Exhibit I-2, Second Revised Vulnerability Assessment Compliance Certification Checklist.

10. All other terms and conditions of the Agreement remain in effect. If and to the extent that any inconsistency may appear between the Agreement and this Amendment, the provisions of this Amendment shall control.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

CITY OF TARPON SPRINGS

By: _____
Authorized Representative or Designee

Costa Vatikiotis, Mayor
Print Name and Title

Date: _____

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: _____
Secretary or Designee

Alex Reed, Director
Print Name and Title

Date: _____

List of attachments/exhibits included as part of this Amendment:

Specify Type	Letter/ Number	Description
Attachment	1-B	Second Revised Standard Terms and Conditions (14 pages)
Attachment	2-B	Second Revised Special Terms and Conditions (3 pages)
Attachment	3-C	Third Revised Grant Work Plan (6 pages)
Attachment	6-B	Second Revised Program Specific Requirements (2 pages)
Exhibit	A-2	Second Revised Progress Report Form (1 page)
Exhibit	H-2	Second Revised Contractual Services Certification (1 page)
Exhibit	I-2	Second Revised Vulnerability Assessment Compliance Certification Checklist (1 page)

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SECOND REVISED STANDARD TERMS AND CONDITIONS
APPLICABLE TO GRANT AGREEMENTS

ATTACHMENT 1-B

1. Entire Agreement.

This Grant Agreement, including any Attachments and Exhibits referred to herein and/or attached hereto (Agreement), constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, whether written or oral, with respect to such subject matter. Any terms and conditions included on Grantee's forms or invoices shall be null and void.

2. Grant Administration.

a. Order of Precedence. If there are conflicting provisions among the documents that make up the Agreement, the order of precedence for interpretation of the Agreement is as follows:
   i. Standard Grant Agreement
   ii. Attachments other than Attachment 1, in numerical order as designated in the Standard Grant Agreement
   iii. Attachment 1, Standard Terms and Conditions
   iv. The Exhibits in the order designated in the Standard Grant Agreement

b. All approvals, written or verbal, and other written communication among the parties, including all notices, shall be obtained by or sent to the parties' Grant Managers. All written communication shall be by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by recipient. If the notice is delivered in multiple ways, the notice will be considered delivered at the earliest delivery time.

c. If a different Grant Manager is designated by either party after execution of this Agreement, notice of the name and contact information of the new Grant Manager will be submitted in writing to the other party and maintained in the respective parties' records. A change of Grant Manager does not require a formal amendment or change order to the Agreement.

d. This Agreement may be amended, through a formal amendment or a change order, only by a written agreement between both parties. A formal amendment to this Agreement is required for changes which cause any of the following:
   (1) an increase or decrease in the Agreement funding amount;
   (2) a change in Grantee's match requirements;
   (3) a change in the expiration date of the Agreement; and/or
   (4) changes to the cumulative amount of funding transfers between approved budget categories, as defined in Attachment 3, Grant Work Plan, that exceeds or is expected to exceed twenty percent (20%) of the total budget as last approved by Department.
   A change order to this Agreement may be used when:
   (1) task timelines within the current authorized Agreement period change;
   (2) the cumulative transfer of funds between approved budget categories, as defined in Attachment 3, Grant Work Plan, are less than twenty percent (20%) of the total budget as last approved by Department;
   (3) changing the current funding source as stated in the Standard Grant Agreement; and/or
   (4) fund transfers between budget categories for the purposes of meeting match requirements.
   This Agreement may be amended to provide for additional services if additional funding is made available by the Legislature.

e. All days in this Agreement are calendar days unless otherwise specified.

3. Agreement Duration.

The term of the Agreement shall begin and end on the dates indicated in the Standard Grant Agreement, unless extended or terminated earlier in accordance with the applicable terms and conditions. The Grantee shall be eligible for reimbursement for work performed on or after the date of execution through the expiration date of this Agreement, unless otherwise specified in Attachment 2, Special Terms and Conditions. However, work performed prior to the execution of this Agreement may be reimbursable or used for match purposes if permitted by the Special Terms and Conditions.

4. Deliverables.

The Grantee agrees to render the services or other units of deliverables as set forth in Attachment 3, Grant Work Plan. The services or other units of deliverables shall be delivered in accordance with the schedule and at the pricing outlined in the Grant Work Plan. Deliverables may be comprised of activities that must be completed prior to Department making payment on that deliverable. The Grantee agrees to perform in accordance with the terms and conditions set forth in this Agreement and all attachments and exhibits incorporated by the Standard Grant Agreement.

5. Performance Measures.

The Grantee warrants that: (1) the services will be performed by qualified personnel; (2) the services will be of the kind and quality described in the Grant Work Plan; (3) the services will be performed in a professional and workmanlike manner in accordance with industry standards and practices; (4) the services shall not and do not knowingly infringe upon the intellectual property rights, or any other proprietary rights, of any third party; and (5) its employees, subcontractors, and/or subgrantees shall comply with any security and safety requirements and processes, if provided by Department, for work done at the Project Location(s). The Department reserves the right to investigate or inspect at any time to determine whether the services or qualifications offered by Grantee meet the Agreement requirements. Notwithstanding any provisions herein to the contrary, written acceptance of a particular deliverable does not foreclose Department's remedies in the event deficiencies in the deliverable cannot be readily measured at the time of delivery.

6. Acceptance of Deliverables.

a. Acceptance Process. All deliverables must be received and accepted in writing by Department's Grant Manager before payment. The Grantee shall work diligently to correct all deficiencies in the deliverable that remain outstanding, within a reasonable time at Grantee's expense. If Department's Grant Manager does not accept the deliverables within 30 days of receipt, they will be deemed rejected.

b. Rejection of Deliverables. The Department reserves the right to reject deliverables, as outlined in the Grant Work Plan, as incomplete, inadequate, or unacceptable due, in whole or in part, to Grantee's lack of satisfactory performance under the terms of this Agreement. The Grantee's efforts to correct the rejected deliverables will be at Grantee's sole expense. Failure to fulfill the applicable technical requirements or complete all tasks or activities in accordance with the Grant Work Plan will result in rejection of the deliverable and the associated invoice. Payment for the rejected deliverable will not be issued unless the rejected deliverable is made acceptable to Department in accordance with the Agreement requirements. The Department, at its option, may allow additional time within which Grantee may remedy the objections noted by Department. The Grantee's failure to make adequate or acceptable deliverables after a reasonable opportunity to do so shall constitute an event of default.

7. Financial Consequences for Nonperformance.

a. Withholding Payment. In addition to the specific consequences explained in the Grant Work Plan and/or Special Terms and Conditions, the State of Florida (State) reserves the right to withhold payment when the Grantee has failed to perform/comply with provisions of this Agreement. None of the financial consequences for nonperformance in this Agreement as more fully described in the Grant Work Plan shall be considered penalties.

b. Invoice reduction

If Grantee does not meet a deadline for any deliverable, the Department will reduce the invoice by 1% for each day the deadline is missed, unless an extension is approved in writing by the Department.

c. Corrective Action Plan. If Grantee fails to correct all the deficiencies in a rejected deliverable within the specified timeframe, Department may, in its sole discretion, request that a proposed Corrective Action Plan (CAP) be submitted by Grantee to Department. The Department requests that Grantee specify the outstanding deficiencies in the CAP. All CAPs must be able to be implemented and performed in no more than sixty (60) calendar days.

   i. The Grantee shall submit a CAP within ten (10) days of the date of the written request from Department. The CAP shall be sent to the Department's Grant Manager for review and approval. Within ten (10) days of receipt of a CAP, Department shall notify Grantee in writing whether the CAP proposed has been accepted. If the CAP is not accepted, Grantee shall have ten (10) days from receipt of Department letter rejecting the proposal to submit a revised proposed CAP. Failure to obtain Department approval of a CAP as specified above may result in Department's termination of this Agreement for cause as authorized in this Agreement.

   ii. Upon Department's notice of acceptance of a proposed CAP, Grantee shall have ten (10) days to commence implementation of the accepted plan. Acceptance of the proposed CAP by Department

does not relieve Grantee of any of its obligations under the Agreement. In the event the CAP fails to correct or eliminate performance deficiencies by Grantee, Department shall retain the right to require additional or further remedial steps, or to terminate this Agreement for failure to perform. No actions approved by Department or steps taken by Grantee shall preclude Department from subsequently asserting any deficiencies in performance. The Grantee shall continue to implement the CAP until all deficiencies are corrected. Reports on the progress of the CAP will be made to Department as requested by Department's Grant Manager.

iii. Failure to respond to a Department request for a CAP or failure to correct a deficiency in the performance of the Agreement as specified by Department may result in termination of the Agreement.

8. Payment.

a. Payment Process. Subject to the terms and conditions established by the Agreement, the pricing per deliverable established by the Grant Work Plan, and the billing procedures established by Department, Department agrees to pay Grantee for services rendered in accordance with section 215.422, Florida Statutes (F.S.).

b. Taxes. The Department is exempted from payment of State sales, use taxes and Federal excise taxes. The Grantee, however, shall not be exempted from paying any taxes that it is subject to, including State sales and use taxes, or for payment by Grantee to suppliers for taxes on materials used to fulfill its contractual obligations with Department. The Grantee shall not use Department's exemption number in securing such materials. The Grantee shall be responsible and liable for the payment of all its FICA/Social Security and other taxes resulting from this Agreement.

c. Maximum Amount of Agreement. The maximum amount of compensation under this Agreement, without an amendment, is described in the Standard Grant Agreement. Any additional funds necessary for the completion of this Project are the responsibility of Grantee.

d. Reimbursement for Costs. The Grantee shall be paid on a cost reimbursement basis for all eligible Project costs upon the completion, submittal, and approval of each deliverable identified in the Grant Work Plan. Reimbursement shall be requested on Exhibit C, Payment Request Summary Form. To be eligible for reimbursement, costs must be in compliance with laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures, which can be accessed at the following web address: https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/state-agencies/reference-guide-for-state-expenditures.pdf.

e. Rural Communities and Rural Areas of Opportunity. If Grantee is a county or municipality that qualifies as a "rural community" or "rural area of opportunity" (RAO) as defined in subsection 288.0656(2), F.S., such Grantee may request from the Department that all invoice payments under this Agreement be directed to the relevant county or municipality or to the RAO itself. The Department will agree to Grantee's request if:

i. Grantee demonstrates that it is a county or municipality that qualifies as a "rural community" or "rural area of opportunity" under subsection 288.0656(2), F.S.;

ii. Grantee demonstrates current financial hardship using one (1) or more of the "economic distress" factors defined in subsection 288.0656(2)(c), F.S.;

iii. Grantee's performance has been verified by the Department, which has determined that Grantee is eligible for invoice payments and that Grantee's performance has been completed in accordance with this Agreement's terms and conditions; and

iv. Applicable federal and state law(s), rule(s) and regulation(s) allow for such payments.

This subsection may not be construed to alter or limit any other applicable provisions of federal or state law, rule, or regulation. A current list of Florida's designated RAOs can be accessed at the following web address: https://floridajobs.org/community-planning-and-development/rural-community-programs/rural-areas-of-opportunity.

f. Invoice Detail. All charges for services rendered or for reimbursement of expenses authorized by Department pursuant to the Grant Work Plan shall be submitted to Department in sufficient detail for a proper pre-audit and post-audit to be performed. The Grantee shall only invoice Department for deliverables that are completed in accordance with the Grant Work Plan.

g. State Funds Documentation. Pursuant to section 216.1366, F.S., if Contractor meets the definition of a non-profit organization under section 215.97(2)(m), F.S., Contractor must provide the Department with documentation that indicates the amount of state funds:

i. Allocated to be used during the full term of the contract or agreement for remuneration to any member of the board of directors or an officer of Contractor.

ii. Allocated under each payment by the public agency to be used for remuneration of any member of the board of directors or an officer of the Contractor.

The documentation must indicate the amounts and recipients of the remuneration. Such information must be posted on the State's the contract tracking system and maintained pursuant to section 215.985, F.S., and must be posted on the Contractor's website, if Contractor maintains a website.

h. Interim Payments. Interim payments may be made by Department, at its discretion, if the completion of deliverables to date have first been accepted in writing by Department's Grant Manager.

i. Final Payment Request. A final payment request should be submitted to Department no later than sixty (60) days following the expiration date of the Agreement to ensure the availability of funds for payment. However, all work performed pursuant to the Grant Work Plan must be performed on or before the expiration date of the Agreement.

j. Annual Appropriation Contingency. The State's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. This Agreement is not a commitment of future appropriations. Authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of Department if the Legislature reduces or eliminates appropriations.

k. Interest Rates. All interest rates charged under the Agreement shall be calculated on the prevailing rate used by the State Board of Administration. To obtain the applicable interest rate, please refer to: https://www.myfloridacfo.com/division/aa/local-governments/judgement-interest-rates.

l. Refund of Payments to the Department. Any balance of unobligated funds that have been advanced or paid must be refunded to Department. Any funds paid in excess of the amount to which Grantee or subgrantee is entitled under the terms of the Agreement must be refunded to Department. If this Agreement is funded with federal funds and the Department is required to refund the federal government, the Grantee shall refund the Department its share of those funds.

9. Documentation Required for Cost Reimbursement Grant Agreements and Match.

If Cost Reimbursement or Match is authorized in Attachment 2, Special Terms and Conditions, the following conditions apply. Supporting documentation must be provided to substantiate cost reimbursement or match requirements for the following budget categories:

a. Salary/Wages. Grantee shall list personnel involved, position classification, direct salary rates, and hours spent on the Project in accordance with Attachment 3, Grant Work Plan in their documentation for reimbursement or match requirements.

b. Overhead/Indirect/General and Administrative Costs. If Grantee is being reimbursed for or claiming match for multipliers, all multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by Grantee exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate.

c. Contractual Costs (Subcontractors). Match or reimbursement requests for payments to subcontractors must be substantiated by copies of invoices with backup documentation identical to that required from Grantee. Subcontracts which involve payments for direct salaries shall clearly identify the personnel involved, salary rate per hour, and hours spent on the Project. All eligible multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by any subcontractor exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate. Nonconsumable and/or nonexpendable personal property or equipment costing $5,000 or more purchased for the Project under a subcontract is subject to the requirements set forth in chapters 273 and/or 274, F.S., and Chapter 69I-72, Florida Administrative Code (F.A.C.) and/or Chapter 69I-73, F.A.C., as applicable. The Grantee shall be responsible for maintaining appropriate property records for any subcontracts that include the purchase of equipment as part of the delivery of services. The Grantee shall comply with this requirement and ensure its subcontracts issued under this Agreement, if any, impose this requirement, in writing, on its subcontractors.

i. For fixed-price (vendor) subcontracts, the following provisions shall apply: The Grantee may award, on a competitive basis, fixed-price subcontracts to consultants/contractors in performing the work described in Attachment 3, Grant Work Plan. Invoices submitted to Department for fixed-price subcontracted activities shall be supported with a copy of the subcontractor's invoice and a copy of the tabulation form for the competitive procurement process (e.g., Invitation to Bid, Request for Proposals, or other similar competitive procurement document) resulting in the fixed-price

subcontract. The Grantee may request approval from Department to award a fixed-price subcontract resulting from procurement methods other than those identified above. In this instance, Grantee shall request the advance written approval from Department's Grant Manager of the fixed price negotiated by Grantee. The letter of request shall be supported by a detailed budget and Scope of Services to be performed by the subcontractor. Upon receipt of Department Grant Manager's approval of the fixed-price amount, Grantee may proceed in finalizing the fixed-price subcontract.

ii. If the procurement is subject to the Consultant's Competitive Negotiation Act under section 287.055, F.S. or the Brooks Act, Grantee must provide documentation clearly evidencing it has complied with the statutory or federal requirements.

d. Travel. All requests for match or reimbursement of travel expenses shall be in accordance with section 112.061, F.S.

e. Direct Purchase Equipment. For the purposes of this Agreement, Equipment is defined as capital outlay costing $5,000 or more. Match or reimbursement for Grantee's direct purchase of equipment is subject to specific approval of Department, and does not include any equipment purchased under the delivery of services to be completed by a subcontractor. Include copies of invoices or receipts to document purchases, and a properly completed Exhibit B, Property Reporting Form**.**

f. Rental/Lease of Equipment. Match or reimbursement requests for rental/lease of equipment must include copies of invoices or receipts to document charges.

g. Miscellaneous/Other Expenses. If miscellaneous or other expenses, such as materials, supplies, non-excluded phone expenses, reproduction, or mailing, are reimbursable or available for match or reimbursement under the terms of this Agreement, the documentation supporting these expenses must be itemized and include copies of receipts or invoices. Additionally, independent of Grantee's contract obligations to its subcontractor, Department shall not reimburse any of the following types of charges: cell phone usage; attorney's fees or court costs; civil or administrative penalties; or handling fees, such as set percent overages associated with purchasing supplies or equipment.

h. Land Acquisition. Reimbursement for the costs associated with acquiring interest and/or rights to real property (including access rights through ingress/egress easements, leases, license agreements, or other site access agreements; and/or obtaining record title ownership of real property through purchase) must be supported by the following, as applicable: Copies of Property Appraisals, Environmental Site Assessments, Surveys and Legal Descriptions, Boundary Maps, Acreage Certification, Title Search Reports, Title Insurance, Closing Statements/Documents, Deeds, Leases, Easements, License Agreements, or other legal instrument documenting acquired property interest and/or rights. If land acquisition costs are used to meet match requirements, Grantee agrees that those funds shall not be used as match for any other Agreement supported by State or Federal funds.

10. Status Reports.

The Grantee shall submit status reports quarterly, unless otherwise specified in the Attachments, on Exhibit A, Progress Report Form**,** to Department's Grant Manager describing the work performed during the reporting period, problems encountered, problem resolutions, scheduled updates, and proposed work for the next reporting period. Quarterly status reports are due no later than twenty (20) days following the completion of the quarterly reporting period. For the purposes of this reporting requirement, the quarterly reporting periods end on March 31, June 30, September 30 and December 31. The Department will review the required reports submitted by Grantee within thirty (30) days.

11. Retainage.

The following provisions apply if Department withholds retainage under this Agreement:

a. The Department reserves the right to establish the amount and application of retainage on the work performed under this Agreement up to the maximum percentage described in Attachment 2, Special Terms and Conditions. Retainage may be withheld from each payment to Grantee pending satisfactory completion of work and approval of all deliverables.

b. If Grantee fails to perform the requested work or fails to perform the work in a satisfactory manner, Grantee shall forfeit its right to payment of the retainage associated with the work. Failure to perform includes, but is not limited to, failure to submit the required deliverables or failure to provide adequate documentation that the work was actually performed. The Department shall provide written notification to Grantee of the failure to perform that shall result in retainage forfeiture. If the Grantee does not correct the failure to perform within the timeframe stated in Department's notice, the retainage will be forfeited to Department.

c. No retainage shall be released or paid for incomplete work while this Agreement is suspended.

d. Except as otherwise provided above, Grantee shall be paid the retainage associated with the work, provided Grantee has completed the work and submits an invoice for retainage held in accordance with the invoicing procedures under this Agreement.

12. Insurance.

a. Insurance Requirements for Sub-Grantees and/or Subcontractors. The Grantee shall require its sub-grantees and/or subcontractors, if any, to maintain insurance coverage of such types and with such terms and limits as described in this Agreement. The Grantee shall require all its sub-grantees and/or subcontractors, if any, to make compliance with the insurance requirements of this Agreement a condition of all contracts that are related to this Agreement. Sub-grantees and/or subcontractors must provide proof of insurance upon request.

b. Deductibles. The Department shall be exempt from, and in no way liable for, any sums of money representing a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Grantee providing such insurance.

c. Proof of Insurance. Upon execution of this Agreement, Grantee shall provide Department documentation demonstrating the existence and amount for each type of applicable insurance coverage ***prior to*** performance of any work under this Agreement. Upon receipt of written request from Department, Grantee shall furnish Department with proof of applicable insurance coverage by standard form certificates of insurance, a self-insured authorization, or other certification of self-insurance.

d. Duty to Maintain Coverage. In the event that any applicable coverage is cancelled by the insurer for any reason, or if Grantee cannot get adequate coverage, Grantee shall immediately notify Department of such cancellation and shall obtain adequate replacement coverage conforming to the requirements herein and provide proof of such replacement coverage within ten (10) days after the cancellation of coverage.

e. Insurance Trust. If the Grantee's insurance is provided through an insurance trust, the Grantee shall instead add the Department of Environmental Protection, its employees, and officers as an additional covered party everywhere the Agreement requires them to be added as an additional insured.

13. Termination.

a. Termination for Convenience. When it is in the State's best interest, Department may, at its sole discretion, terminate the Agreement in whole or in part by giving 30 days' written notice to Grantee. The Department shall notify Grantee of the termination for convenience with instructions as to the effective date of termination or the specific stage of work at which the Agreement is to be terminated. The Grantee must submit all invoices for work to be paid under this Agreement within thirty (30) days of the effective date of termination. The Department shall not pay any invoices received after thirty (30) days of the effective date of termination.

b. Termination for Cause. The Department may terminate this Agreement if any of the events of default described in the Events of Default provisions below occur or in the event that Grantee fails to fulfill any of its other obligations under this Agreement. If, after termination, it is determined that Grantee was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of Department. The rights and remedies of Department in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

c. Grantee Obligations upon Notice of Termination. After receipt of a notice of termination or partial termination unless as otherwise directed by Department, Grantee shall not furnish any service or deliverable on the date, and to the extent specified, in the notice. However, Grantee shall continue work on any portion of the Agreement not terminated. If the Agreement is terminated before performance is completed, Grantee shall be paid only for that work satisfactorily performed for which costs can be substantiated. The Grantee shall not be entitled to recover any cancellation charges or lost profits.

d. Continuation of Prepaid Services. If Department has paid for any services prior to the expiration, cancellation, or termination of the Agreement, Grantee shall continue to provide Department with those services for which it has already been paid or, at Department's discretion, Grantee shall provide a refund for services that have been paid for but not rendered.

e. Transition of Services Upon Termination, Expiration, or Cancellation of the Agreement. If services provided under the Agreement are being transitioned to another provider(s), Grantee shall assist in the smooth transition of Agreement services to the subsequent provider(s). This requirement is at a minimum an affirmative obligation to cooperate with the new provider(s), however additional requirements may be outlined in the Grant Work Plan. The Grantee shall not perform any services after Agreement expiration or termination, except as necessary to complete the transition or continued portion of the Agreement, if any.

14. Notice of Default.

If Grantee defaults in the performance of any covenant or obligation contained in the Agreement, including, any of the events of default, Department shall provide notice to Grantee and an opportunity to cure that is reasonable under the circumstances. This notice shall state the nature of the failure to perform and provide a time certain for correcting the failure. The notice will also provide that, should the Grantee fail to perform within the time provided, Grantee will be found in default, and Department may terminate the Agreement effective as of the date of receipt of the default notice.

15. Events of Default.

Provided such failure is not the fault of Department or outside the reasonable control of Grantee, the following non-exclusive list of events, acts, or omissions, shall constitute events of default:

a. The commitment of any material breach of this Agreement by Grantee, including failure to timely deliver a material deliverable, failure to perform the minimal level of services required for a deliverable, discontinuance of the performance of the work, failure to resume work that has been discontinued within a reasonable time after notice to do so, or abandonment of the Agreement;
b. The commitment of any material misrepresentation or omission in any materials, or discovery by the Department of such, made by the Grantee in this Agreement or in its application for funding;
c. Failure to submit any of the reports required by this Agreement or having submitted any report with incorrect, incomplete, or insufficient information;
d. Failure to honor any term of the Agreement;
e. Failure to abide by any statutory, regulatory, or licensing requirement, including an entry of an order revoking the certificate of authority granted to the Grantee by a state or other licensing authority;
f. Failure to pay any and all entities, individuals, and furnishing labor or materials, or failure to make payment to any other entities as required by this Agreement;
g. Employment of an unauthorized alien in the performance of the work, in violation of Section 274 (A) of the Immigration and Nationality Act;
h. Failure to maintain the insurance required by this Agreement;
i. One or more of the following circumstances, uncorrected for more than thirty (30) days unless, within the specified 30-day period, Grantee (including its receiver or trustee in bankruptcy) provides to Department adequate assurances, reasonably acceptable to Department, of its continuing ability and willingness to fulfill its obligations under the Agreement:
    i. Entry of an order for relief under Title 11 of the United States Code;
    ii. The making by Grantee of a general assignment for the benefit of creditors;
    iii. The appointment of a general receiver or trustee in bankruptcy of Grantee's business or property; and/or
    iv. An action by Grantee under any state insolvency or similar law for the purpose of its bankruptcy, reorganization, or liquidation.

16. Suspension of Work.

The Department may, in its sole discretion, suspend any or all activities under the Agreement, at any time, when it is in the best interest of the State to do so. The Department shall provide Grantee written notice outlining the particulars of suspension. Examples of reasons for suspension include, but are not limited to, budgetary constraints, declaration of emergency, or other such circumstances. After receiving a suspension notice, Grantee shall comply with the notice. Within 90 days, or any longer period agreed to by the parties, Department shall either: (1) issue a notice authorizing resumption of work, at which time activity shall resume; or (2) terminate the Agreement. If the Agreement is terminated after 30 days of suspension, the notice of suspension shall be deemed to satisfy the thirty (30) days' notice required for a notice of termination for convenience. Suspension of work shall not entitle Grantee to any additional compensation.

17. Force Majeure.

The Grantee shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of Grantee or its employees or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond Grantee's control, or for any of the foregoing that affect subcontractors or suppliers if no alternate source of supply is available to Grantee. In case of any delay Grantee believes is excusable, Grantee shall notify Department in writing of the delay or potential delay and describe the cause of the delay either (1) within ten days after the cause that creates or will create the delay first arose, if Grantee could reasonably foresee that a delay could occur as a result; or (2) if delay is not reasonably foreseeable, within five days after the date Grantee first had reason to believe that a delay could result. **THE FOREGOING SHALL CONSTITUTE THE GRANTEE'S SOLE REMEDY OR EXCUSE WITH RESPECT**

TO DELAY. Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages, other than for an extension of time, shall be asserted against Department. The Grantee shall not be entitled to an increase in the Agreement price or payment of any kind from Department for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist Grantee shall perform at no increased cost, unless Department determines, in its sole discretion, that the delay will significantly impair the value of the Agreement to Department, in which case Department may: (1) accept allocated performance or deliveries from Grantee, provided that Grantee grants preferential treatment to Department with respect to products subjected to allocation; (2) contract with other sources (without recourse to and by Grantee for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Agreement quantity; or (3) terminate Agreement in whole or in part.

18. Indemnification.

a. The Grantee shall be fully liable for the actions of its agents, employees, partners, or subcontractors and shall fully indemnify, defend, and hold harmless Department and its officers, agents, and employees, from suits, actions, damages, and costs of every name and description arising from or relating to:
    i. personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by Grantee, its agents, employees, partners, or subcontractors; provided, however, that Grantee shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of Department;
    ii. the Grantee's breach of this Agreement or the negligent acts or omissions of Grantee.

b. The Grantee's obligations under the preceding paragraph with respect to any legal action are contingent upon Department giving Grantee: (1) written notice of any action or threatened action; (2) the opportunity to take over and settle or defend any such action at Grantee's sole expense; and (3) assistance in defending the action at Grantee's sole expense. The Grantee shall not be liable for any cost, expense, or compromise incurred or made by Department in any legal action without Grantee's prior written consent, which shall not be unreasonably withheld.

c. Notwithstanding sections a. and b. above, the following is the sole indemnification provision that applies to Grantees that are governmental entities: Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of section 768.28, F.S. Further, nothing herein shall be construed as consent by a state agency or subdivision of the State to be sued by third parties in any matter arising out of any contract or this Agreement.

d. No provision in this Agreement shall require Department to hold harmless or indemnify Grantee, insure or assume liability for Grantee's negligence, waive Department's sovereign immunity under the laws of Florida, or otherwise impose liability on Department for which it would not otherwise be responsible. Any provision, implication or suggestion to the contrary is null and void.

19. Limitation of Liability.

The Department's liability for any claim arising from this Agreement is limited to compensatory damages in an amount no greater than the sum of the unpaid balance of compensation due for goods or services rendered pursuant to and in compliance with the terms of the Agreement. Such liability is further limited to a cap of $100,000.

20. Remedies.

Nothing in this Agreement shall be construed to make Grantee liable for force majeure events. Nothing in this Agreement, including financial consequences for nonperformance, shall limit Department's right to pursue its remedies for other types of damages under the Agreement, at law or in equity. The Department may, in addition to other remedies available to it, at law or in equity and upon notice to Grantee, retain such monies from amounts due Grantee as may be necessary to satisfy any claim for damages, penalties, costs and the like asserted by or against it.

21. Waiver.

The delay or failure by Department to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of Department's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

22. Statutory Notices Relating to Unauthorized Employment and Subcontracts.

a. The Department shall consider the employment by any Grantee of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If Grantee/subcontractor knowingly employs unauthorized

aliens, such violation shall be cause for unilateral cancellation of this Agreement. The Grantee shall be responsible for including this provision in all subcontracts with private organizations issued as a result of this Agreement.

b. Pursuant to sections 287.133, 287.134, and 287.137 F.S., the following restrictions apply to persons placed on the convicted vendor list, discriminatory vendor list, or the antitrust violator vendor list:

   i. Public Entity Crime. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, F.S., for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

   ii. Discriminatory Vendors. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

   iii. Antitrust Violator Vendors. A person or an affiliate who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply on any contract to provide any good or services to a public entity; may not submit a bid, proposal, or reply on any contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with a public entity; and may not transact new business with a public entity.

   iv. Notification. The Grantee shall notify Department if it or any of its suppliers, subcontractors, or consultants have been placed on the convicted vendor list, the discriminatory vendor list, or antitrust violator vendor list during the life of the Agreement. The Florida Department of Management Services is responsible for maintaining the discriminatory vendor list and the antitrust violator vendor list and posts the list on its website. Questions regarding the discriminatory vendor list or antitrust violator vendor list may be directed to the Florida Department of Management Services, Office of Supplier Diversity, at (850) 487-0915.

23. Compliance with Federal, State and Local Laws.

a. The Grantee and all its agents shall comply with all federal, state and local regulations, including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements. The Grantee shall include this provision in all subcontracts issued as a result of this Agreement.

b. No person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Agreement.

c. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

d. Any dispute concerning performance of the Agreement shall be processed as described herein. Jurisdiction for any damages arising under the terms of the Agreement will be in the courts of the State, and venue will be in the Second Judicial Circuit, in and for Leon County. Except as otherwise provided by law, the parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.

24. Build America, Buy America Act (BABA) - Infrastructure Projects with Federal Funding.
This provision does not apply to Agreements that are wholly funded by Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act. Also, this provision does not apply where there is a valid waiver in place. However, the provision may apply to funds expended before the waiver or after expiration of the waiver.

If applicable, Recipients or Subrecipients of an award of Federal financial assistance from a program for infrastructure are required to comply with the Build America, Buy America Act (BABA), including the following provisions:

a. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

b. All manufactured products used in the project are produced in the United States-this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

c. All construction materials are manufactured in the United States-this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

25. Investing in America

Grantees of an award for construction projects in whole or in part by the Bipartisan Infrastructure Law or the Inflation Reduction Act, including the following provision:

a. Signage Requirements

a. Investing in America Emblem: The recipient will ensure that a sign is placed at construction sites supported in whole or in part by this award displaying the official Investing in America emblem and must identify the project as a "project funded by President Biden's Bipartisan Infrastructure Law" or "project funded by President Biden's Inflation Reduction Act" as applicable. The sign must be placed at construction sites in an easily visible location that can be directly linked to the work taking place and must be maintained in good condition throughout the construction period.

The recipient will ensure compliance with the guidelines and design specifications provided by EPA for using the official Investing in America emblem available at: https://www.epa.gov/invest/investing-america-signage.

b. Procuring Signs: Consistent with section 6002 of RCRA, 42 U.S.C. 6962, and 2 CFR 200.323, recipients are encouraged to use recycled or recovered materials when procuring signs. Signage costs are considered an allowable cost under this assistance agreement provided that the costs associated with signage are reasonable. Additionally, to increase public awareness of projects serving communities where English is not the predominant language, recipients are encouraged to translate the language on signs (excluding the official Investing in America emblem or EPA logo or seal) into the appropriate non-English language(s). The costs of such translation are allowable, provided the costs are reasonable.

26. Scrutinized Companies.

a. Grantee certifies that it is not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. Pursuant to section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

b. If this Agreement is for more than one million dollars, the Grantee certifies that it is also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in section 287.135, F.S. Pursuant to section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

c. As provided in subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions, then they shall become inoperative.

27. Lobbying and Integrity.

The Grantee agrees that no funds received by it under this Agreement will be expended for the purpose of lobbying the Legislature or a State agency pursuant to section 216.347, F.S., except that pursuant to the requirements of section 287.058(6), F.S., during the term of any executed agreement between Grantee and the State, Grantee may lobby the executive or legislative branch concerning the scope of services, performance, term, or compensation regarding that agreement. The Grantee shall comply with sections 11.062 and 216.347, F.S.

28. Record Keeping.

The Grantee shall maintain books, records and documents directly pertinent to performance under this Agreement in accordance with United States generally accepted accounting principles (US GAAP) consistently applied. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this Agreement and for five (5) years following the completion date or termination of the Agreement. In the event that any work is subcontracted, Grantee shall similarly require each subcontractor to maintain and allow access to such records for audit purposes. Upon request of Department's Inspector General, or other authorized State official, Grantee shall provide any type of information the Inspector General deems relevant to Grantee's integrity or responsibility. Such information may include, but shall not be limited to, Grantee's business or financial records, documents, or files of any type or form that refer to or relate to Agreement. The Grantee shall retain such records for the longer of: (1) three years after the expiration of the Agreement; or (2) the period required by the General Records Schedules maintained by the Florida Department of State (available at: http://dos.myflorida.com/library-archives/records-management/general-records-schedules/).

29. Audits.

a. Inspector General. The Grantee understands its duty, pursuant to section 20.055(5), F.S., to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing. The Grantee will comply with this duty and ensure that its sub-grantees and/or subcontractors issued under this Agreement, if any, impose this requirement, in writing, on its sub-grantees and/or subcontractors, respectively.

b. Physical Access and Inspection. Department personnel shall be given access to and may observe and inspect work being performed under this Agreement, with reasonable notice and during normal business hours, including by any of the following methods:
   i. Grantee shall provide access to any location or facility on which Grantee is performing work, or storing or staging equipment, materials or documents;
   ii. Grantee shall permit inspection of any facility, equipment, practices, or operations required in performance of any work pursuant to this Agreement; and,
   iii. Grantee shall allow and facilitate sampling and monitoring of any substances, soils, materials or parameters at any location reasonable or necessary to assure compliance with any work or legal requirements pursuant to this Agreement.

c. Special Audit Requirements. The Grantee shall comply with the applicable provisions contained in Attachment 5, Special Audit Requirements. Each amendment that authorizes a funding increase or decrease shall include an updated copy of Exhibit 1, to Attachment 5. If Department fails to provide an updated copy of Exhibit 1 to include in each amendment that authorizes a funding increase or decrease, Grantee shall request one from the Department's Grants Manager. The Grantee shall consider the type of financial assistance (federal and/or state) identified in Attachment 5, Exhibit 1 and determine whether the terms of Federal and/or Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this Agreement. For federal financial assistance, Grantee shall utilize the guidance provided under 2 CFR §200.331 for determining whether the relationship represents that of a subrecipient or vendor. For State financial assistance, Grantee shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs Vendor Determination" (form number DFS-A2-NS) that can be found under the "Links/Forms" section appearing at the following website: https:\\apps.fldfs.com\fsaa.

d. Proof of Transactions. In addition to documentation provided to support cost reimbursement as described herein, Department may periodically request additional proof of a transaction to evaluate the appropriateness of costs to the Agreement pursuant to State guidelines (including cost allocation guidelines) and federal, if applicable. Allowable costs and uniform administrative requirements for federal programs can be found under 2 CFR 200. The Department may also request a cost allocation plan in support of its multipliers (overhead, indirect, general administrative costs, and fringe benefits). The Grantee must provide the additional proof within thirty (30) days of such request.

e. No Commingling of Funds. The accounting systems for all Grantees must ensure that these funds are not commingled with funds from other agencies. Funds from each agency must be accounted for separately. Grantees are prohibited from commingling funds on either a program-by-program or a project-by-project basis. Funds specifically budgeted and/or received for one project may not be used to support another project. Where a Grantee's, or subrecipient's, accounting system cannot comply with this requirement, Grantee, or subrecipient, shall establish a system to provide adequate fund accountability for each project it has been awarded.

i. If Department finds that these funds have been commingled, Department shall have the right to demand a refund, either in whole or in part, of the funds provided to Grantee under this Agreement for non-compliance with the material terms of this Agreement. The Grantee, upon such written notification from Department shall refund, and shall forthwith pay to Department, the amount of money demanded by Department. Interest on any refund shall be calculated based on the prevailing rate used by the State Board of Administration. Interest shall be calculated from the date(s) the original payment(s) are received from Department by Grantee to the date repayment is made by Grantee to Department.

ii. In the event that the Grantee recovers costs, incurred under this Agreement and reimbursed by Department, from another source(s), Grantee shall reimburse Department for all recovered funds originally provided under this Agreement and interest shall be charged for those recovered costs as calculated on from the date(s) the payment(s) are recovered by Grantee to the date repayment is made to Department.

iii. Notwithstanding the requirements of this section, the above restrictions on commingling funds do not apply to agreements where payments are made purely on a cost reimbursement basis.

30. Conflict of Interest.

The Grantee covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

31. Independent Contractor.

The Grantee is an independent contractor and is not an employee or agent of Department.

32. Subcontracting.

a. Unless otherwise specified in the Special Terms and Conditions, all services contracted for are to be performed solely by Grantee.

b. The Department may, for cause, require the replacement of any Grantee employee, subcontractor, or agent. For cause, includes, but is not limited to, technical or training qualifications, quality of work, change in security status, or non-compliance with an applicable Department policy or other requirement.

c. The Department may, for cause, deny access to Department's secure information or any facility by any Grantee employee, subcontractor, or agent.

d. The Department's actions under paragraphs b. or c. shall not relieve Grantee of its obligation to perform all work in compliance with the Agreement. The Grantee shall be responsible for the payment of all monies due under any subcontract. The Department shall not be liable to any subcontractor for any expenses or liabilities incurred under any subcontract and Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under any subcontract.

e. The Department will not deny Grantee's employees, subcontractors, or agents access to meetings within the Department's facilities, unless the basis of Department's denial is safety or security considerations.

f. The Department supports diversity in its procurement program and requests that all subcontracting opportunities afforded by this Agreement embrace diversity enthusiastically. The award of subcontracts should reflect the full diversity of the citizens of the State. A list of minority-owned firms that could be offered subcontracting opportunities may be obtained by contacting the Office of Supplier Diversity at (850) 487-0915.

g. The Grantee shall not be liable for any excess costs for a failure to perform, if the failure to perform is caused by the default of a subcontractor at any tier, and if the cause of the default is completely beyond the control of both Grantee and the subcontractor(s), and without the fault or negligence of either, unless the subcontracted products or services were obtainable from other sources in sufficient time for Grantee to meet the required delivery schedule.

33. Guarantee of Parent Company.

If Grantee is a subsidiary of another corporation or other business entity, Grantee asserts that its parent company will guarantee all of the obligations of Grantee for purposes of fulfilling the obligations of Agreement. In the event Grantee is sold during the period the Agreement is in effect, Grantee agrees that it will be a requirement of sale that the new parent company guarantee all of the obligations of Grantee.

34. Survival.
The respective obligations of the parties, which by their nature would continue beyond the termination or expiration of this Agreement, including without limitation, the obligations regarding confidentiality, proprietary interests, and public records, shall survive termination, cancellation, or expiration of this Agreement.

35. Third Parties.
The Department shall not be deemed to assume any liability for the acts, failures to act or negligence of Grantee, its agents, servants, and employees, nor shall Grantee disclaim its own negligence to Department or any third party. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties. If Department consents to a subcontract, Grantee will specifically disclose that this Agreement does not create any third-party rights. Further, no third parties shall rely upon any of the rights and obligations created under this Agreement.

36. Severability.
If a court of competent jurisdiction deems any term or condition herein void or unenforceable, the other provisions are severable to that void provision, and shall remain in full force and effect.

37. Grantee's Employees, Subcontractors and Agents.
All Grantee employees, subcontractors, or agents performing work under the Agreement shall be properly trained technicians who meet or exceed any specified training qualifications. Upon request, Grantee shall furnish a copy of technical certification or other proof of qualification. All employees, subcontractors, or agents performing work under Agreement must comply with all security and administrative requirements of Department and shall comply with all controlling laws and regulations relevant to the services they are providing under the Agreement.

38. Assignment.
The Grantee shall not sell, assign, or transfer any of its rights, duties, or obligations under the Agreement, or under any purchase order issued pursuant to the Agreement, without the prior written consent of Department. In the event of any assignment, Grantee remains secondarily liable for performance of the Agreement, unless Department expressly waives such secondary liability. The Department may assign the Agreement with prior written notice to Grantee of its intent to do so.

39. Compensation Report.
If this Agreement is a sole-source, public-private agreement or if the Grantee, through this agreement with the State, annually receive 50% or more of their budget from the State or from a combination of State and Federal funds, the Grantee shall provide an annual report, including the most recent IRS Form 990, detailing the total compensation for the entities' executive leadership teams. Total compensation shall include salary, bonuses, cashed-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real-property gifts, and any other payout. The Grantee must also inform the Department of any changes in total executive compensation between the annual reports. All compensation reports must indicate what percent of compensation comes directly from the State or Federal allocations to the Grantee.

40. Disclosure of Gifts from Foreign Sources.
If the value of the grant under this Agreement is $100,000 or more, Grantee shall disclose to Department any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern, as defined in section 286.101, F.S., if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Such disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. If the disclosure requirement is applicable as described above, then within 1 year before applying for any grant, Grantee must also provide a copy of such disclosure to the Department of Financial Services.

41. Food Commodities.
To the extend authorized by federal law, the Department, its grantees, contractors and subcontractors shall give preference to food commodities grown or produced in this state when purchasing food commodities, including farm products as defined in section 823.14, F.S., of any class, variety, or use thereof in their natural state or as processed by a farm operation or processor for the purpose of marketing such product.

42. Anti-human Trafficking.
If the Grantee is a nongovernmental entity, the Grantee must provide the Department with an affidavit signed by an officer or a representative of the Grantee under penalty of perjury attesting that the Grantee does not use coercion for labor or services as defined in section 787.06, F.S.

43. Iron and Steel for Public Works Projects.

If this Agreement funds a "public works project" as defined in section 255.0993, F.S., or the purchase of materials to be used in a public works project, any iron or steel permanently incorporated in the Project must be "produced in the United States," as defined in section 255.0993, F.S. This requirement does not apply if the Department determines that any of the following circumstances apply to the Project:

(1) iron or steel products produced in the United States are not produced in sufficient quantities, reasonably available, or of satisfactory quality;
(2) the use of iron or steel products produced in the United States will increase the total cost of the project by more than twenty percent (20%); or
(3) complying with this requirement is inconsistent with the public interest.

Further, this requirement does not prevent the Contractor's minimal use of foreign steel and iron materials if:

(1) such materials are incidental or ancillary to the primary product and are not separately identified in the project specifications; and
(2) the "cost" of such materials, as defined in section 255.0993, F.S., does not exceed one-tenth of one percent (1%) of the total Project Cost under this Agreement or $2,500, whichever is greater.

Electrical components, equipment, systems, and appurtenances, including supports, covers, shielding, and other appurtenances related to an electrical system that are necessary for operation or concealment (excepting transmission and distribution poles) are not considered to be iron or steel products and are, therefore, exempt from the requirements of this paragraph.

This provision shall be applied in a manner consistent with and may not be construed to impair the state's obligations under any international agreement.

44. Execution in Counterparts and Authority to Sign.

This Agreement, any amendments, and/or change orders related to the Agreement, may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Second Revised Special Terms and Conditions
AGREEMENT NO. 22PLN93

ATTACHMENT 2-B

These Special Terms and Conditions shall be read together with general terms outlined in the Standard Terms and Conditions, Attachment 1. Where in conflict, these more specific terms shall apply.

1. Scope of Work.
The Project funded under this Agreement is City of Tarpon Springs Vulnerability Assessment and Action Plan. The Project is defined in more detail in Attachment 3, Grant Work Plan.

2. Duration.
a. Reimbursement Period. The reimbursement period for this Agreement begins on July 1, 2021 and ends at the expiration of the Agreement.
b. Extensions. There are extensions available for this Project.
c. Service Periods. Additional service periods may be added in accordance with 2.a above and are contingent upon proper and satisfactory technical and administrative performance by the Grantee and the availability of funding.

3. Payment Provisions.
a. Compensation. This is a cost reimbursement Agreement. The Grantee shall be compensated under this Agreement as described in Attachment 3.
b. Invoicing. Invoicing will occur as indicated in Attachment 3.
c. Advance Pay. Advance Pay is not authorized under this Agreement.

4. Cost Eligible for Reimbursement or Matching Requirements.
Reimbursement for costs or availability for costs to meet matching requirements shall be limited to the following budget categories, as defined in the Reference Guide for State Expenditures, as indicated:

Reimbursement	Match	Category
☐	☐	Salaries/Wages
		Overhead/Indirect/General and Administrative Costs:
☐	☐	a. Fringe Benefits, N/A.
☐	☐	b. Indirect Costs, N/A.
☒	☐	Contractual (Subcontractors)
☐	☐	Travel, in accordance with Section 112, F.S.
☐	☐	Equipment
☐	☐	Rental/Lease of Equipment
☐	☐	Miscellaneous/Other Expenses
☐	☐	Land Acquisition

5. Equipment Purchase.
No Equipment purchases shall be funded under this Agreement.

6. Land Acquisition.
There will be no Land Acquisitions funded under this Agreement.

7. Match Requirements
There is no match required on the part of the Grantee under this Agreement.

8. Insurance Requirements

Required Coverage. At all times during the Agreement the Grantee, at its sole expense, shall maintain insurance coverage of such types and with such terms and limits described below. The limits of coverage under each policy maintained by the Grantee shall not be interpreted as limiting the Grantee's liability and obligations under the Agreement. All insurance policies shall be through insurers licensed and authorized to issue policies in Florida, or alternatively, Grantee may provide coverage through a self-insurance program established and operating under the laws of Florida. Additional insurance requirements for this Agreement may be required elsewhere in this Agreement, however the minimum insurance requirements applicable to this Agreement are:

a. Commercial General Liability Insurance.
The Grantee shall provide adequate commercial general liability insurance coverage and hold such liability insurance at all times during the Agreement. The Department, its employees, and officers shall be named as an additional insured on any general liability policies. The minimum limits shall be $250,000 for each occurrence and $500,000 policy aggregate.

b. Commercial Automobile Insurance.
If the Grantee's duties include the use of a commercial vehicle, the Grantee shall maintain automobile liability, bodily injury, and property damage coverage. Insuring clauses for both bodily injury and property damage shall provide coverage on an occurrence basis. The Department, its employees, and officers shall be named as an additional insured on any automobile insurance policy. The minimum limits shall be as follows:

$200,000/300,000	Automobile Liability for Company-Owned Vehicles, if applicable
$200,000/300,000	Hired and Non-owned Automobile Liability Coverage

c. Workers' Compensation and Employer's Liability Coverage.
The Grantee shall provide workers' compensation, in accordance with Chapter 440, F.S. and employer liability coverage with minimum limits of $100,000 per accident, $100,000 per person, and $500,000 policy aggregate. Such policies shall cover all employees engaged in any work under the Grant.

d. Other Insurance. None.

9. Quality Assurance Requirements.

There are no special Quality Assurance requirements under this Agreement.

10. Retainage.

No retainage is required under this Agreement.

11. Subcontracting.

The Grantee may subcontract work under this Agreement without the prior written consent of the Department's Grant Manager except for certain fixed-price subcontracts pursuant to this Agreement, which require prior approval. The Grantee shall submit a copy of the executed subcontract to the Department prior to submitting any invoices for subcontracted work. Regardless of any subcontract, the Grantee is ultimately responsible for all work to be performed under this Agreement.

12. State-owned Land.

The work will not be performed on State-owned land.

13. Office of Policy and Budget Reporting.

There are no special Office of Policy and Budget reporting requirements for this Agreement.

14. Common Carrier.

a. Applicable to contracts with a common carrier – firm/person/corporation that as a regular business transports people or commodities from place to place. If applicable, Contractor must also fill out and return PUR 1808 before contract execution. If Contractor is a common carrier pursuant to section 908.111(1)(a), Florida Statutes, the Department will terminate this contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.

b. Applicable to solicitations for a common carrier – Before contract execution, the winning Contractor(s) must fill out and return PUR 1808, and attest that it is not willfully providing any service in furtherance of

transporting a person into this state knowing that the person unlawfully present in the United States according to the terms of the federal Immigration and Nationality Act, 8 U.S.C. ss. 1101 et seq. The Department will terminate a contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.

15. Financial Assistance and Payment of Invoices to Rural Communities or Rural Areas of Opportunity
This agreement does not provide federal or state financial assistance to a county or municipality that is a rural community or rural area of opportunity as those terms are defined in s. 288.0656(2).

16. Additional Terms.
None.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
THIRD REVISED GRANT WORK PLAN
AGREEMENT NO. 22PLN93

ATTACHMENT 3-C

PROJECT TITLE: City of Tarpon Springs Vulnerability Assessment and Action Plan

PROJECT LOCATION: The Project is located in the City of Tarpon Springs within Pinellas County, Florida.

PROJECT DESCRIPTION:
The City of Tarpon Springs (Grantee) will conduct the City of Tarpon Springs Vulnerability Assessment and Action Plan Project (Project) to include a comprehensive Vulnerability Assessment (VA) pursuant to Section 380.093, Florida Statutes (F.S.) and Adaptation Plan (AP). The Project will identify needs, develop capital improvement project priorities and timelines, make recommended revisions to planning documents and land development codes, and increase community awareness, involvement and resilience.

TASKS AND DELIVERABLES:

Task 1: Kick Off Meeting

Description: After a notice-to-proceed is issued, the Grantee will conduct a kick off meeting to discuss the project scope, project goals, schedule, key milestones, and deliverables. The kick-off meeting will also identify a list of potential stakeholder representatives to serve on the project steering committee. Prior to the meeting, the Grantee will prepare the sign-in sheet, draft project schedule, and other meeting materials as necessary.

Deliverables: The Grantee will provide the following:

- **1.1:** A draft list of stakeholder representatives to serve on the steering committee;
- **1.2:** Kick-off meeting minutes, and
- **1.3:** A draft email to potential steering committee members to request their participation on the committee. The email shall include the project purpose, goals, schedule, project meeting dates and locations, and overall desired outcomes.

Task 2: Acquire Background Data

Description: The Grantee will research and compile the data needed to perform the VA, based on the requirements as defined in Section 380.093, F.S. Three main categories of data are required to perform a VA: 1) critical and regionally significant asset inventory, 2) topographic data, and 3) flood scenario-related data. GIS metadata should incorporate a layer for each of the four asset types as defined in s. 380.093(2)(a) 1-4, F.S. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata. Sea level rise projection data shall include the 2017 National Oceanic and Atmospheric Administration (NOAA) intermediate-high and intermediate-low projections for 2040 and 2070, at a minimum. Other projections can be used at the Grantees discretion. Storm surge data used must be equal to or exceed the 100-year return period (1% annual chance) flood event. In the process of researching background data, the Grantee shall

identify data gaps, where missing data or low-quality information may limit the VA's extent or reduce the accuracy of the results. The Grantee shall rectify any gaps of necessary data.

Deliverables: The Grantee will provide the following:

- **2.1:** A technical report to outline the data compiled and findings of the gap analysis;
- **2.2:** A summary report to include recommendations to address the identified data gaps and actions taken to rectify them, if applicable; and
- **2.3:** GIS files with appropriate metadata of the data compiled, to include locations of critical assets owned or maintained by the Grantee as well as regionally significant assets that are classified and as defined in s. 380.093(2)(a) 1-4, F.S.

Task 3: Public Outreach Meetings and Stakeholder Engagement

Description: The Grantee will conduct at least two public outreach meetings during the project. The purpose of the meetings are to allow the public to provide input during the initial data collection stages, to include input on preferred methodologies, data for analyzing potential sea level rise impacts and/or flooding, guiding factors to consider, and critical assets important to the community. The Grantee will prepare all social media notifications, meeting invitations, meeting materials, presentations, and graphics utilized during the meeting, as applicable This task includes coordination with City staff regarding the appropriate additional SLR modeling scenarios, and coordination with Pinellas County. This task also includes coordination with the City's Sustainability Committee to engage the committee as a key stakeholder to increase confidence and buy-in to development of the proposed VA.

The second public meeting will be to present and discuss the results from the exposure analysis, sensitivity analysis, and updated draft Vulnerability Assessment. The purpose of the second meeting is to allow the public to provide community-specific input on the results of the analyses and to reconsider methodologies and assumptions used in the analysis for refinement. Additionally, during this meeting, the City will conduct exercises to encourage the public to prioritize focus areas of flooding, and the critical assets in preparation for the development of adaptation strategies and project development. Criteria will be presented to guide the public's input for the selection of focus areas. The Grantee will prepare all notifications, meeting invitations, meeting materials, presentations, and graphics utilized during the meeting, as applicable.

Deliverables: The Grantee will provide the following:

- **3.1:** Meeting agendas to include location, date, and time of meeting;
- **3.2:** Meeting sign-in sheets with attendee names and affiliation (i.e. local stakeholder, resident, steering committee member, local government staff);
- **3.3:** A copy of the presentation(s) and any materials created in preparation of or for distribution at the meeting (i.e. social media posts, public announcements, graphics), as applicable;
- **3.4:** A copy of the file or weblink of the video or audio recording from the meeting, if applicable; and
- **3.5:** A summary report including attendee input and meeting outcomes, including any minutes of discussions detailing agreed upon modeling scenarios and criteria, as applicable.

Task 4: Exposure Analysis

Description: The Grantee will perform an exposure analysis to identify the depth of water caused by each sea level rise, storm surge, and/or flood scenario. The water surface depths (i.e. flood scenarios) used to

evaluate assets shall include the following data: tidal flooding, current and future storm surge flooding, rainfall-induced flooding, and compound flooding, all as applicable, as well as the scenarios and standards used for the exposure analysis shall be pursuant to s. 380.093, F.S. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

The City will perform two (2) additional sea-level rise (SLR) scenarios combined with rainfall events (SLR horizon and storm frequency to be determined) using the augmented (included the coastal watersheds) ICPR v4 model developed by the Anclote River Watershed Model Plan (WMP, Atkins). This exposure analysis will identify water surface depths resulting from each of the different modeled scenarios.

Deliverables: The Grantee will provide the following:

- **4.1:** A draft VA report that provides details on the modeling process, type of models utilized, and resulting tables and maps illustrating flood depths for each flood scenario; and
- **4.2:** GIS files with results of the exposure analysis for each flood scenario as well as the appropriate metadata that identifies the methods used to create the flood layers.

Task 5: Sensitivity Analysis

Description: The Grantee will perform the sensitivity analysis to measure the impact of flooding on assets and to apply the data from the exposure analysis to the inventory of critical assets created in the Exposure Analysis Task. The sensitivity analysis should include an evaluation of the impact of flood severity on each asset type and at each flood scenario and assign a risk level based on percentages of land area inundated and number of critical assets affected.

Using the data collected from the previous Tasks, the Grantee will also perform a sensitivity analysis by applying the surface water elevations reported in the exposure analysis to each of the assets listed in the critical asset inventory. The analysis will identify the impact of sea level rise, and stormwater runoff in relation to communities, infrastructure, transportation, structures, critical assets, and natural resources. The sensitivity analysis will include an evaluation of the impact of flood severity on each asset type and at each flood scenario and assign a risk level based on percentages of land area inundated and number of critical assets affected. The analysis includes an assessment of when (what horizon) and how much (which SLR scenario). This analysis also includes identification and outlining of the City's Adaptation Action Areas (AAA). The sensitivity analysis will utilize the Pinellas County's Vulnerability Assessment (WSP developing) as a calibration tool

Deliverables: The Grantee will provide the following:

- **5.1:** A draft VA report that provides details on the findings of the exposure analysis and the sensitivity analysis, and includes visual presentation of the data via maps and tables, based on the statutory-required scenarios and standards; and
- **5.2:** An initial list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset.

Task 6: Identify Focus Areas

Description: The Grantee will identify focus areas based on input from the steering committee, following the guidelines in Chapter 2 of the Florida Adaptation Planning Guidebook. Based on the exposure and sensitivity analyses, the Grantee may assign focus areas to locations or assets that are particularly vulnerable and require the development of adaptation strategies. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

Deliverables: The Grantee will provide the following:

- **6.1:** A report summarizing the areas identified as focus areas, with justification for choosing each area;
- **6.2:** Tables listing each focus area with any critical assets that are contained inside the focus area;
- **6.3:** Maps illustrating the location of each focus area compared to the location of all critical assets within the geographic extent of the study; and
- **6.4:** GIS files and associated metadata illustrating geographic boundaries of the identified focus areas.

Task 7: Final Vulnerability Assessment Report and Adaptation Plan

Description: The Grantee will finalize the VA report pursuant to the requirements in s. 380.093, F.S. and based upon the steering committee and public outreach efforts. The final VA must include all results from the exposure and sensitivity analyses, as well as a summary of identified risks and assigned focus areas. It should contain a list of critical and regionally significant assets that are impacted by flooding and sea-level rise, specifying for each asset the flood scenario(s) impacting the asset. A Vulnerability Assessment and Action Plan (VAAP) report will be completed and will incorporate the final VA report. The VAAP will serve as a basis for updated community policies within the coastal management element to improve resilience to current coastal flooding. The VAAP will include a prioritization of the AAA's and will also include a prioritized list of conceptual projects (or Best Management Practices (BMPs)) to reduce the areas future risk and vulnerability to the effects of SLR projections. Examples can range widely from the installation of tidal valves to incorporating SLR projections into the design of new construction capital projects. A draft final VAAP report will be prepared and submitted to the City for review. City comments and suggested revisions will be incorporated into a Final VAAP report. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata. The Final VA will also include a complete AP that is consinstent with the Florida Adaptation Planning Guidebook and includes the following: assessment of adaptive capacities, prioritization of adaptation needs, and identification of adaptation strategies. The Grantee may also include optional subtasks such as identifying adaptation action areas, stakeholder engagement, and integrating the proposed AP into existing APs. The AP will also include a list of prioritized projects for each asset class as defined in subsection 380.093(2), F.S., for consideration and implementation.

Deliverables: The Grantee will provide the following:

- **7.1:** Final VA Report that provides details on the results and conclusions, including illustrations via maps and tables, based on the statutory-required scenarios and standards in s. 380.093, F.S.;
- **7.2:** Final AP or Report;
- **7.3:** A final list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset.;

- **7.4:** All electronic mapping data used to illustrate flooding and sea level rise impacts identified in the VA, to include the geospatial data in an electronic file format and GIS metadata; and
- **7.5:** A signed VA Compliance Checklist Certification.

PERFORMANCE MEASURES: The Grantee will submit all deliverables for each task to the Department's Grant Manager on or before the Task Due Date listed in the Project Timeline. The Department's Grant Manager will review the deliverable(s) to verify that they meet the specifications in the Grant Work Plan and the task description, to include any work being performed by any subcontractor(s), and will provide written acceptance or denial of the deliverable(s) to the Grantee within thirty (30) calendar days. Tasks may include multiple deliverables to be completed. The Department will accept partial and full deliverables. Incomplete deliverables will not be accepted. A "partial deliverable" is defined as a deliverable consisting of one (1) or more (but not all) subcomponents listed in the deliverable list for a single task, where such subcomponent(s) are delivered to the Department at one hundred percent (100%) completion. A "full deliverable" is defined as a deliverable comprising all subcomponents listed in the deliverable list for a single task, all delivered to the Department at one hundred percent (100%) completion. An "incomplete deliverable" is defined as a deliverable for which one hundred percent (100%) completion has not been achieved for any of the subcomponents listed in the deliverable list for a single task. A task is considered one hundred percent (100%) complete upon the Department's receipt and approval of all deliverable(s) listed within the task and the Department's approval provided by the Deliverable Acceptance Letter.

CONSEQUENCES FOR NON-PERFORMANCE: For each task deliverable not received by the Department at one hundred percent (100%) completion and by the specified due date listed in the Agreement's most recent Project Timeline, the Department will reduce the relevant Task Funding Amount(s) paid to Grantee in proportion to the percentage of the deliverable(s) not fully completed and/or submitted to the Department in a timely manner.

PAYMENT REQUEST SCHEDULE: Following the Grantee's full or partial completion of a task's deliverable(s) and acceptance by the Department's Grant Manager, the Grantee may submit a payment request for cost reimbursement using the Exhibit C, Payment Request Summary Form. All payment requests must be accompanied by the Deliverable Acceptance Letter; the Exhibit A, Progress Report Form, detailing all progress made in the invoice period; and supporting fiscal documentation including match, if applicable. Interim payments will not be accepted. Payment requests will not be accepted until all required Exhibit A, Progress Report Forms, have been submitted to the Department's Grant Manager for all reporting periods dating back to the Agreement Begin Date. Upon the Department's receipt of the aforementioned documents and supporting fiscal documentation, the Department's Grant Manager will have ten (10) working days to review and approve or deny the payment request.

PROJECT TIMELINE AND BUDGET DETAIL: The tasks must be completed by, and all deliverables received by, the corresponding task due date listed in the table below. Cost-reimbursable grant funding must not exceed the budget amounts indicated below. Requests for any change(s) must be submitted prior to the current task due date listed in the Project Timeline. Requests are to be sent via email to the Department's Grant Manager, with the details of the request and the reason for the request made clear.

Task No.	Task Title	Budget Category	DEP Amount	Match Amount	Total Amount	Task Start Date	Task Due Date
1	Kick Off Meeting	Contractual Services	$9,373.67	$0.00	$9,373.67	7/1/2021	12/31/2024
2	Acquire Background Data	Contractual Services	$22,871.67	$0.00	$22,871.67	7/1/2021	12/31/2024
3	Public Outreach Meetings and Stakeholder Engagement	Contractual Services	$23,798.39	$0.00	$23,798.39	7/1/2021	12/31/2024
4	Exposure Analysis	Contractual Services	$28,392.39	$0.00	$28,392.39	7/1/2021	12/31/2024
5	Sensitivity Analysis	Contractual Services	$41,550.62	$0.00	$41,550.62	7/1/2021	12/31/2024
6	Identify Focus Areas	Contractual Services	$41,629.24	$0.00	$41,629.24	7/1/2021	12/31/2024
7	Final Vulnerability Assessment Report and Adaptation Plan	Contractual Services	$23,552.02	$0.00	$23,552.02	7/1/2021	12/31/2024
		Total:	**$191,168.00**	**$0.00**	**$191,168.00**		

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SECOND RESIVED PROGRAM-SPECIFIC REQUIREMENTS
RESILIENT FLORIDA PROGRAM

ATTACHMENT 6-B

General

1. Deliverable and Payment Request Submissions. All grant deliverables and payment requests (Exhibit C) must be submitted to ResilientFloridaGrants@FloridaDEP.gov.

2. Contractual Services. For all grant agreements that include Contractual Services as an expenditure category, the Grantee must submit Exhibit H, Contractual Services Certification, and all required supporting documentation for all contractors conducting work under the grant agreement, prior to submitting a payment request for contractual services.

3. Grantee Match Form. If the grant agreement includes match requirements in Attachment 2, the Grantee must submit the Grantee Match Form upon execution of the grant agreement and at any time there are changes to the match funding amount and/or funding source throughout the grant agreement period.

4. Project Photos. The Grantee must submit Exhibit G, Photo Release Form, with the first submission of deliverables and reports (Exhibit A and F) that include photos.

5. DEP Logo and Funding Source Disclaimer. The final Vulnerability Assessment Report, Adaptation Plan report or document, and any permanent signage created for an implementation project included on the Statewide Flooding and Sea Level Rise Resilience Plan must include the Department's logo (which can be found on the Department's website at: https://floridadep.gov or by contacting the Grant Manager for a copy) as well as the following language:

   "This work was funded in part through a grant agreement from the Florida Department of Environmental Protection's Office of Resilience and Coastal Protection Resilient Florida Program. The views, statements, findings, conclusions, and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the State of Florida or any of its subagencies."

6. Final Project Report. The Grantee must submit Exhibit F, Final Project Report Form, prior to requesting final payment. The Final Project Report may be submitted in lieu of the final quarterly status report, only in instances where the next quarterly report falls after the project's completion date. For projects that are not completed by the Agreement End Date, Exhibit F must be submitted to ResilientFloridaGrants@FloridaDEP.gov upon completion of the project, which may be after the Agreement End Date.

7. Copyright, Patent and Trademark. The Department reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use, for state government purposes:
   a. The copyright in any work developed under this Agreement; and
   b. Any rights or copyright to which the Grantee or subcontractor purchases ownership with grant support.

8. State and Local Fiscal Recovery Funds. For all grant agreements funded with the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) under the American Rescue Plan Act, the Grantee must submit the SLFRF Reporting Requirements Form upon execution of the grant agreement.

9. Geographic Information System (GIS) files and associated metadata. All GIS files and associated metadata

must adhere to the Resilient Florida Program's GIS Data Standards (found on the Resilient Florida Program website: https://floridadep.gov/rcp/resilient-florida-program/documents/resilient-florida-program-gis-data-standards), and raw data sources shall be defined within the associated metadata.

Implementation Grants

10. Sea Level Impact Projection Study Requirement. If a state-funded construction project is located within an area where a Sea Level Impact Protection (SLIP) study is required pursuant to Section 380.0937, Florida Statutes, the Grantee is responsible for conducting such a SLIP study and submitting the resulting report to the Department. The SLIP study report must be received by the Department, approved by the Department, and published on the Department's website for at least thirty (30) days before construction can commence. Upon submission to the Department, SLIP study reports must meet all relevant statutory requirements, as well as the standards and criteria indicated in Chapter 62S-7, Florida Administrative Code.

11. Permits. The Grantee acknowledges that receipt of this grant does not imply nor guarantee that a federal, state, or local permit will be issued for a particular activity. The Grantee agrees to ensure that all necessary permits are obtained prior to implementation of any grant-funded activity that may fall under applicable federal, state, or local laws. Further, the Grantee shall abide by all terms and conditions of each applicable permit for any grant-funded activity. Upon request, the Grantee must provide a copy of all required, acquired, and approved permits for the project.

12. Grant funds may not be used to support ongoing efforts to comply with certain legal requirements or actions that were unanticipated, non-existent, or unknown to the Department at the time of this Agreement's execution, including regulatory and permit compliance requirements, non-compliance and citation fees, fees resulting from unanticipated permit conditions, settlement agreements, and compliance with formal or informal enforcement actions to resolve violations of applicable rules and statutes (including consent orders, Closed Without Official Enforcement agreements, and similar enforcement actions). Grant funds may be utilized to support ongoing efforts to comply with permit-required conditions, as approved by the Resilient Florida Program (e.g., pre-, during-, and post-construction monitoring and mitigation efforts).

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
EXHIBIT A-2
SECOND REVISED PROGRESS REPORT FORM

The current **Exhibit A, Progress Report Form** for the Resilient Florida Program grant agreements can be found on the Department's website at the link below. Each progress report must be submitted on the current form. The Department will notify grantees of any substantial changes to Exhibit A that occur during the grant agreement period.

https://floridadep.gov/Resilient-Florida-Program/Grants

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
SECOND REVISED CONTRACTUAL SERVICES CERTIFICATION

Exhibit H-2

Required for all grant agreements that include Contractual Services as an expenditure category.

DEP Agreement Number: 22PLN93

Project Title: City of Tarpon Springs Vulnerability Assessment and Action Plan

Grantee: City of Tarpon Springs

Subcontractor: _____

Note: Submit separate Exhibit H Certification for each additional subcontractor.

Prior to making a request for payment of contractual services, the Grantee must provide the following to the Department Grant Manager then responsible for the Grantee's Resilient Florida Grant Program grant agreement:

1. Documentation of the Grantee's procurement process, as consistent with Attachment 1, Paragraph 9(c) and Attachment 2, Paragraph 11;
2. A list of all subcontractor quote and/or bid amounts (as applicable), including the company name and address for each subcontractor;
3. An explanation of how and why the Grantee made their determination(s) for the subcontractor(s) selected to perform certain task(s) under the Grantee's relevant grant agreement;
4. A copy of the Grantee's executed subcontract agreement, as required by Attachment 2, Paragraph 11; and
5. This Exhibit H, signed and dated by the Grantee's own (non-Departmental) grant manager.

By signing below, I certify that, on behalf of the Grantee, I have provided all the information required by items 1. through 4. of this exhibit, as stated above, to the Department Grant Manager currently responsible for the Grantee's Resilient Florida Grant Program grant agreement. I also certify that the procurement process the Grantee utilized follows all of said Grantee's non-Departmental policies and procedures for subcontractors.

_____
Grantee's Grant Manager Signature

_____
Print Name

_____
Date

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
EXHIBIT I-2
SECOND REVISED VULNERABILITY ASSESSMENT COMPLIANCE CERTIFICATION CHECKLIST

The current **Exhibit I, Vulnerability Assessment Compliance Certification Checklist,** for the Resilient Florida Program grant agreements can be found on the Department's website at the link below. The checklist must be submitted on the current form. The Department will notify grantees of any substantial changes to Exhibit I that occur during the grant agreement period.

https://floridadep.gov/Resilient-Florida-Program/Grants

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Award File No. 250012-N-AS, Single Source Purchase of Rugged Machine to Machine (M2M) GPS Routers, Maintenance, Service, and Parts

Recommendation

Award File No. 250012-N-AS, Single Source Purchase of Rugged Machine to Machine (M2M) Gateway GPS Routers, Maintenance, Service, and Parts, to Source, Inc., for a two (2) year period effective October 1, 2024 through September 30, 2026, in an aggregate amount not to exceed $60,000, for the Police Department (PD).

Background

The purpose of this contract is to provide ongoing maintenance and support services for proprietary software and as needed purchases of replacement routers, antennas, and cables as police vehicles are replaced. On August 4, 2015, the BOC awarded a competitively bid contract to Source, Inc., for the purchase of Rugged M2M Gateway Integrated Broadband Routers with GPS capabilities, software, services, and accessories. This aggregate award amount includes a contingency amount of $20,000 ($10,000 annually) for the purchase of replacement routers, parts, and accessories (see attached memo). Source, Inc., is the sole source for Source's GPS Gate Solution support, software, and managed services.

Funding

FY25 Budget; Account no. 001-1002-521.4600 and 001-1002-521.4604 - PD

Strategic Plan Objective

N/A

TARPON SPRINGS POLICE DEPARTMENT

MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

To: Janina Lewis, Procurement Services Director

From: Jeffrey P Young, Chief of Police JPY

Date: September 10, 2024

Ref: BOC Authorization to Purchase Ongoing GPS Maintenance & Services with Source, Inc.

On 8/24/2022, the Board of Commissioners approved Contract File No. 230004-N-AS in an aggregate amount not to exceed $55,000 for ongoing maintenance and support for the Police Department's (PD) proprietary GPS router software and as needed purchases of antennas, cables or replacement routers as police vehicles are replaced.

PD requests a new two (2) year contract with Source, Inc., effective 10/01/2024 through 9/30/2026, in a total estimated amount not to exceed $60,000 for ongoing Rugged Machine to Machine (M2M) Gateway GPS router maintenance and support services. The requested amount includes an annual contingency allowance of $10,000 for as needed accessories and replacement items. This equipment and the maintenance, service, and replacement thereof is essential to PD's daily operations. Source, Inc. is the sole source for its proprietary GPS Gate solution and managed services.

Note: An updated single source documentation for this vendor was filed with Procurement on 09/10/2024.

Funding: 001-1002-521.46-00 and 001-1002-521.46-04 FY25

source|inc.
WIRELESS SOLUTIONS

17850 W 99th Street
Lenexa, KS 66219

September 10, 2024

City of Tarpon Springs Police Department
Raquel Hull
444 S. Huey AVE
Tarpon Springs, FL 34689

Dear Raquel,

Source Inc is the sole source for Source Inc's GPS Gate solution with support and Managed Services with support for Tarpon Springs' Cradle Point NCM account. Source Inc's CradlePoint hardware pricing meets or exceeds Florida's NASPO pricing schedule.

Debbie Gasparovich

Debbie Gasparovich
Vice President of Operations
W:913.663.2700
dgasparovich@sourceinc.com
Source Incorporated of Missouri

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Ratify Increase to File No. 240003-C-AS, Motorola Radio Equipment, Maintenance, and Support, utilizing State of Florida Alternate Contract Source No. 43190000-22-NASPO-ACS

Recommendation

Ratify an increase to File No. 240003-C-AS, Motorola Radio Equipment and Maintenance, utilizing the State of Florida Alternate Contract Source No. 43190000-22-NASPO-ACS with Motorola Solutions, Inc. (Motorola) by $20,000, from $70,000 to $90,000; furthermore, award File No. 240166-C-AS, effective from August 1, 2024 through July 31, 2025 in an estimated amount not to exceed $90,000 for the Police and Fire Departments. Purchase orders will only be issued against approved budgets.

Background

On September 19, 2023, the BOC awarded Contract File No. 240003-C-AS for the Police (PD) and Fire (FD) Departments. In 2024, PD standardized to Motorola for all its communication equipment to improve compatibility and interchangeability with PD's existing equipment. The requested increase is needed to pay for remaining invoices through the FY24 contract term. The purpose of this contract is to provide the City with a reliable communications network for its first responders. Approval of the new contract (240166-C-AS) will ensure uninterrupted service for the City's public safety communications infrastructure (see attached memo). The consolidation of services and equipment to a single annual contract is reflected in the requested not to exceed amount.

Funding

FY24 & FY25 budgets; 001-1002-521.4600 and 001-1002-521.5200 – PD; FY25 budget; 001-1102-522.4600 and 001-1102-522.5200 - FD

Strategic Plan Objective

N/A

TARPON SPRINGS POLICE DEPARTMENT

MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

To: Janina Lewis, Procurement Services Director

From: Jeffrey P Young, Chief of Police JY

Date: September 5, 2024

Ref: Ratify Increase for Motorola Radio Equipment and Maintenance, Contract File No. 240003-C-AS and Award Contract File No. 240166-C-AS

The Police Department (PD) is requesting to ratify an increase to Contract File No. 240003-C-AS, Motorola Radio Equipment and Maintenance, utilizing the State of Florida Alternate Contract Source No. 43190000-22-NASPO-ACS with Motorola Solutions, (Motorola) in the amount of $20,000 and to award a new Contract, File No. 240166-C-AS in the amount of $75,000, effective August 1, 2024 through July 31, 2025.

Motorola has been a reliable partner in providing critical public safety communication products and services to the City's first responders. PD recently standardized to Motorola for all its communication equipment to improve compatibility and interchangeability with PD's existing equipment, while reducing associated costs for training, accessories, and parts. Approval of this ratification to increase File No. 240003-C-AS will provide needed funds to pay for remaining invoices through the FY24 contract term. Additionally, approval of a new contract (240166-C-AS) will ensure uninterrupted service for the City's public safety communications infrastructure. As part of the standardization effort, PD is consolidating its Motorola services for dispatch and device combo services, equipment, training, and maintenance into a single annual contract. This consolidation is reflected in the requested annual amount for the new contract. Utilizing the State of Florida Alternate Source Contract will continue to provide discounted pricing through the new contract term.

PD has funds budgeted in the FY 2024 and FY25 budgets for this purchase.

Funding: 001-1002-521.46-00 and 001-1002-521.52-00

444 S. HUEY AVENUE, TARPON SPRINGS, FL 34689 - PHONE: (727) 938-2849
WWW.TSPD.US
"A Full Service Accredited Law Enforcement Agency"

Tarpon Springs Fire Rescue

444 HUEY AVE. SOUTH, TARPON SPRINGS, FLORIDA 34689
PHONE: (727) 938-3737 FAX: (727) 934-0598

CRAIG MISENER
Deputy Chief
Operations / EMS
cmisener@tsfr.us

MEGAN ARAYA
EM Coordinator
Floodplain Administrator
maraya@tsfr.us

SCOTT YOUNG
Fire Chief
syoung@tsfr.us

RICHARD WALSH
Deputy Chief
Administration
rwalsh@tsfr.us

KEVIN WODRICH
Fire Marshal
kwodrich@tsfr.us

To: Janina Lewis, Procurement Services Director

From: Scott Young, Fire Chief

Date: September 6, 2024

Re: FY25 Motorola Solutions, Inc.

Recommendation

Authorize a contract for radio and pager (Motorola) equipment and maintenance to Motorola Solutions, Inc. not to exceed the annual amount of $15,000.00.

Background

Both the Police and Fire Department use pagers and radios daily. It is imperative that an equipment and maintenance agreement is in place to maintain the equipment to keep lines of communication between the County 911 System and our crews in the field. Motorola Solutions, Inc. is the only Motorola Authorized Center providing maintenance to Government and Public Safety customers in Pinellas County.

FY25 Funding

Repairs & Maintenance_001-1102-522.46-00

Equipment/Operating Supplies_001-1102-522.52-00

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director

FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst

DATE: 09/19/2023

SUBJECT: Increase File No. 230016-N-AS, Motorola Radio Equipment, Maintenance, and Support Services and Award File No. 240003-C-AS, Utilizing State of Florida Alternate Contract Source No. 43190000-22-NASPO-ACS

RECOMMENDATION:

Increase File No. 230016-N-AS, Motorola Radio Equipment, Maintenance, and Support with Motorola Solutions, Inc., in an amount not to exceed $113,853, from $70,000, a one-time increase of $43,853; further, award File No. 240003-C-AS, Utilizing State of Florida Alternate Contract Source (ACS) No. 43190000-22-NASPO-ACS effective October 11, 2023 through October 10, 2024, in an estimated not to exceed annual amount of $70,000, for the Police and Fire Departments.

BACKGROUND:

On October 11, 2022, the BOC awarded Contract File No. 230016-N-AS for the Police and Fire Departments. The requested increase for FY23 is needed to cover invoices through the remaining contract term for: replacement batteries, microphones; and purchases of four (4) V700 body worn cameras, four (4) Motorola APX N70 radios, and two (2) multi-unit chargers as part of an upcoming department-wide radio upgrade and to provide equipment for hiring of new officers (see attached memo). The purpose of this contract is to provide equipment, maintenance services, and support for the City's radio and communication system. The City uses the Pinellas County ASTRO P25 Radio and Communications System and associated infrastructure. Pinellas County contracts with Motorola Solutions, Inc.; therefore, to maintain countywide communications, the City is required to use Motorola equipment and associated maintenance, and support. Discounted pricing for the new Contract (File No. 240003-C-AS) is offered through the State of Florida ACS No. 43190000-22-NASPO-ACS.

FUNDING: FY23: 001-1002-521.5200 $40,568.80; 001-1002-521.46-00 $3,284.20 – Police Department
FY24: 001-1002-521.46-00 $32,387.20; 001-1002-521.52-00 $22,612.80 – Police Dept.
FY24: 001-1102-522.46-00 $15,000; 001-1102-522.52-00 – Fire Department

Accepted by: _____
City Manager

Attest: _____
City Clerk

TARPON SPRINGS POLICE DEPARTMENT

MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

To: Janina Lewis, Procurement Services Director

From: Jeffrey P. Young, Chief of Police

Date: September 11, 2023

Ref: Request Increase Motorola Contract File 230016-N –AS and Award Contract File 240003-C-AS

The Police Department (PD) is requesting an increase to the Motorola Contract File No. 230016-N-AS, Radio Maintenance Support and Equipment Purchases, utilizing State of Florida Alternate Contract Source (ACS) No. 43190000-22-NASPO-ACS, in the amount of $43,853 from $70,000 to $113,853 and to award a new Contract File No. 240003-C-AS through 10/10/24, in an estimated amount not to exceed $55,000.

The requested funds in FY23 will account for the purchase of four (4) V700 Body Worn Camera with software support and hardware, four (4) Motorola APX N70 radios and two (2) Multi-unit chargers for the administrative staff in preparation for an upcoming department-wide radio upgrade and cover remaining FY23 invoices. The current portable radio system used by the PD is reaching its end of life, necessitating a proactive approach to ensure effective communication. The additional Body Worn Cameras are for the increased number of officers recently approved. Budgeted funds for FY24 will cover the annual maintenance support for patrol and dispatch radios as well as purchase of necessary equipment.

This Contract offers cooperative discounted pricing available through use of the State of Florida Alternate Contract Source and has been thoroughly reviewed for compliance.

Funding for this will come from the following accounts:

FY23: 001-1002-521.52-00	$40,568.80	001-1002-521.46-00	$3,284.20
FY24: 001-1002-521.46-00	$32,387.20	001-1002-521.52-00	$22,612.80

Tarpon Springs Fire Rescue

444 HUEY AVE. SOUTH, TARPON SPRINGS, FLORIDA 34689
PHONE: (727) 938-3737 FAX: (727) 934-0598

CRAIG MISENER
Deputy Chief
Operations / EMS
cmisener@tsfr.us

MEGAN ARAYA
EM Coordinator
Floodplain Administrator
maraya@tsfr.us

SCOTT YOUNG
Fire Chief
syoung@tsfr.us

RICHARD WALSH
Deputy Chief
Administration
rwalsh@tsfr.us

RICHARD KINNEY
Fire Marshal
rkinney@tsfr.us

To: Janina Lewis, Procurement Services Director

From: Scott Young, Fire Chief

Date: September 5, 2023

Re: FY24 Motorola Solutions, Inc.

Recommendation

Authorize a contract for radio and pager (Motorola) equipment and maintenance to Motorola Solutions, Inc. not to exceed the annual amount of $15,000.00.

Background

Both the Police and Fire Department use pagers and radios daily. It is imperative that an equipment and maintenance agreement is in place to maintain the equipment to keep lines of communication between the County 911 System and our crews in the field. Motorola Solutions, Inc. is the only Motorola Authorized Center providing maintenance to Government and Public Safety customers in Pinellas County.

FY24 Funding

Repairs & Maintenance_001-1102-522.46-00

Equipment/Operating Supplies_001-1102-522.52-00

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director JL

FROM: Anela Saday, CPPB, Senior Procurement Analyst AS

DATE: 10/11/2022

SUBJECT: Award File No. 230016-N-AS, Single Source Purchase, Motorola Radio Equipment, Maintenance, and Support Services

RECOMMENDATION:

Award File No. 230016-N-AS, Single Source Purchase of Motorola Radio Equipment, Maintenance, and Support to Motorola Solutions, Inc., for the period of October 11, 2022, through October 10, 2023, in an estimated amount not to exceed $70,000, for the Police and Fire Rescue Departments.

BACKGROUND:

The purpose of this contract is to provide ongoing equipment, maintenance, and support for the City's radio and communication system (see attached memos). The City uses the Pinellas County ASTRO P25 Radio and Communications System and associated infrastructure. Pinellas County contracts with Motorola Solutions, Inc., therefore, to maintain countywide communications, the City is required to use Motorola equipment and associated maintenance and support. The City will be afforded the same contract pricing as negotiated by Pinellas County.

FUNDING: 001-1002-521.4600 and 001-1002-521.5200 - $40,000 - Police Department

001-1102-522.4600 and 001-1102-522.5200 – $30,000 - Fire Rescue

Accepted by: _____
City Manager

Attest: _____
City Clerk

TARPON SPRINGS POLICE DEPARTMENT

MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

To: Janina Lewis, Procurement Services Director

From: Jeffrey P Young, Chief of Police

Date: September 7, 2022

Ref: Commission authorization to expend up to $40,000 in fiscal year 2023 with Motorola Corporation for Police radios, supplies and maintenance.

We are a part of the Countywide Police and Fire Radio System, which is provided by Motorola. Motorola Solutions, Inc is the sole provider authorized to maintain Motorola equipment for Government and Public Safety customers in Pinellas County.

The Police Department has funds budgeted in the FY 2023 budget for maintenance, parts, batteries and other expense items related to our essential state of the art radio system.

By way of this memorandum, I am asking that you bring forward to the City Commission an expenditure approval for Motorola not to exceed $40,000.

Funding: 001-1002-521.46-00
001-1002-521.52-00

Tarpon Springs Fire Rescue

444 HUEY AVE. SOUTH, TARPON SPRINGS, FLORIDA 34689
PHONE: (727) 938-3737 FAX: (727) 934-0598

CRAIG MISENER
Deputy Chief
Operations / EMS
cmisener@tsfr.us

SCOTT YOUNG
Fire Chief
syoung@tsfr.us

RICHARD WALSH
Deputy Chief
Administration
rwalsh@tsfr.us

RICHARD KINNEY
Fire Marshal
rkinney@tsfr.us

To: Janina Lewis, Procurement Services Director

From: Scott Young, Fire Chief

Date: September 12, 2022

Re: FY23 Motorola Solutions, Inc.

Recommendation

Authorize a contract for radio and pager (Motorola) equipment and maintenance to Motorola Solutions, Inc. not to exceed the annual amount of $30,000.00.

Background

Both the Police and Fire Department use pagers and radios daily. It is imperative that an equipment and maintenance agreement is in place to maintain the equipment to keep lines of communication between the County 911 System and our crews in the field. Motorola Solutions, Inc. is the only Motorola Authorized Center providing maintenance to Government and Public Safety customers in Pinellas County.

FY23 Funding

Repairs & Maintenance_001-1102-522.46-00

Equipment/Operating Supplies_001-1102-522.52-00

Service Terms and Conditions

Motorola Solutions, Inc. ("Motorola") and the customer named in this Agreement ("Customer") hereby agree as follows:

Section 1 APPLICABILITY

These Service Terms and Conditions apply to service contracts whereby Motorola will provide to Customer either (1) maintenance, support, or other services under a Motorola Service Agreement, or (2) installation services under a Motorola Installation Agreement.

Section 2 DEFINITIONS AND INTERPRETATION

2.1. "Agreement" means these Service Terms and Conditions; the cover page for the Service Agreement or the Installation Agreement, as applicable; and any other attachments, all of which are incorporated herein by this reference. In interpreting this Agreement and resolving any ambiguities, these Service Terms and Conditions take precedence over any cover page, and the cover page takes precedence over any attachments, unless the cover page or attachment states otherwise.

2.2. "Equipment" means the equipment that is specified in the attachments or is subsequently added to this Agreement.

2.3. "Services" means those installation, maintenance, support, training, and other services described in this Agreement.

Section 3 ACCEPTANCE

Customer accepts these Service Terms and Conditions and agrees to pay the prices set forth in the Agreement. This Agreement becomes binding only when accepted in writing by Motorola. The term of this Agreement begins on the "Start Date" indicated in this Agreement.

Section 4 SCOPE OF SERVICES

4.1. Motorola will provide the Services described in this Agreement or in a more detailed statement of work or other document attached to this Agreement. At Customer's request, Motorola may also provide additional services at Motorola's then-applicable rates for the services.

4.2. If Motorola is providing Services for Equipment, Motorola parts or parts of equal quality will be used; the Equipment will be serviced at levels set forth in the manufacturer's product manuals; and routine service procedures that are prescribed by Motorola will be followed.

4.3. If Customer purchases from Motorola additional equipment that becomes part of the same system as the initial Equipment, the additional equipment may be added to this Agreement and will be billed at the applicable rates after the warranty for that additional equipment expires.

4.4. All Equipment must be in good working order on the Start Date or when additional equipment is added to the Agreement. Upon reasonable request by Motorola, Customer will provide a complete serial and model number list of the Equipment. Customer must promptly notify Motorola in writing when any Equipment is lost, damaged, stolen or taken out of service. Customer's obligation to pay Service fees for this Equipment will terminate at the end of the month in which Motorola receives the written notice.

4.5. Customer must specifically identify any Equipment that is labeled intrinsically safe for use in hazardous environments.

4.6. If Equipment cannot, in Motorola's reasonable opinion, be properly or economically serviced for any reason, Motorola may modify the scope of Services related to that Equipment; remove that Equipment from the Agreement; or increase the price to Service that Equipment.

4.7. Customer must promptly notify Motorola of any Equipment failure. Motorola will respond to Customer's notification in a manner consistent with the level of Service purchased as indicated in this Agreement.

Section 5 EXCLUDED SERVICES

5.1. Service excludes the repair or replacement of Equipment that has become defective or damaged from use in other than the normal, customary, intended, and authorized manner; use not in compliance with applicable industry standards; excessive wear and tear; or accident, liquids, power surges, neglect, acts of God or other force majeure events.

5.2. Unless specifically included in this Agreement, Service excludes items that are consumed in the normal operation of the Equipment, such as batteries or magnetic tapes.; upgrading or reprogramming Equipment; accessories, belt clips, battery chargers, custom or special products, modified units, or software; and repair or maintenance of any transmission line, antenna, microwave equipment, tower or tower lighting, duplexer, combiner, or multicoupler. Motorola has no obligations for any transmission medium, such as telephone lines, computer networks, the internet or the worldwide web, or for Equipment malfunction caused by the transmission medium.

Section 6 TIME AND PLACE OF SERVICE

Service will be provided at the location specified in this Agreement. When Motorola performs service at Customer's location, Customer will provide Motorola, at no charge, a non-hazardous work environment with adequate shelter, heat, light, and power and with full and free access to the Equipment. Waivers of liability from Motorola or its subcontractors will not be imposed as a site access requirement. Customer will provide all information pertaining to the hardware and software elements of any system with which the Equipment is interfacing so that Motorola may perform its Services. Unless otherwise stated in this Agreement, the hours of Service will be 8:30 a.m. to 4:30 p.m., local time, excluding weekends and holidays. Unless otherwise stated in this Agreement, the price for the Services exclude any charges or expenses associated with helicopter or other unusual access requirements; if these charges or expenses are reasonably incurred by Motorola in rendering the Services, Customer agrees to reimburse Motorola for those charges and expenses only if Customer has agreed in advance in writing to the amount of the additional expenses.

Section 7 CUSTOMER CONTACT

Customer will provide Motorola with designated points of contact (list of names and phone numbers) that will be available twenty-four (24) hours per day, seven (7) days per week, and an escalation procedure to enable Customer's personnel to maintain contact, as needed, with Motorola.

Section 8 PAYMENT

All payments, invoicing and dispute resolution shall be in accordance with the local Government Prompt Payment Act, Florida Statute § 218.70, *et. seq.*, and County policy established in conformity therewith.

Section 9 WARRANTY

Motorola warrants that its Services under this Agreement will be free of defects in materials and workmanship for a period of ninety (90) days from the date the performance of the Services are completed. In the event of a breach of this warranty, Customer's sole remedy is to require Motorola to re-perform the non-conforming Service or to refund, on a pro-rata basis, the fees paid for the non-

conforming Service. MOTOROLA DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Section 10 DEFAULT/TERMINATION

10.1. If either party defaults in the performance of this Agreement, the other party will give to the non-performing party a written and detailed notice of the default. The non-performing party will have thirty (30) days thereafter to provide a written plan to cure the default that is acceptable to the other party and begin implementing the cure plan immediately after plan approval. If the non-performing party fails to provide or implement the cure plan, then the injured party, in addition to any other rights available to it under law, may immediately terminate this Agreement effective upon giving a written notice of termination to the defaulting party.

10.2. Any termination of this Agreement will not relieve either party of obligations previously incurred pursuant to this Agreement, including payments which may be due and owing at the time of termination. All sums owed by Customer to Motorola will become due and payable immediately upon termination of this Agreement. Upon the effective date of termination, Motorola will have no further obligation to provide Services.

10.3. In the event sufficient budgeted funds are not available in a new County fiscal period, County will provide at least thirty (30) days' written notice of the circumstance, and this Agreement will terminate without penalty or expense to the County, effective on the last day of the period for which funds were budgeted or on the date of stated in the Notice, whichever is earlier.

Section 11 LIMITATION OF LIABILITY

Except for personal injury, death or damage to tangible property, Motorola's total liability, whether for breach of contract, warranty, negligence, strict liability in tort, or otherwise, will be limited to the direct damages recoverable under law, but not to exceed the price of twelve (12) months of Service provided under this Agreement. ALTHOUGH THE PARTIES ACKNOWLEDGE THE POSSIBILITY OF SUCH LOSSES OR DAMAGES, THEY AGREE THAT MOTOROLA WILL NOT BE LIABLE FOR ANY COMMERCIAL LOSS; INCONVENIENCE; LOSS OF USE, TIME, DATA, GOOD WILL, REVENUES, PROFITS OR SAVINGS; OR OTHER SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES IN ANY WAY RELATED TO OR ARISING FROM THIS AGREEMENT OR THE PERFORMANCE OF SERVICES BY MOTOROLA PURSUANT TO THIS AGREEMENT.

Section 12 EXCLUSIVE TERMS AND CONDITIONS

12.1. This Agreement supersedes all prior and concurrent agreements and understandings between the parties, whether written or oral, related to the Services, and there are no agreements or representations concerning the subject matter of this Agreement except for those expressed herein. The Agreement may not be amended or modified except by a written agreement signed by authorized representatives of both parties.

12.2. Customer agrees to reference this Agreement on any purchase order issued in furtherance of this Agreement, however, an omission of the reference to this Agreement will not affect its applicability. In no event will either party be bound by any terms contained in a Customer purchase order, acknowledgement, or other writings unless: the purchase order, acknowledgement, or other writing specifically refers to this Agreement; clearly indicate the intention of both parties to override and modify this Agreement; and the purchase order, acknowledgement, or other writing is signed by authorized representatives of both parties.

Section 13 PROPRIETARY INFORMATION; CONFIDENTIALITY; INTELLECTUAL PROPERTY RIGHTS

13.1. To the extent permissible under applicable law, any information or data in the form of specifications, drawings, reprints, technical information or otherwise furnished to Customer under this Agreement will remain Motorola's property; will be deemed proprietary; will be kept confidential, and promptly returned to Motorola, if and only if it's deemed not to be a public record. Customer may not disclose, without Motorola's written permission, any information or data to any person, or use confidential information or data for any purpose other than performing its obligations under this Agreement. Confidential information may be disclosed pursuant to applicable law or by operation of any court order. The obligations set forth in this Section survive the expiration or termination of this Agreement.

13.2. Unless otherwise agreed in writing, no commercial or technical information disclosed in any manner or at any time by Customer to Motorola will be deemed secret or confidential. Motorola will have no obligation to provide Customer with access to its confidential and proprietary information, including cost and pricing data.

13.3. This Agreement does not grant directly or by implication, estoppel, or otherwise, any ownership right or license under any Motorola patent, copyright, trade secret, or other intellectual property, including any intellectual property created as a result of or related to the Equipment sold or Services performed under this Agreement.

13.4. Nothing stated in this Section 12 shall limit the parties' obligations to county with Florida Public Records laws, specifically including the requirements stated in Florida Statute § 119.0701.

Section 14 FCC LICENSES AND OTHER AUTHORIZATIONS

Customer is solely responsible for obtaining licenses or other authorizations required by the Federal Communications Commission or any other federal, state, or local government agency and for complying with all rules and regulations required by governmental agencies. Neither Motorola nor any of its employees is an agent or representative of Customer in any governmental matters.

Section 15 INTENTIONALLY OMITTED

Section 16 MATERIALS, TOOLS AND EQUIPMENT

All tools, equipment, dies, gauges, models, drawings or other materials paid for or furnished by Motorola for the purpose of this Agreement will be and remain the sole property of Motorola. Customer will safeguard all such property while it is in Customer's custody or control, be liable for any loss or damage to this property, and return it to Motorola upon request. This property will be held by Customer for Motorola's use without charge and may be removed from Customer's premises by Motorola at any time without restriction.

Section 17 GENERAL TERMS

17.1. If any court renders any portion of this Agreement unenforceable, the remaining terms will continue in full force and effect.

17.2. This Agreement and the rights and duties of the parties will be interpreted in accordance with the laws of the State in which the Services are performed.

17.3. Failure to exercise any right will not operate as a waiver of that right, power, or privilege.

17.4. Neither party is liable for delays or lack of performance resulting from any causes that are beyond that party's reasonable control, such as strikes, material shortages, or acts of God.

17.5. Motorola may subcontract any of the work, but subcontracting will not relieve Motorola of its duties under this Agreement.

17.6. Except as provided herein, neither Party may assign this Agreement or any of its rights or obligations hereunder without the prior written consent of the other Party, which consent will not be unreasonably withheld. Any attempted assignment, delegation, or transfer without the necessary consent will be void. Notwithstanding the foregoing, Motorola may assign this Agreement to any of its affiliates or its right to receive payment with the prior consent of Customer. In addition, in the event Motorola separates one or more of its businesses (each a "Separated Business"), whether by way of a sale, establishment of a joint venture, spin-off or otherwise (each a "Separation Event"), Motorola may, with the prior written consent of the other Party and at no additional cost to Motorola, assign this Agreement such that it will continue to benefit the Separated Business and its affiliates (and Motorola and its affiliates, to the extent applicable) following the Separation Event.

17.7. THIS AGREEMENT WILL RENEW, FOR AN ADDITIONAL ONE (1) YEAR TERM, ON EVERY ANNIVERSARY OF THE START DATE UNLESS EITHER THE COVER PAGE SPECIFICALLY STATES A TERMINATION DATE OR ONE PARTY NOTIFIES THE OTHER IN WRITING OF ITS INTENTION TO DISCONTINUE THE AGREEMENT NOT LESS THAN THIRTY (30) DAYS OF THAT ANNIVERSARY DATE. At the anniversary date, Motorola may adjust the price of the Services to reflect its current rates.

17.8. If Motorola provides Services after the termination or expiration of this Agreement, the terms and conditions in effect at the time of the termination or expiration will apply to those Services and Customer agrees to pay for those services on a time and materials basis at Motorola's then effective hourly rates.

LIFECYCLE SUPPORT SERVICE Addendum to Motorola Service Terms and Conditions Agreement

Motorola Solutions, Inc. ("Motorola") and Pinellas County Board of Commissioners, in Florida ("Customer") enter into this Addendum to the Motorola Service Agreement No. S00001021111 ("Addendum"), pursuant to which Customer will purchase and Motorola will sell the System Upgrade Services, as described below. Motorola and Customer may be referred to individually as a "Party" and collectively as the "Parties." For good and valuable consideration, the Parties agree as follows.

Section 1 EXHIBITS

The exhibits listed below are incorporated into and made a part of this Agreement. In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the exhibits and any inconsistency between Exhibits A through C will be resolved in their listed order.

Exhibit A	Customer existing Software License Agreement
Exhibit B	LIFECYCLE SUPPORT SERVICE Statement of Work (attached)
Exhibit C	Pricing and Payment
Exhibit D	Insurance Requirements, as amended

Section 2 DEFINITIONS AND INTERPRETATION

2.1. "Confidential Information" means all information consistent with the fulfillment of this Agreement that is (i) disclosed under this Agreement in oral, written, graphic, machine recognizable, and/or sample form, being clearly designated, labeled or marked as confidential or its equivalent or (ii) obtained by examination, testing or analysis of any hardware, software or any component part thereof provided by discloser to recipient. Confidential Information, that is disclosed orally must be identified as confidential at the time of disclosure and confirmed by the discloser by submitting a written document to the recipient within thirty (30) days after such disclosure. The written document must contain a summary of the Confidential Information disclosed with enough specificity for identification purpose and must be labeled or marked as confidential or its equivalent.

2.2. "Effective Date" means that date upon which the last Party executes this Agreement.

2.3. "Equipment" means the equipment that is specified in the attachments or is subsequently added to this Agreement.

2.4. "Software" means the Motorola Software and Non-Motorola Software, in object code format that is furnished with the System or Equipment.

Section 3 ACCEPTANCE

Customer accepts and agrees to pay the prices set forth in the Addendum. The term of this Addendum begins on the Effective Date of the Motorola Service Agreement No. S00001021111 (the "Agreement").

Section 4 SCOPE OF SERVICES AND TERM

4.1. SCOPE OF WORK. Motorola will provide the Services described in this Addendum and Exhibit B. At Customer's request, Motorola may also provide additional services at Motorola's then-applicable rates for the services.

4.2. SUBSTITUTIONS. At no additional cost to Customer, Motorola may substitute any Equipment, Software, or Services to be provided by Motorola, if the substitute meets or exceeds the specifications described in Exhibit B and D, and is of equivalent or better quality to the Customer. Any substitution will be reflected in a change order.

4.3 MOTOROLA SOFTWARE. Any Motorola Software, including subsequent releases, is licensed to Customer solely in accordance with the Software License Agreement. Customer hereby accepts and agrees to abide by all of the terms and restrictions of the Software License Agreement.

4.4. NON-MOTOROLA SOFTWARE. Any Non-Motorola Software is licensed to Customer in accordance with the standard license, terms, and restrictions of the copyright owner on the Effective Date unless the copyright owner has granted to Motorola the right to sublicense the Non-Motorola Software pursuant to the Software License Agreement, in which case it applies and the copyright owner will have all of Licensor's rights and protections under the Software License Agreement. Motorola makes no representations or warranties of any kind regarding Non-Motorola Software. Non-Motorola Software may include Open Source Software. All Open Source Software is licensed to Customer in accordance with, and Customer agrees to abide by, the provisions of the standard license of the copyright owner and not the Software License Agreement. Upon request by Customer, Motorola will use commercially reasonable efforts to determine whether any Open Source Software will be provided under this Agreement; and if so, identify the Open Source Software and provide to Customer a copy of the applicable standard license (or specify where that license may be found); and provide to Customer a copy of the Open Source Software source code if it is publicly available without charge (although a distribution fee or a charge for related services may be applicable).

4.5. TERM. This Agreement begins on October 1, 2015 and continues for six (6) years, through September 30, 2021 (the Term). This Agreement may be extended subject to written notice of agreement from the County and Motorola for an additional two (2) thirty-six (36) month periods beyond the Term. The Agreement will allow for price adjustments in an amount not to exceed the average of the Consumer Price Index (CPI) for all Urban Consumers, Series Id: CUUR0000SA0, Not Seasonally Adjusted, Area: U.S. city average, Item: All items, Base Period: 1982-84=100 over FY2023. The extension shall be exercised only if all other terms and conditions remain the same and the County Administrator grants approval.

Section 5 CONTRACT PRICE, PAYMENT AND INVOICING

5.1. CONTRACT PRICE. The Contract Price is listed in Exhibit C. The Contract Price includes the Equipment, Software and Services provided under this Agreement, excluding applicable sales or similar taxes and freight charges. Motorola has priced the Equipment, Software, and Services as defined in the Exhibits. Any change to the quantities or scope defined in the Exhibits may affect the overall Contract Price. Customer shall not be liable for the payment of any amount not specifically fixed in this Agreement, unless Customer has agreed to such an amount in writing.

5.2. INVOICING AND PAYMENT. All payments, invoicing and dispute resolution shall be in accordance with the local Government Prompt Payment Act, Florida Statute § 218.70, *et. seq.*, and County policy established in conformity therewith.

5.3 FREIGHT, TITLE, AND RISK OF LOSS. Motorola will pre-pay and add all freight charges to the invoices. Title to the Equipment will pass to Customer upon shipment. Title to Software will not pass to Customer at any time. Risk of loss will pass to Customer upon delivery of the Equipment to the Customer. Motorola will pack and ship all Equipment in accordance with good commercial practices.

Section 6 WARRANTY

6.1 SERVICE WARRANTY. Motorola warrants that its Services under this Agreement will be free of defects in materials and workmanship for a period of ninety (90) days from the date the performance of the Services are completed. In the event of a breach of this warranty, Customer's sole remedy is to require Motorola to re-perform the non-conforming Service or to refund, on a pro-rata basis, the fees paid for the non-conforming Service.

6.2 EQUIPMENT WARRANTY. Motorola warrants that the Equipment under normal use and service will be free from material defects in materials and workmanship for a period of ninety (90) days from the date of shipment.

6.3 MOTOROLA SOFTWARE WARRANTY. Unless otherwise stated in the Software License Agreement, Motorola warrants the Motorola Software in accordance with the terms of the Software License Agreement and the provisions of this Section 8 that are applicable to the Motorola Software for a period of ninety (90) days from the date of successful installation of a software upgrade as described in Exhibit B.

6.4. EXCLUSIONS TO EQUIPMENT AND MOTOROLA SOFTWARE WARRANTIES. These warranties do not apply to: (i) defects or damage resulting from: use of the Equipment or Motorola Software in other than its normal, customary, and authorized manner; accident, liquids, neglect, or acts of God; testing, maintenance, disassembly, repair, installation, alteration, modification, or adjustment not provided or authorized in writing by Motorola; Customer's failure to comply with all applicable industry and OSHA standards; (ii) breakage of or damage to antennas unless caused directly by defects in material or workmanship; (iii) Equipment that has had the serial number removed or made illegible; (iv) batteries (because they carry their own separate limited warranty) or consumables; (v) freight costs to ship Equipment to the repair depot; (vi) scratches or other cosmetic damage to Equipment surfaces that does not affect the operation of the Equipment; and (vii) normal or customary wear and tear.

6.5. WARRANTY CLAIMS. To assert a warranty claim, Customer must notify Motorola in writing of the claim before the expiration of the Warranty Period. Upon receipt of this notice, Motorola will investigate the warranty claim. If this investigation confirms a valid warranty claim, Motorola will (at its option and at no additional charge to Customer) repair the defective Equipment or Motorola Software, replace it with the same or equivalent product, or refund the price of the defective Equipment or Motorola Software. That action will be the full extent of Motorola's liability for the warranty claim. If this investigation indicates the warranty claim is not valid, then Motorola may invoice Customer for responding to the claim on a time and materials basis using Motorola's then current labor rates. Repaired or replaced product is warranted for the balance of the original applicable warranty period. All replaced products or parts will become the property of Motorola.

6.6. ORIGINAL END USER IS COVERED. These express limited warranties are extended by Motorola to the original user purchasing the System for commercial, industrial, or governmental use only, and are not assignable or transferable.

6.7. DISCLAIMER OF OTHER WARRANTIES. THESE WARRANTIES ARE THE COMPLETE WARRANTIES FOR THE EQUIPMENT AND MOTOROLA SOFTWARE PROVIDED UNDER THIS AGREEMENT AND ARE GIVEN IN LIEU OF ALL OTHER WARRANTIES. MOTOROLA DISCLAIMS ALL OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Section 7 EXCLUSIVE TERMS AND CONDITIONS

7.1 This Agreement supersedes all prior and concurrent agreements and understandings between the parties, whether written or oral, related to the Services, and there are no agreements or representations concerning the subject matter of this Agreement except for those expressed herein. The Agreement may not be amended or modified except by a written agreement signed by authorized representatives of both parties.

7.2 Customer agrees to reference this Agreement on any purchase order issued in furtherance of this Agreement, however, an omission of the reference to this Agreement will not affect its applicability. In no event will either party be bound by any terms contained in a Customer purchase order, acknowledgement, or other writings unless: the purchase order, acknowledgement, or other writing specifically refers to this Agreement; clearly indicate the intention of both parties to override and modify

this Agreement; and the purchase order, acknowledgement, or other writing is signed by authorized representatives of both parties.

Section 8 CONFIDENTIALITY

8.1 Confidentiality Obligation. Each party is a disclosing party ("Discloser") and a receiving party ("Recipient") under this Agreement. During the term of this Agreement and for a period of three (3) years from the date of expiration or termination of this Agreement, recipient will (i) not disclose Confidential Information to any third party; (ii) restrict disclosure of Confidential Information to only those employees (including, but not limited to, employees of any wholly owned subsidiary, a parent company, any other wholly owned subsidiaries of the same parent company), agents or consultants who must be directly involved with the Confidential Information for the purpose and who are bound by confidentiality terms substantially similar to those in this Agreement; (iii) not reverse engineer, de-compile or disassemble any Confidential Information; (iv) use the same degree of care as for its own information of like importance, but at least use reasonable care, in safeguarding against disclosure of Confidential Information; (v) promptly notify discloser upon discovery of any unauthorized use or disclosure of the Confidential Information and take reasonable steps to regain possession of the Confidential Information and prevent further unauthorized actions or other breach of this Agreement; and (vi) only use the Confidential Information as needed to fulfill this Agreement.

8.2. Required Disclosure. If a recipient is required to disclose Confidential Information purnt to applicable law, statute, or regulation, or court order, the recipient will give to the discloser prompt written notice of the request and a reasonable opportunity to object to such disclosure and seek a protective order or appropriate remedy. If, in the absence of a protective order, the recipient determines, upon the advice of counsel, that it is required to disclose such information, it may disclose only Confidential Information specifically required and only to the extent required to do so.

8.3. Confidential Exceptions. Recipient is not obligated to maintain as confidential, Confidential Information that recipient can demonstrate by documentation (i) is now available or becomes available to the public without breach of this Agreement; (ii) is explicitly approved for release by written authorization of discloser; (iii) is lawfully obtained from a third party or parties without a duty of confidentiality; (iv) is known to the recipient prior to such disclosure; or (v) is independently developed by recipient without the use of any discloser's Confidential Information or any breach of this Agreement.

8.4. Ownership and Retention. All Confidential Information remains the property of the discloser and will not be copied or reproduced without the express written permission of the discloser, except for copies that are absolutely necessary in order to fulfill this Agreement. Within ten (10) days of receipt of discloser's written request, recipient will return all Confidential Information to discloser along with all copies and portions thereof, or certify in writing that all such Confidential Information has been destroyed. However, recipient may retain one (1) archival copy of the Confidential Information that it may use only in case of a dispute concerning this Agreement. No license, express or implied, in the Confidential Information is granted other than to use the Confidential Information in the manner and to the extent authorized by this Agreement. The discloser warrants that it is authorized to disclose any Confidential Information it discloses pursuant to this Agreement.

Section 9 PRESERVATION OF MOTOROLA'S PROPRIETARY RIGHTS

Motorola, the third party manufacturer of any Equipment, and the copyright owner of any Non-Motorola Software own and retain all of their respective Proprietary Rights in the Equipment and Software, and nothing in this Agreement is intended to restrict their Proprietary Rights. All intellectual property developed, originated, or prepared by Motorola in connection with providing to Customer the Equipment, Software, or related services remain vested exclusively in Motorola, and this Agreement does not grant to Customer any shared development rights of intellectual property. Except as explicitly provided in the Software License Agreement, Motorola does not grant to Customer, either directly or by implication, estoppel, or otherwise, any right, title or interest in Motorola's Proprietary Rights. Customer will not modify, disassemble, peel components, decompile, otherwise reverse engineer or attempt to reverse

engineer, derive source code or create derivative works from, adapt, translate, merge with other software, reproduce, distribute, sublicense, sell or export the Software, or permit or encourage any third party to do so. The preceding sentence does not apply to Open Source Software which is governed by the standard license of the copyright owner.

Section 10 GENERAL

10.1 TAXES. The Contract Price does not include any excise, sales, lease, use, property, or other taxes, assessments or duties, all of which will be paid by Customer except as exempt by law. Customer does not agree to pay any amount for taxes for which Customer does not have an obligation independent of the terms of this Agreement.

10.2 SEVERABILITY. If a court of competent jurisdiction renders any part of this Agreement invalid or unenforceable, that part will be severed and the remainder of this Agreement will continue in full force and effect.

10.3. INDEPENDENT CONTRACTORS. Each Party will perform its duties under this Agreement as an independent contractor. The Parties and their personnel will not be considered to be employees or agents of the other Party. Nothing in this Agreement will be interpreted as granting either Party the right or authority to make commitments of any kind for the other. This Agreement will not constitute, create, or be interpreted as a joint venture, partnership or formal business organization of any kind.

10.4. HEADINGS AND SECTION REFERENCES. The section headings in this Agreement are inserted only for convenience and are not to be construed as part of this Agreement or as a limitation of the scope of the particular section to which the heading refers. This Agreement will be fairly interpreted in accordance with its terms and conditions and not for or against either Party.

10.5. ENTIRE AGREEMENT. This Agreement, including all Exhibits, constitutes the entire agreement of the Parties regarding the subject matter of the Agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties. The preprinted terms and conditions found on any Customer purchase order, acknowledgment or other form will not be considered an amendment or modification of this Agreement, even if a representative of each Party signs that document.

10.6. NOTICES. Notices required under this Agreement to be given by one Party to the other must be in writing and either personally delivered or sent to the address shown below by certified mail, return receipt requested and postage prepaid (or by a recognized courier service, such as Federal Express, UPS, or DHL), or by facsimile with correct answerback received, and will be effective upon receipt:

Motorola Solutions, Inc.
Attn: Judy Jean-Pierre
Legal & Government Affairs
1303 E. Algonquin Road, IL01, 8th Floor
Schaumburg, IL 60196

Pinellas County Board of Commissioners
Attn: _____
_____
_____
_____

10.7. COMPLIANCE WITH APPLICABLE LAWS

10.7.1. Each Party will comply with all applicable federal, state, and local laws, regulations and rules concerning the performance of this Agreement or use of the System. Motorola shall comply with all applicable federal, state, county and local laws, ordinances, rules and regulations in the performance of its obligations under this Agreement, including the procurement of permits and certificates where required; and including, but not limited to laws related to Workers Compensation, occupational safety and health and the environment, equal employment opportunity, privacy of medical records and information, and public records laws including the requirements specified in Fla. Stat. 119.0701. Motorola is and shall

remain an independent contractor, and Motorola acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 at §8 U.S.C 1324. *et. seq.*, and regulations relating thereto, as either may be amended from time to time. Motorola is directed to the Florida Public Entities Crime Act, Section 287.133, Florida Statutes, as well as Florida Statute 287.135 regarding Scrutinized Companies, and represents to County that Motorola is qualified to transact business with public entities in Florida, and to enter into and fully perform this Agreement subject to the provisions state therein. Failure to comply with any of the above provisions shall be considered a material breach of the Agreement.

10.7.2. Customer will obtain and comply with all Federal Communications Commission ("FCC") licenses and authorizations or those of any other federal, state, or local government agency, required for the installation, maintenance, or operation and use of the System before the scheduled installation of the Equipment. Although Motorola might assist Customer in the preparation of its FCC license applications, neither Motorola nor any of its employees is an agent or representative of Customer in FCC or other matters.

10.8. AUTHORITY TO EXECUTE AGREEMENT. Each Party represents that it has obtained all necessary approvals, consents and authorizations to enter into this Agreement and to perform its duties under this Agreement; the person executing this Agreement on its behalf has the authority to do so; upon execution and delivery of this Agreement by the Parties, it is a valid and binding contract, enforceable in accordance with its terms; and the execution, delivery, and performance of this Agreement does not violate any bylaw, charter, regulation, law or any other governing authority of the Party.

10.9 FORCE MAJEURE. Neither Party will be liable for its non-performance or delayed performance if caused by a Force Majeure. A Party that becomes aware of a Force Majeure that will significantly delay performance will notify the other Party promptly (but in no event later than fifteen days) after it discovers the Force Majeure. If a Force Majeure occurs, the Parties will execute a change order to extend the Performance Schedule for a time period that is reasonable under the circumstances.

10.10 SURVIVAL OF TERMS. The following provisions will survive the expiration or termination of this Agreement for any reason: Section 4.3 (Motorola Software); Section 4.4 (Non-Motorola Software); if any payment obligations exist, Section 5 (Contract Price and Payment); Subsection 8.2 (Disclaimer of Implied Warranties); and Section 8 (Confidentiality); Section 9 (Preservation of Motorola Proprietary Right; and all of the General provisions in Section 10.

The Parties hereby enter into this Agreement as of the Effective Date.

Motorola Solutions, Inc.

By: _____

Name: JAMES T. MEARS

Title: CORPORATE VICE PRESIDENT

Date: 9-2-15

Pinellas County Board of Commissioners

By: _____

Name: John Morroni

Title: BCC Chair

Date: 9/30/15

ATTEST: KEN BURKE, CLERK

By: _____
Deputy Clerk

SEAL

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By: _____
Attorney

v.8-14-2015

OFFICE OF THE CITY CLERK

INTER-DEPARTMENTAL MEMO

TO: **HONORABLE MAYOR AND BOARD OF COMMISSIONERS**

SUBJECT: **SATISFACTION/RELEASE OF LIENS** **REGULAR SESSION September 17, 2024**

Authorization is requested for the Mayor to execute Satisfaction and/or Release of Lien for the properties listed below. All monies owed the City for delinquent utility liens, street, and/or lot mowing assessments including interest and/or penalties, or administrative fees have been paid in full.

OWNER'S NAME	TYPE OF LIEN	ACCOUNT NUMBER
3MD INVESTMENTS, LLC	UTILITY LIEN	77761-280007366
BERNICE SOMERS	UTILITY LIEN	9515-271210827

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Approve Change Order No. 1 to Bid No. 230200-B-JL Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2

Recommendation

Approve Change Order No. 1 to Bid No. 230200-B-JL Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2 with Keystone Excavators, Inc. increasing the amount from $4,599,264.20, to $4,886,031.20 an increase of $286,767.00 for the Public Works Department.

Background

On November 11, 2023, the Board awarded the contract. The purpose of this change is to provide major stormwater improvements on Grosse Avenue from Tarpon Avenue to Live Oak Street, including new infrastructure on adjacent streets such as Spruce Street, Pine Street, Cypress Street, and Tarpon Avenue. Work also includes replacing old potable water lines, installing new sewer pipes, and roadway and sidewalk reconstruction. The project is approximately 65% complete and expected to be completed by Summer 2025.

Funding

Project No. SU2305		
402-4302-536.6300 (Water Supply)	$11,470.68	4%
402-4602-536.6300 (Sewage Collection)	$11,470.68	4%
406-4802-538.6300 (Stormwater)	$263,825.64	92%
Total	$286,767.00	

Strategic Plan Objective

N/A

Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: September 17, 2024

To: Janina Lewis, Procurement Service Director

From: Bob Robertson, P.E. Project Administration Department Director

Subject: Pent Street & Grosse Avenue Drainage & Roadway Improvements Project, Part 2
Contract No. # 230200-B-JL, Change Order No. 1

Recommendation
Board of Commissioners approval for the City Manager to execute a change order to the subject contract is requested in the amount of **$286,767.00** for the subject project, increasing the project cost from **$4,599,264.20** to **$4,886,031.20** as described herein.

Background and Summary
The purpose of the project is to provide major stormwater improvements on Grosse Avenue from Tarpon Avenue to Live Oak Street, including new infrastructure on adjacent streets such as Spruce Street, Pine Street, Cypress Street, and Tarpon Avenue. Work also include replacing old potable water lines, and install new sewer pipe, and roadway and sidewalk reconstruction.

Construction on the project is approximately 65% complete and progress has been steady and satisfactory. The project is expected to be complete by Summer 2025.

As has been well documented, the City is working with a second contractor after the first contractor abandoned the project. The new contractor based their bid on quantities and work efforts that City staff and the City's Engineer of Record estimated based on the work that appeared to be completed by the previous contractor. Much of the estimating was speculative since much of the work was underground and would require extensive and expensive excavation to fully assess status of the work completed to date.

During construction, many items have been discovered that require additional and unexpected work. The largest cost impact has been the need to excavate previously installed large infrastructure and to replace much of it. Additionally, many potable water pipes that were assumed to be in good condition prior to construction are in poorer condition than expected, so that infrastructure has been added to the project as

well to improve water quality for local customers. Finally, there has been some cost impact of required ground stabilization material quantities that were required because of the temporary asphalt ("chip seal") surface that was placed over the roadway during the long (nearly 2-year) litigation period with the previous contractor and their surety agency.

Most of the contract's Board-approved contingency has been used for many of the unforeseen items, but it is not sufficient to cover everything. Details of the proposed change order are included in the attached Change Order documentation. While we have done our best to estimate the extent of the currently projected additional services, some additional changes may be required in the future.

This change order does not affect the contracted final completion date of September 14, 2025.

Funding

Funding for this work will be provided in Project Number SU2305 through a combination of sources listed below. These figures have been reviewed with the Finance Director.

402-4302-536.6300 (Water Supply)	$11,470.68	4%
402-4602-536.6300 (Sewage Collection)	$11,470.68	4%
406-4802-538.6300 (Stormwater)	$263,825.64	92%
Total	$286,767.00	

CITY OF TARPON SPRINGS
CHANGE ORDER

CONTRACT:	Pent St. & Grosse Ave. Drainage & Roadway Improvements	**Change Order NO.:**	1
CONTRACTOR:	Keystone Excavators, Inc.	**BID NO:**	230200-B-JL
	371 Scarlet Boulevard Oldsmar, FL 34677	**PROJECT NO:**	SU2305
	Project Purchase Order # 240182	**FINAL NTP DATE:**	2/1/2024
	Date of this Change Order		**9/17/2024**

☐ TIME CHANGE ☒ EXTRA WORK ☐ CREDIT ☐ OTHER

The CONTRACTOR is hereby authorized and directed to make the following changes and modifications to the aforesaid Contract in accordance with all requirements applicable thereto **pending approval by the City Board of Commissioners**.

DESCRIPTION OF CHANGE:	**COST IMPACT**	**ADDITIONAL DAYS**
Additional labor and materials to cover miscellaneous project items that quantities have been exceeded due to previous contractor's deficiencies, re-inspection and needed re-work (e.g. excavation, road base & stabilization, concrete aggregate, utility fixtures, etc.)	**$146,840.00**	**N/A**
Maintenance of traffic revisions and associated extensions due to additional work.	**$ 13,197.00**	**N/A**
Additional labor and materials for reinforced concrete ditch pavement	**$ 47,775.00**	**N/A**
Additional labor and materials for additional 6-inch sanitary sewer laterals	**$ 32,700.00**	**N/A**
Hurricane Debby and utility related construction delays encountered (potentially eligible for partial FEMA reimbursement)	**$ 46,255.00**	**N/A**
Net Change Order	**$286,767.00**	**0 days**

Note: Change Orders are subject to Board of Commissioners approval. It is understood that by acceptance of this Change Order and pending subsequent approval by the City Board of Commissioner that the CONTRACTOR is hereby authorized and directed to make the changes described herein to the above Contract, in accordance with all applicable requirements. Please note that the project's remaining contingency balance has been left untouched for this Change Order. Retaining the remaining current contingency reserves is prudent as additional service authorizations are anticipated to be needed prior to project closeout. Please see below cost breakdown.

The Original Contract Sum (TOTAL BID PRICE)	$ 4,599,264.20
The Contract Sum will be increased by this Change Order	$ 286,767.00
The new Contract Sum including this Change Order will be	$ 4,886,031.20
The Original Contract Contingency Sum	$ 200,000.00
Total Value of Prior Contingency Authorizations (ASA#1 → ASA#5)	$ 151,027.43
Remaining Contingency Balance	$ 48,972.57

The Final Completion Milestone prior to this Change Order was September 14, 2025
The Time for the Final Completion Milestone will be unchanged by N/A days
The Final Completion Milestone as of this Change Order is therefore September 14, 2025

Excepting those terms and provisions conflicting with this Change Order which are hereby changed to conform hereto, the aforesaid Contract as amended by all previous Change Orders, if applicable, is hereto otherwise reaffirmed in its entirety.

IN WITNESS WHEREOF, this Change Order No. 1 to the contract described above has been executed by the parties hereto or their duly authorized representatives.

CITY: CITY OF TARPON SPRINGS FLORIDA

Robert Robertson, P.E. Project Administration Dept. Director DATE

Tom Funcheon, Public Works Department Director DATE

Mark LeCouris, City Manager, City of Tarpon Springs DATE

November 7, 2023
Date of original BOC contract approval

CONTRACTOR:

BY:_____
Authorized Signature

PRINTED NAME:_____

TITLE:_____

DATE:_____

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

FROM: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director JL

DATE: 11/07/2023

SUBJECT: Award Bid No. 230200-B-JL Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2

RECOMMENDATION:

Award Bid No. 230200-B-JL Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2 to Keystone Excavators, Inc. in amount not to exceed $4,599,264.20, which includes the acceptance of Additive Alternatives 1, 2, & 3, and a contingency amount of $200,000, for the Public Works Department.

BACKGROUND:

This project was initially awarded by the Board in 2020, under ITB No. 200100-B-JJ to American Pipeline Construction, LLC (American) in the amount of $3,205,757.50. On May 25, 2022, the company was terminated for default with the contractor finishing approximately 40% of the project and Frankenmuth Surety, the bonding company took over the contract. After two bid opportunities, it was evident Frankenmuth could not complete the contract at the price of the bond. Inflation and material costs affected the original price of the contract. The City then took the project back from Frankenmuth after receiving a $1.05M settlement payment and re-bid the project. The project consists of construction of stormwater ponds, stormwater conveyance systems, potable water utility replacement/upgrades, wastewater utility replacement/upgrades, landscaping, and roadway repair and reconstruction in the Grosse Avenue corridor between Tarpon Avenue and the Anclote River at Live Oak Street. The project is part of the Southwest Florida Water Management District Cooperative Funding Initiative project (Project

Number A053) (see attached memo). The project is anticipated to be substantially complete within eighteen (18) months from Notice to Proceed.

Keystone Excavators, Inc. has performed projects for the City in the past and completed them satisfactorily.

FUNDING:

Settlement Fund (Surety)	$ 1,050,000.00
ARPA Fund[1]	$ 1,640,536.00
Remaining SWFWMD grant funding	$ 832,795.85
Remaining City Project Encumbrance (Water/Sewer Funds)[2]	$ 177,629.08
Remaining City Project Encumbrance (Stormwater Funds)[2]	$ 428,362.95
Additional ARPA Funds[3]	$ 469,940.32
Total Available Funds	**$ 4,599,264.20**

Accepted by: _____ Attest: _____

City Manager City Clerk

Tabulation of Submittals

For

Bid No. 230200-B-JL

PENT ST. & GROSSE AVE. DRAINAGE & ROADWAY IMPROVEMENTS – PART 2

Friday, October 20, 2023 @ 3:00 p.m.

Keystone Excavators, Inc Oldsmar, FL	$4,599,264.20
Kamminga & Roodvoets, Inc. Tampa, FL	$5,822,735.98

Broadcast: 880 Plan holders: 30 Responses: 2

Bids from the companies listed herein are the only bids received timely as of the above opening date and time. All other bids submitted in response to this Bid, if any, are hereby rejected as late.

Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: November 7, 2023

To: Mark LeCouris, City Manager

From: Bob Robertson, P.E. Project Administration Department Director

Subject: Award File IFB # 230200-B-JL Pent Street & Grosse Avenue Drainage & Roadway Improvements Project, Part 2

Recommendation
Board of Commissioners approval of a construction for the subject project to Keystone Excavators Inc. is requested in the amount of **$4,599,264.20**.

Summary
Competitive bids were received for the subject project. The low bidder is an experienced contractor that has completed or is currently working on several similar projects for the City. Work on these projects has been satisfactory.

The project work is extensive and consists of construction of stormwater ponds, stormwater conveyance systems, potable water utility replacement/upgrades, wastewater utility replacement/upgrades, landscaping, and roadway repair and reconstruction in the Grosse Avenue corridor between Tarpon Avenue and the Anclote River at Live Oak Street.

Funding
Proposed funding of the remaining project work is through a combination of sources listed below. These figures have been reviewed with the Finance Director and the City Manager.

Settlement Fund (Surety)	$ 1,050,000.00
ARPA Fund[1]	$ 1,640,536.00
Remaining SWFWMD grant funding	$ 832,795.85
Remaining City Project Encumbrance (Water/Sewer Funds)[2]	$ 177,629.08
Remaining City Project Encumbrance (Stormwater Funds)[2]	$ 428,362.95
Additional ARPA Funds[3]	$ 469,940.32
Total Available Funds	**$ 4,599,264.20**

Notes:
1. BOC Approved 4-25-2023.
2. BOC-Approved as part of the original contract award and project budget. These funds have been previously encumbered and are available for this project.
3. Funds to be transferred from the ARPA allocation for Sponge Docks Flooding Abatement Project (vault pump station) temporarily and to be replenished from annual interest earned from currently reserved (unspent) ARPA fund balance.

PART D

BID FORMS

Submittal Checklist

IMPORTANT
BID DOCUMENTS TO BE RETURNED

The **following forms must be completed and submitted** with your bid:

- ✓ **Bid Form**
- ✓ **Bid Schedule**
- ✓ **Bid Bond**
- ✓ **Reference Form**
- ✓ **Drug Free Workplace Form**
- ✓ **No-Collusion Affidavit**

BID FORM

BID No. 230200-B-JL

Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2

BIDDER KEYSTONE EXCAVATORS, INC.

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with City of Tarpon Springs to perform and furnish all Work as specified and in accordance with the other terms and conditions of the Contract Documents.

The bidder warrants that prices, terms and conditions quoted in their bid will be firm and irrevocable for acceptance for a period of not less than ninety (90) days from the bid opening date unless otherwise specified in the ITB. Such prices will remain firm for the period of performance of resulting purchase orders or contracts which are to be performed over a period of time.

1. In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

   a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda (receipt of all which is hereby acknowledged):

Date	Number	Date	Number
8/28	1	10/09	5
9/5	2		
9/11	3		
9/19	4		

   b. Bidder **has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing** of the Work;

   c. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

   d. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site.

   e. **Bidder is aware of the general nature of Work** to be performed by Owner and others at the site that relates to Work for which this Bid is submitted.

   f. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any

group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

g. **The Contractor agrees to maintain the below bid prices for the entire contract period and NO escalation of bid prices will be allowed throughout the entire contract period.**

2. Bidder will complete the Work in accordance with the Contract Documents for the unit prices shown on the Bid Schedule (completed by contractor, signed and attached) and for the total base bid shown below:

TOTAL BASE BID CONTRACT PRICE:
FOUR MILLION FOUR HUNDRED EIGHTY-THREE THOUSAND EIGHT HUNDRED SIXTY-FOUR DOLLARS AND TWENTY CENTS.
(Words)

($ 4,483,864.20)
(Numbers)

Add Alts	Words	Numbers
Add Alt 1	FIFTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS	58,400.00
Add Alt 2	TWENTY-FIVE THOUSAND DOLLARS	25,000.00
Add Alt 3	THIRTY-TWO THOUSAND DOLLARS	32,000.00
Add Alt 4	N/A	—

TOTAL BASE BID + ADD ALTS CONTRACT PRICE:
FOUR MILLION FIVE HUNDRED NINETY-NINE THOUSAND TWO HUNDRED SIXTY-FOUR DOLLARS AND TWENTY CENTS
(Words)

($ 4,599,264.20)

3. Bidder acknowledges the estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.

4. Bidder agrees that the Work will be substantially complete within 18-months (548) calendar days after the date when the Contract Times commence to run.

5. Bidder acknowledges that included in the various items of the Bid and in the Total Bid Price are costs for complying with Florida Trench Safety Act (90-96, laws of Florida) effective October 1, 1990.

Bidder: KEYSTONE EXCAVATORS, INC

Address: 371 SCARLET BLVD., OLDSMAR, FL 34677

City OLDSMAR State FL Zip 34677

Phone No.: 813-854-2342 Fax No : 813-854-2993 Email: MARCUS@KEYSTONEEXCAVATORS.COM

JEFF TRUXTON, PRESIDENT
Printed Name and Title

Authorized Signature

10/09/2023
Date

BID SCHEDULE: GROSSE AVENUE AND PENT STREET DRAINAGE AND ROADWAY IMPROVEMENTS

9/13/2023

Bidder: Keystone Excavators, Inc. Date: 10/19/2023

Bid Item No.	Description	Unit	Total Contract Estimated Quantity	Estimated Installed to Date	Estimated Remaining Quantity (D-E)	Bidder's Unit Rate	Bidder's Item Total Cost (F x H)
0101 1	MOBILIZATION	LS	1.00	0.00	1.00	$ 393,000.00	$ 393,000.00
0102 1	MAINTENANCE OF TRAFFIC	LS	1.00	0.00	1.00	$ 230,000.00	$ 230,000.00
0104 10 3	SEDIMENT BARRIER	LF	3,694.00	0.00	3,694.00	$ 2.75	$ 10,158.50
0104 11	FLOATING TURBIDITY BARRIER	LF	140.00	140.00	140.00	$ 35.00	$ 4,900.00
0104 18	INLET PROTECTION SYSTEM	EA	26.00	0.00	26.00	$ 275.00	$ 7,150.00
0110 1 1	CLEARING & GRUBBING	AC	6.98	0.50	6.48	$ 6,500.00	$ 42,120.00
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	2,265.00	738.89	1,526.11	$ 27.00	$ 41,204.97
0110 7 1	MAILBOX, F&I SINGLE	EA	19.00	0.00	19.00	$ 250.00	$ 4,750.00
0120 1	REGULAR EXCAVATION	CY	14,651.00	9,989.28	4,661.72	$ 16.00	$ 74,587.52
0120 6	EMBANKMENT	CY	768.00	197.00	571.00	$ 14.00	$ 7,994.00
0160 4	TYPE B STABILIZATION	SY	7,188.00	4,937.80	2,250.20	$ 16.00	$ 36,003.20
285701	OPTIONAL BASE, BASE GROUP 01	SY	71.00	0.00	71.00	$ 100.00	$ 7,100.00
0327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	511.00	0.00	511.00	$ 30.00	$ 15,330.00
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	562.30	102.00	460.30	$ 415.00	$ 191,024.50
0400 4 1	CONCRETE CLASS IV, CULVERTS	CY	79.00	0.00	79.00	$ 2,535.00	$ 200,265.00
0415 1 1	REINF STEEL- ROADWAY	LB	9,805.00	0.00	9,805.00	$ 1.75	$ 17,158.75
0520 2 4	CONCRETE CURB, TYPE D	LF	4,463.00	420.00	4,043.00	$ 53.50	$ 216,300.50
0522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	1,631.00	38.89	1,592.11	$ 95.00	$ 151,250.45
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	511.00	81.56	429.44	$ 126.50	$ 54,324.16
0524 1 2	CONCRETE DITCH PAVEMENT, NON REINFORCED, 4"	SY	1.00	1.00	0.00	Completed, No Bid	
0524 1 29	CONCRETE DITCH PAVEMENT, 4", REINFORCED	SY	91.00	91.00	0.00	Completed, No Bid	
0527 2	DETECTABLE WARNINGS	SF	261.00	0.00	261.00	$ 40.00	$ 10,440.00
0550 10220	FENCING, TYPE B, 5.1-6.0, Black vinyl	LF	150.00	0.00	150.00	$ 71.50	$ 10,725.00
0550 10228	FENCING, TYPE B, 5.1-6.0, RESET EXISTING	LF	125.00	125.00	0.00	Completed, No Bid	
0550 60222	FENCE GATE, TYPE B, DOUBLE, 6.1-12.0' OPENING	EA	1.00	1.00	0.00	Completed, No Bid	
0570 1 2	PERFORMANCE TURF, SOD	SY	20,645.00	2,614.11	18,030.89	$ 10.00	$ 180,308.90
0425 2 61	MANHOLES, P-8, <10'	EA	2.00	0.00	2.00	$ 7,800.00	$ 15,600.00
0425 2 62	MANHOLES, P-8, >10'	EA	1.00	0.00	1.00	$ 11,000.00	$ 11,000.00
0425 2 91 -A	MANHOLES, J-8, <10' -- Install one (1) stored units	EA	4.00	2.00	1.00	$ 6,200.00	$ 6,200.00
0425 2 91 -B	MANHOLES, J-8, <10' -- Furnish and install one (1) additional	EA	4.00	2.00	1.00	$ 9,200.00	$ 9,200.00
0425 2 92	MANHOLES, J-8, >10'	EA	4.00	2.00	2.00	$ 68,500.00	$ 137,000.00
0425 1351 - A	INLETS, CURB, TYPE P-5, <10' -- Install two (2) stored units	EA	4.00	1.00	2.00	$ 6,750.00	$ 13,500.00
0425 1351 - B	INLETS, CURB, TYPE P-5, <10' -- Furnish and install one (1) additional	EA	4.00	1.00	1.00	$ 11,750.00	$ 11,750.00
0425 1361 - A	INLETS, CURB, TYPE P-6, <10' -- Install five (5) stored units, all five (5) need inlet tops	EA	15.00	5.00	5.00	$ 9,200.00	$ 46,000.00
0425 1361 - B	INLETS, CURB, TYPE P-6, <10' -- Furnish and install five (5) additional	EA	15.00	5.00	5.00	$ 12,350.00	$ 61,750.00
0425 1451	INLETS, CURB, TYPE J-5, <10'	EA	2.00	1.00	1.00	$ 12,000.00	$ 12,000.00
0425 1452	INLETS, CURB, TYPE J-5, >10'	EA	1.00	0.00	1.00	$ 19,800.00	$ 19,800.00
0425 1461 - A	INLETS, CURB, TYPE J-6, <10' -- Install one (1) stored unit, needs inlet top	EA	4.00	1.00	1.00	$ 9,200.00	$ 9,200.00
0425 1461 - B	INLETS, CURB, TYPE J-6, <10' -- Furnish and install two (2) additional	EA	4.00	1.00	2.00	$ 9,800.00	$ 19,600.00
0425 1521	INLETS, DT BOT, TYPE C,<10'	EA	1.00	0.00	1.00	$ 6,650.00	$ 6,650.00
0425 1549	INLETS, DT BOT, TYPE D, MODIFY	EA	1.00	1.00	0.00	Completed, No Bid	
0425 1589	INLETS, DT BOT, TYPE H, MODIFY	EA	2.00	0.00	2.00	$ 12,750.00	$ 25,500.00
0430982120	MITERED END SECTION, OPTIONAL ROUND, 8" CD	EA	1.00	1.00	0.00	Completed, No Bid	
0430982129 - B	MITERED END SECTION, OPTIONAL ROUND, 24" CD, INSTALL STORED MES PIPE	EA	1.00	0.00	1.00	$ 2,500.00	$ 2,500.00
0430982141	MITERED END SECTION, OPTIONAL ROUND, 48" CD	EA	1.00	0.00	1.00	$ 9,500.00	$ 9,500.00
0430175118 - A	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 18"S/CD, F&I	LF	131.00	56.00	75.00	$ 185.00	$ 13,875.00
0430175118 - B	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 18"S/CD, INSTALL STORED PIPE	LF	32.00	0.00	32.00	$ 145.00	$ 4,640.00
0430175124 - A	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 24"S/CD, F&I	LF	283.00	52.00	231.00	$ 225.00	$ 51,975.00

Bid Item No.	Description	Unit	Total Contract Estimated Quantity	Estimated Installed to Date	Estimated Remaining Quantity (D-E)	Bidder's Unit Rate	Bidder's Item Total Cost (F x H)
0430175124 - B	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 24"S/CD, INSTALL STORED PIPE	LF	32.00	0.00	32.00	$ 165.00	$ 5,280.00
0430175130	PIPE CULVERT, OPT MATERIAL, ROUND, 30"S/CD	LF	473.00	0.00	473.00	$ 270.00	$ 127,710.00
0430175136	PIPE CULVERT, OPT MATERIAL, ROUND, 36"S/CD	LF	371.00	136.00	235.00	$ 340.00	$ 79,900.00
0430175142	PIPE CULVERT, OPT MATERIAL, ROUND, 42"S/CD	LF	480.00	0.00	480.00	$ 485.00	$ 232,800.00
0430175148 - A	PIPE CULVERT, OPT MATERIAL, ROUND, 48"S/CD	LF	129.00	65.00	64.00	$ 600.00	$ 38,400.00
0430175148 - B	PIPE CULVERT, OPT MATERIAL, ROUND, 48"S/CD, INSTALL STORED PIPE	LF	56.00	0.00	56.00	$ 400.00	$ 22,400.00
0430175154	PIPE CULVERT, OPT MATERIAL, ROUND, 54"S/CD, F&I	LF	164.00	164.00	0.00	Completed, No Bid	
0430175160 - A	PIPE CULVERT, OPT MATERIAL, ROUND, 60"S/CD, F&I	LF	959.00	959.00	0.00	Completed, No Bid	
0430175160 - B	PIPE CULVERT, OPT MATERIAL, ROUND, 60"S/CD, INSTALL STORED PIPE	LF	24.00	0.00	24.00	$ 400.00	$ 9,600.00
430175248 - B	PIPE CULVERT, OPT MATERIAL, OTHER SHAPE - ELIP/ARCH, 48"S/CD, INSTALL STORED PIPE	LF	85.00	0.00	85.00	$ 400.00	$ 34,000.00
0430175254 - A	PIPE CULVERT, OPT MATERIAL, OTHER SHAPE - ELIP/ARCH, 54"S/CD, F&I, F&I	LF	109.00	90.00	19.00	$ 985.00	$ 18,715.00
0430175254 - B	PIPE CULVERT, OPT MATERIAL, OTHER SHAPE - ELIP/ARCH, 54"S/CD, INSTALL STORED PIPE	LF	272.00	0.00	272.00	$ 560.00	$ 152,320.00
0430175272 - A	PIPE CULVERT, OPT MATERIAL, OTHER SHAPE - ELIP/ARCH, 72"S/CD, F&I	LF	365.00	365.00	0.00	Completed, No Bid	
0430175272 - B	PIPE CULVERT, OPT MATERIAL, OTHER SHAPE - ELIP/ARCH, 72"S/CD, INSTALL STORED PIPE	LF	32.00	0.00	32.00	$ 625.00	$ 20,000.00
0530 3 3	RIPRAP- RUBBLE, BANK AND SHORE	TN	52.30	0.00	52.30	$ 300.00	$ 15,690.00
0530 3 4	RIPRAP, RUBBLE, F&I, DITCH LINING	TN	13.40	0.00	13.40	$ 300.00	$ 4,020.00
0700 1 11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	AS	1.00	0.00	1.00	$ 300.00	$ 300.00
0700 1 50	SINGLE POST SIGN, RELOCATE	AS	17.00	0.00	17.00	$ 75.00	$ 1,275.00
0700 1 60	SINGLE POST SIGN, REMOVE	AS	1.00	0.00	1.00	$ 55.00	$ 55.00
0711 11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR STOP LINE AND CROSSWALK	LF	180.00	0.00	180.00	$ 9.00	$ 1,620.00
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	85.00	0.00	85.00	$ 18.00	$ 1,530.00
SPECIAL - 1	CONCRETE CURB, TYPE A P.C.E.D. 1305	LF	1,422.00	40.00	1,382.00	$ 60.00	$ 82,920.00
SPECIAL - 2	CONCRETE HEADER FOR BRICK TO ASPHALT TRANSITION	LF	57.05	0.00	57.05	$ 100.00	$ 5,705.00
SPECIAL - 3	6" RECYCLED CONCRETE AGGREGATE	SY	6,644.00	318.86	6,325.14	$ 37.50	$ 237,192.75
SPECIAL - 4	10" RECYCLED CONCRETE AGGREGATE	SY	64.00	0.00	64.00	$ 97.00	$ 6,208.00
SPECIAL - 5	BRICK PAVEMENT REMOVAL	SY	596.00	566.00	30.00	$ 90.00	$ 2,700.00
SPECIAL - 6	BRICK PAVEMENT INSTALLATION (REUSE EXISTING IN-SITU BRICK)	SY	30.00	0.00	30.00	$ 100.00	$ 3,000.00
SPECIAL - 7	BRICK PAVEMENT INSTALLATION (CITY SUPPLIED BRICK FROM STORAGE)	SY	603.00	0.00	603.00	$ 100.00	$ 60,300.00
0430830	PIPE FILLING AND PLUGGING- PLACE OUT OF SERVICE	CY	27.50	0.00	27.50	$ 450.00	$ 12,375.00
1050 31206	UTILITY PIPE, F&I, PVC, WATER, 6"	LF	482.00	166.00	316.00	$ 73.00	$ 23,068.00
1050 31208 - A	UTILITY PIPE, PVC, SEWER, 8" - install only - City to Furnish Pipe	LF	488.00	0.00	488.00	$ 100.00	$ 48,800.00
1050 31208	UTILTY PIPE, F&I, PVC, WATER, 8"	LF	2,849.00	700.00	2,149.00	$ 90.00	$ 193,410.00
1050 16003	UTILITY PIPE,REMOVE & DISPOSE, 5-7.9"	LF	599.00	140.00	459.00	$ 20.00	$ 9,180.00
1080 24106	UTILITY FIXTURES, VALVE ASSEMBLY, F&I 6"	EA	19.00	8.00	11.00	$ 3,200.00	$ 35,200.00
1080 24108	UTILITY FIXTURES, VALVE ASSEMBLY, F&I 8"	EA	16.00	8.00	8.00	$ 4,550.00	$ 36,400.00
1644114 08	FIRE HYDRANT, STANDARD, F&I, 2 WAY,FLUSH TYPE, 1 HOSE, 1 PUMPER, 6"	EA	5.00	0.00	5.00	$ 8,300.00	$ 41,500.00
SPECIAL - 8	FIRE HYDRANT ASSEMBLY, REMOVE	LS	1.00	0.00	1.00	$ 1,500.00	$ 1,500.00
SPECIAL - 9	UTILITY FIXTURES, TEMP. BLOWOFF ASSEMBLY, F&I 6"	EA	3.00	1.00	2.00	$ 1,325.00	$ 2,650.00
SPECIAL - 10	UTILTY FIXTURES, VALVE/METER BOX, F&I 2"	EA	26.00	12.00	14.00	$ 2,450.00	$ 34,300.00
SPECIAL - 11	UTILITY FIXTURES, SAMPLING POINT/CHLORINE INJECTION	LS	1.00	1.00	0.00	Completed, No Bid	
SPECIAL - 12	UTILITY FIXTURES, TAPPING SADDLE/SLEEVE, F&I 8"	EA	1.00	0.00	1.00	$ 8,250.00	$ 8,250.00
SPECIAL - 13	UTILITY FIXTURES - MISC	LS	1.00	0.15	0.85	$ 55,000.00	$ 46,750.00
SPECIAL - 14	UTILITY FIXTURES - CUT & CAP	EA	1.00	1.00	0.00	Completed, No Bid	
SPECIAL - 15	UTILITY FIXTURES - TEE, 8" x 6"	EA	21.00	10.00	11.00	$ 1,285.00	$ 14,135.00
SPECIAL - 16	UTILITY FIXTURES - TEE, 8" x 8"	EA	2.00	2.00	0.00	Completed, No Bid	
SPECIAL - 17	UTILITY FIXTURES - CROSS, 8" x 6"	EA	1.00	0.00	1.00	$ 1,285.00	$ 1,285.00
SPECIAL - 18	UTILITY FIXTURES - 45 DEGREE BEND	EA	15.00	6.00	9.00	$ 675.00	$ 6,075.00
SPECIAL - 19	UTILITY FIXTURES - 22.5 DEGREE BEND	EA	12.00	6.00	6.00	$ 575.00	$ 4,050.00
SPECIAL - 20	UTILITY FIXTURES - 11.25 DEGREE BEND	EA	2.00	0.00	2.00	$ 675.00	$ 1,350.00
SPECIAL - 21	SEWER MANHOLE, ADJUST RIM	LS	1.00	0.00	1.00	$ 2,500.00	$ 2,500.00
SPECIAL - 22	SEWER MANHOLE, TYPE I	EA	3.00	0.00	3.00	$ 12,500.00	$ 37,500.00
SPECIAL - 23	CONTINGENCY (Do not change amount)	EA	1.00	0.00	1.00	$ 200,000.00	$ 200,000.00
SPECIAL - 24	CONCRETE CURB, HEADER P.C.E.D. 1305	LF	315.00	0.00	315.00	$ 57.00	$ 17,955.00
SPECIAL - 25	INSTALL SHOCK PAD UNDER BIKE TRAIL (17 FT X 20 FT X 6-INCH DEEP), SEE PLAN SHEET 18	SY	38.00	0.00	38.00	$ 575.00	$ 21,850.00
Defect Remedy - 1	Remove and dispose four off-spec sections of installed box culvert (original materials rejected). Installation for new material accounted for in base bid items 0400_4_1 and 0415_1_1	LS	1.00	0.00	1.00	$ 19,000.00	$ 19,000.00
Defect Remedy - 2	Remove and dispose of off-spec structure S-24 and associated RCP as marked on plans	LS	1.00	0.00	1.00	$ 6,750.00	$ 6,750.00
Defect Remedy - 3	Remove and dispose of structure S-38	LS	1.00	0.00	1.00	$ 6,750.00	$ 6,750.00
Defect Remedy - 4	Locate and repair leaking RCP between existing S-36 to S-38	LS	1.00	0.00	1.00	$ 15,000.00	$ 15,000.00
Defect Remedy - 5	Regrade and replace +/- 3-ft high block wall between 111+90 to 114+70 minus driveways. Repair damaged wall at 313 N Grosse.	LS	1.00	0.00	1.00	$ 32,500.00	$ 32,500.00
Defect Remedy - 6	Remove and replace additional damaged sidewalk throughout project in addition to base bid	SY	250	0.00	250.00	$ 126.50	$ 31,625.00
Defect Remedy - 7	Remove and replace additional damaged driveways throughout project in addition to base bid	SY	120	0.00	120.00	$ 126.50	$ 15,180.00
						Subtotal:	$ 4,483,864.20

Additive Alternates

Bid Item No.	Description	Unit	Total Contract Estimated Quantity	Estimated Installed to Date	Estimated Remaining Quantity (D-E)	Bidder's Unit Rate	Bidder's Item Total Cost (F x H)
Alt 1	Clean and dispose of sediments in existing storm drain infrastructure (based on 60-inch avg diameter)	LF	1,600	0.00	1,600.00	$ 36.50	$ 58,400.00
Alt 2	Video inspection of existing storm drain infrastructure	LS	1.00	0.00	1.00	$ 25,000.00	$ 25,000.00
Alt 3	Landscaping pond 2, pond 3, and corner of Spruce/Grosse in accordance with Plan Sheet Number 95-99	LS	1.00	0.00	1.00	$ 32,000.00	$ 32,000.00
Alt 4	Full depth reclamation (FDR) paving method versus planned standard roadway installation. Bid shall be presented as a net cost and shall include deduction for base materials as compared to standard roadway construction.	LS	1.00	0.00	1.00	$ -	$ -
						Subtotal:	$ 115,400.00

GRAND TOTAL: $ 4,599,264.20

1Bid Bond

STATE OF FLORIDA
COUNTY OF PINELLAS

KNOW ALL MEN BY THESE PRESENTS:

That we, Keystone Excavators, Inc., 371 Scarlet Blvd., Oldsmar, FL 34677
(Name and Address of Company)

(hereinafter called "Principal") and The Ohio Casualty Insurance Company (hereinafter called "Surety") are held and firmly bound unto the City of Tarpon Springs, Florida (hereinafter called "City") in the sum of:

Five Percent (5%) of Amount Bid Dollars ($ 5% of Bid)

lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents:

WHEREAS, the "Principal": contemplates submitting or has submitted a Bid to the City of Tarpon Springs, Florida, for

Pent St. & Grosse Ave. Drainage & Roadway Improvements – Part 2
Bid No. 230200-B-JL

WHEREAS, it was a condition precedent to the submission of said Bid that a certified check, cashier's check or Bid Bond in the amount of five percent (5%) of the bid be submitted with said Bid as a guarantee that the Bidder would, if awarded the contract, enter into a written contract with the City of Tarpon Springs, Florida, and furnish a Performance & Payment Bond in an amount equal to one hundred percent (100%) of the bid for the performance of said contract, within ten (10) consecutive calendar days after written Notice of Award of the contract.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the bid and the "Principal" herein be accepted and said "Principal" within ten (10) consecutive calendar days after written Notice of Award, enter into a written contract with the City of Tarpon Springs, Florida, and furnish a Performance & Payment Bond in an amount equal to one hundred percent (100%) of the Bid, satisfactory to the City of Tarpon Springs, Florida, then this obligation shall be void; otherwise, the sum herein stated shall be due and payable to the City of Tarpon Springs, Florida, and the "Surety" herein agrees to pay said sum immediately upon demand of said City of Tarpon Springs, Florida, in good and lawful money of the United States of America, as liquidated damages for failure thereof of said "Principal."

IN WITNESS THEREOF, the said

Keystone Excavators, Inc.
(Name of Company)

as "Principal" herein, has caused these presents to be signed in its name by its President under its corporate seal, and the said The Ohio Casualty Insurance Company as "Surety" herein, has caused these presents to be signed in its name by its Attorney-in-fact under its corporate seal, the 6th day of October , 2023.

NAME OF COMPANY: Keystone Excavators, Inc.

By: _____
(Signature)

Jeffery C. Truxton
(Please Print or Type Name)

President
(Title)

SEAL

ATTEST: _____
(Signature)

The Ohio Casualty Insurance Company
Surety Name

_____
Attorney-in-Fact
Warren M. Shrum, Jr.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8208239-975068**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Warren M. Shrum, Jr.; Warren M. Shrum, III

all of the city of Palm Harbor state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of July, 2022.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 5th day of July, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6th day of October, 2023.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/21

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

VENDOR REFERENCES

The following information is required in order that your bid may be reviewed and properly evaluated.

Company Name: KEYSTONE EXCAVATORS, INC

Length Of Time Company Has Been In Business: 39 YEARS

Business Address: 371 SCARLET BLVD., OLDSMAR, FL 34677

How Long In Present Location: 29 YEARS

Telephone Number: 813-854-2342 Fax Number: 813-854-2993 Email: MARCUS@KEYSTONEEXCAVATORS.COM

LOCAL COMMERCIAL AND/OR GOVERNMENTAL REFERENCES WHICH ARE **SIMILAR** IN SCOPE AND DOLLAR AMOUNT TO THIS PROJECT:

1. CITY of CLEARWATER ENGINEERING DEPT Company	2. CITY of MADEIRA BEACH Company
100 S. MYRTLE AVE, SUITE 220 Address	100 MUNICIPAL DRIVE Address
727-562-4758 Telephone/Email	727-543-8154 Telephone/Email
TIM KURTZ Contact	MEGAN WEPFER Contact
3. PINELLAS COUNTY PUBLIC WORKS Company	4. CITY of SAFETY HARBOR Company
22211 US HWY 19 N., BLDG 16 Address	750 MAIN STREET Address
727-464-8880 Telephone /Email	727-724-1555 EXT 1706 Telephone/Email
JOE BOGGS Contact	MICHELLE GIULIANI Contact

DRUG FREE WORKPLACE FORM

PREFERENCES TO BUSINESSES WITH DRUG-FREE WORKPLACE PROGRAMS UNDER SECTION 287.087, FLORIDA STATUTES.

1. This statement is submitted with the attached Bid.
2. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid received from a business that certifies that is has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:
   a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for specifying the actions that will be taken against employees for violations of such prohibition.
   b. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
   c. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (A).
   d. In the statement specified in subsection (A), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, violation of Chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
   e. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
   f. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Printed Name and Title: JEFF TRUXTON, PRESIDENT

Authorized Signature: _____

NO-COLLUSION AFFIDAVIT

STATE OF Florida

COUNTY OF Pinellas

Jeff Tirrxton being first duly sworn deposes and says that:

BIDDER is the Owner of Keystone Excavators, Inc.

(Owner, Partner, Officer, Representative or Agent)

BIDDER is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

Such Bid is genuine and is not a collusive or sham Bid;

Neither the said BIDDER nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other BIDDER, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any BIDDER, firm, or person to fix the price or prices in the attached Bid or any other BIDDER, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other BIDDER, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Contract;

The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the BIDDER or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

By _____

Subscribed and sworn to before me this 9th day of October, 20 23.

Personally known ✓ OR Produced identification _____ Type of identification produced _____

Notary Public (Signature)
My Commission Expires: Nancy Herg James

(REV. 06/08/07) PFB - 5

NANCY HERG JAMES
MY COMMISSION # HH 190368
EXPIRES: February 21, 2026
Bonded Thru Notary Public Underwriters

CITY OF TARPON SPRINGS, FL

Procurement Services
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

August 28, 2023

BID #230200-B-JL
Pent-Grosse Ave Stormwater Project – part 2
ADDENDUM 1

The following information is provided:

Due to the upcoming change in weather conditions, the **NON-Mandatory Pre-Bid** will be Rescheduled. The Pre-Bid meeting currently set for August 31, 2023 at 0900, is cancelled.

A new addendum will be issued when a new date and time is set.

- All other requirements, terms and conditions remain the same.
- Copies of the plans and specifications may be obtained through Onvia/DemandStar (www.demandstar.com).

CITY OF TARPON SPRINGS, FL

Procurement Services
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

September 5, 2023

BID #230200-B-JL
Pent-Grosse Ave Stormwater Project – Part 2
ADDENDUM 2

The following Information is provided:

The Question-and-Answer period has been extended to September 15, 2023.

The submittal Due Date has changed:

FROM: September 19, 2023/ 3:00 pm Local

TO: October 10, 2023/ 3:00 pm Local

The NON-MANDATORY Pre-Bid has been rescheduled to:

September 12, 2023
Time: 11:00 am
324 E Pine Street
City Hall, 2d Floor Conference Room
Tarpon Springs, FL 34689

- All other requirements, terms and conditions remain the same.
- Copies of the plans and specifications may be obtained through Onvia/DemandStar (www.demandstar.com).

CITY OF TARPON SPRINGS, FL

Procurement Services
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

September 11, 2023

BID #230200-B-JL
Pent-Grosse Ave Stormwater Project – Part 2
ADDENDUM 3

The following Information is provided:

An updated copy of the Southwest Florida Water Management District (SWFMD) Permit is attached and updated for 2023.

- All other requirements, terms and conditions remain the same.
- Copies of the plans and specifications may be obtained through Onvia/DemandStar (www.demandstar.com).

CITY OF TARPON SPRINGS, FL

Procurement Services
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

September 19, 2023

BID #230200-B-JL
Pent-Grosse Ave Stormwater Project – Part 2
ADDENDUM 4

The following Information is provided:

An updated Bid Schedule and Bid Form have been added to this solicitation and addendum. These sheets will be required to be submitted with your bid.

Questions:

Q1: What are the approximate lengths, sizes and type of the pipes to be installed on the project?
A1: See plans and specifications

Q2: Are there any portions of the project that will need to be Bored?
A2: See plans and specifications

Q3: Are the crossings to be Jack & Bored or Directionally Bored?
A3: While these methods may have some advantages in certain locations, means and methods for project work shall be at the discretion of the contractor unless explicitly stated otherwise in the plans and/specifications.

Q4: What are the approximate lengths and diameters of the portions to be bored?
A4: See plans and specifications

Q5: How much is the required bid bond for the project?
A5: 5% of Bid estimate total

Q6: How much is the cost estimate of the project?
A6: Est. $3.7 Million

Q7: Do you have any further details you wish to provide?
A7: See plans and specifications-- We usually don't spec means and methods unless we have a very specific reason for it (subaqueous crossings, for example).

- All other requirements, terms and conditions remain the same.

CITY OF TARPON SPRINGS, FL

Procurement Services
324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

October 9, 2023

BID #230200-B-JL
Pent-Grosse Ave Stormwater Project – part 2
ADDENDUM 5

The following information is provided:

The submittal due date has changed:

FROM: October 10, 2023 / 3:00 pm Local

TO: October 20, 2023 / 3:00 pm Local

Due to unspecified detail with pricing in the Bid Schedule, dated, 9/13/2023, the Bid Alt #4, will not be included in the bid. It is not required to be priced out.

- All other requirements, terms and conditions remain the same.
- Copies of the plans and specifications may be obtained through Onvia/DemandStar (www.demandstar.com).

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Ratify Selection of George F. Young, Inc. and Colliers Engineering & Design, Inc., for Request for Qualifications (RFQ) No. 240066-S-JL Survey Services

Recommendation

Select George F. Young, Inc., and Colliers Engineering & Design, Inc., as the Professional Firms for RFQ No. 240066-S-JL, these firms ranked number one and two in the following list of firms deemed to be the most highly qualified to perform the required services for Survey Services 1) George F. Young, Inc., 2) Colliers Engineering & Design, Inc. (DBA Maser Consulting), 3) Pennoni Associates, Inc., 4) Clymer Farner Barley Surveying, LLC., 5) T2 Utility Engineers, Inc., for a five (5) year period from date of contract execution in an aggregate annual amount not to exceed $50,000 for City wide usage.

Background

The contract provides for miscellaneous professional Surveying Services to include but not limited to; boundary line adjustments, horizontal and vertical control, topographic surveys, utility surveys title work, plat review, construction staking, monument recovery and replacement, right-of-way surveys, boundary surveys, hydrographic surveys, submerged aquatic vegetation surveys, legal or metes and bounds descriptions and other related services (see attached memo). The Evaluation Committee evaluated five (5) responses that were shortlisted from the initial ten (10) responses received to the Request for Qualifications and the top ranked firms were selected. Two of the firms ranked at number 2, tied in the scoring. The evaluation committee then voted to select Colliers Engineering & Design, Inc. for the award recommendation. The award is in accordance with the Consultants' Competitive Negotiation Act (CCNA), Section 287.055 Florida Statutes. In the past two (2) fiscal years, the City has spent $50,000 on this professional services contract.

Funding

Funding to be identified as projects arise.

Strategic Plan Objective

Goal A.2: A Comprehensive Infrastructure Master Plan

Tabulation of Submittals

For

RFQ No. 240066-S-JL

SUREVY SERVICES

June 4, 2024@ 3:00 p.m.

SHORTLISTED FIRMS	RANKING
George F. Young, Inc. St. Petersburg, FL	90
Colliers Engineering & Design, Inc. (DBA Maser Consulting) Tampa, FL	82
Pennoni Associates, Inc. Clearwater, FL	82
Clymer Farner Barley Surveying, LLC. Clearwater, FL	81
T2 Utility Engineers, Inc. Tampa, FL	78

Plan holders: 47 Responses: 10

Bids from the companies listed herein are the only bids received timely as of the above opening date and time. All other bids submitted in response to this Bid, if any, are hereby rejected as late.

Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: September 17, 2024

To: Bob Robertson, Project Administration Department Director

From: Janina Lewis, Procurement Services Director

Subject: As-Needed Continuing Survey Services - RFQ No. 240066-S-JL

Recommendation:

Board of Commissioners approval is requested for a new five-year contract with George F. Young, Inc. and with Colliers Engineering & Design to provide surveying services on a continuing basis with an annual upper limit of $50,000.

Background:

The City frequently requires the services of professional surveyors and mappers for a variety of projects. It is beneficial for the City to utilize a continuing contract for such services in order to boost efficiency, minimize costs and ensure services are completed expeditiously by qualified firms.

Survey services contemplated under this contract include boundary line adjustments, horizontal and vertical control, topographic surveys, utility surveys title work, plat review, construction staking, monument recovery and replacement, right-of-way survey, boundary surveys, hydrographic surveys, submerged aquatic vegetation surveys, legal or metes and bounds descriptions, and other related services.

These firms were competitively selected by an evaluation committee consisting of City staff.

A not-to-exceed aggregate annual limit of $50,000 is recommended for the term of the contact.

Funding for these services is budgeted within individual projects or in the operating budgets of the departments utilizing such services.

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Ratify Selection of WSP USA Inc. and Water Science Associates (APEX Companies LLC), for Request for Qualifications (RFQ) No. 240116-S-JL Hydrogeological Services

Recommendation

Select WSP USA Inc. and Water Science Associates (APEX Companies LLC), as the Professional Engineers for RFQ No. 240116-S-JL, these firms ranked number one and two in the following list of firms deemed to be the most highly qualified to perform the required services for Hydrogeological Services: 1) WSP USA, Inc., 2) Water Science Associates (APEX Companies LLC), and 3) Ardaman & Associates, Inc., for a five (5) year period from date of contract execution in an aggregate annual amount not to exceed $300,000 for City wide usage.

Background

The purpose of this contract is to provide professional services related to groundwater monitoring, testing, mapping, subsurface condition evaluations and regulatory compliance reporting for the City's brackish water wells, freshwater wells, deep injection well and monitoring wells for water and landfill systems (see attached memo). The Evaluation Committee evaluated three (3) responses received for the RFQ, and selected the top two (2) highly ranked firms. The award is in accordance with the Consultants' Competitive Negotiation Act (CCNA), Section 287.055 Florida Statutes. In the past two (2) fiscal years, the City has spent $530,000 on this professional services contract.

Funding

Funding to be identified as projects arise.

Strategic Plan Objective

Goal A.2: A Comprehensive Infrastructure Master Plan

TABULATION OF SUBMITTALS
For
RFQ No. 240116-S-JL
HYDROGEOLOGICAL SERVICES
June 11, 2024@ 3:00 p.m.

FIRMS	RANKING
WSP USA, Inc. Tampa, FL	86
Water Science Associates (APEX Companies LLC) Tampa, FL	82
Ardaman & Associates, Inc. Tampa, FL	79

Plan holders: 29 Responses: 3

Bids from the companies listed herein are the only bids received timely as of the above opening date and time. All other bids submitted in response to this Bid, if any, are hereby rejected as late.

Public Services Department

Memorandum

Date: August 26, 2024

To: Janina Lewis, Procurement Services Director

From: Thomas Kiger, Public Services Director

Raymond Page, Utilities Superintendent

Subject: Recommendation to Award Hydrogelogical Consulting Services Continuing Contract (RFQ #240116-S-JL) to WSP Inc and Water Science Associates (Apex Companies, LLC).

Recommendation:

Authorize and award a new 5-year continuing services contract with WSP Inc. and Water Science Associates (Apex Companies, LLC) per RFQ #240116-S-JL, at an annual amount not to exceed $300,000 (maximum annual cap).

Background

The City requires professional hydrogeological and engineering services for a variety of projects. It is advantageous for the City to utilize a continuing contract for such services to enhance efficiency (and minimize costs), ensure services are from a qualified firm, provide for specialized hydrogeological services, simplify recordkeeping, and get work completed more expeditiously. For this reason, such continuing contracts are common in other local governments and agencies.

The professional geology/engineering firm recommended herein will provide described support services on an as-needed basis. The selected firms have demonstrated specific expertise in the hydrogeological field. The selected firm will provide services related to groundwater monitoring, testing, mapping, subsurface condition evaluations and regulatory compliance reporting for the City's brackish water wells, freshwater wells, deep injection well, and monitoring wells for water and landfill systems. WSP and Water Science Associates were selected from a competitive request for qualifications (RFQ) process.

Funding for these services is budgeted within individual projects or in the operating budgets of the departments utilizing such services, primarily from the Water Division of the Public Services Department. Previous spending for these services totaled approximately $530,000 over the last two fiscal years. Services rendered included Water Use Permitting support for the RO Water Treatment Plant, completion of annual wellfield testing and reporting requirements, and groundwater monitoring, and assistance with wellfield development. Upcoming projects include

additional annual compliance and monitoring work for regulatory agencies, and continued development and buildout of the City's wellfield over the next several years. As such, a $300,000 annual spending authorization is recommended.

PROFESSIONAL CONSULTANT EVALUATION FORM

CONSENSUS SCORE SHEET EVALUATION

	SCORE	AEPX Companies, LLC	Ardaman	WSP USA Inc.								
	100 POINTS											
1. Ability of Firm's Professional Personnel	35	32	28	30								
2. Firm's Experience with Projects of a Similar Size and Type	25	23	20	25								
3. Firm's Willingness and Ability to Meet Schedule and Budget Requirements	10	7	9	9								
4. Firms Recent, Current and Projected Workload	10	7	9	10								
5. Previous Volume of Work	5	5	5	3								
6. Firms Minority Business Status	5	0	0	0								
7. Effect of Project Team Location	10	8	8	9								
Total Score		82	79	86								

PROJECT TITLE: Hydrogeological Services

RFQ NUMBER: 240116-S-JL

Interview -SCORING MEETING DATE: 8/23/2024

NOTE: DO NOT DISCUSS THESE SCORES WITH OTHER COMMITTEE MEMBERS, FIRMS OR ANYONE OTHER THAN AUTHORIZED ADVISORS UNTIL FINAL RANKING HAS BEEN OFFICIALLY ANNOUNCED

8/23/24

Daryl G. Vaci 8/23/2024

Holly S. Langston 8/23/2024

Janina Lewis 8/23/2024

Tabulations by- Janina Lewis- Procurement Services Director

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Award File No. 240161-B-AS, Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories

Recommendation

Award File No. 240161-B-AS, Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories, to Komline Aerator Solutions, LLC (Aerator Solutions), utilizing an authorized dealer, TSC Jacobs South LLC, in an estimated amount not to exceed $540,000, for the Public Services Department – Advanced Wastewater Treatment Facility (AWWTF).

Background

The purpose of this contract is to provide the City with a new floating aeration system to expand the treatment capacity of the AWWTF to meet its capacity rating. AWWTF's core treatment functions operate by using aerators to deliver oxygen to the wastewater as part of the biological treatment process. The current aeration system primarily dates to 1985, and over time, four (4) supplemental floating aerators were added to help meet wastewater treatment needs. AWWTF is currently scheduled for a series of life repairs on the treatment basins. The first step to these improvements is to replace the older legacy supplemental surface aerators with modern subsurface fine bubble aerators. The City's engineers of record evaluated AWWTF's biological process and provided recommendations for additional supplemental aeration and mixing to supply the oxygen needed. The aeration equipment is very specialized and after extensive market research, Procurement Services competitively bid the subject solicitation on August 9, 2024. The bid closed on August 23, 2024, with one (1) bid response. A single bid analysis was performed, and no deficiencies were found. City staff reviewed the bid submission from Aerator Solutions and deemed it responsive to the bid requirements and specifications. Approval of this contract will allow AWWTF to meet its Florida Department of Environmental Protection (FDEP) Class 1 reliability standards and

provide the ability to take one (1) basin offline for future maintenance projects to extend the life of the facility (see attached memo).

Funding

FY24 & FY25 Sewage Treatment Account No. 402-4603-536-6300 Project #WS2413

Strategic Plan Objective

N/A

Tabulation of Submittals

For

Bid No. 240161-B-AS

Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories

Friday, August 23, 2024 @ 3:00 p.m.

Company	Amount
Komline Aerator Solutions, LLC, Roscoe, IL, utilizing authorized dealer, TSC Jacobs South, LLC	$540,000.00

Planholders: 5 Responses: 1

Bids from the companies listed herein are the only bids received timely as of the above opening date and time. All other bids submitted in response to this Bid, if any, are hereby rejected as late.

Public Services Department

Memorandum

Date: September 10, 2024

To: Janina Lewis, Procurement Services Director

Through: Thomas Kiger, Public Services Director
Raymond Page, Utilities Superintendent

From: Robert Marcincuk, Wastewater Division Manager

Subject: Authorize $540,000.00 to purchase four Floating Aerator/Blower skids, operational controls panels and all mooring hardware from Aerator Solutions, now Komline Aerator Solutions, LLC

Recommendation
Authorize $540,000.00 to purchase four Floating Aerator/Blower skids, operational control panels, and all mooring hardware from Aerator Solutions, now Komline Aerator Solutions, LLC on ITB #240161-B-AS.

Background
The advanced wastewater treatment plant's core treatment functions operate by using aerators to deliver oxygen to the wastewater as part of the biological treatment process. The current aeration system primarily dates to 1985, and over time four supplemental floating aerators have been added to help meet wastewater treatment needs. The wastewater plant is currently scheduled for a series of life cycle rehabilitation projects to modernize and extend the life of the plant, including needed concrete repairs on the treatment basins. The first step to these improvements is to replace the older legacy supplemental surface aerators with modern subsurface fine bubble aerators. The City's engineers of record evaluated the wastewater treatment plant's biological process and provided their recommendations for the additional supplemental aeration and mixing to provide the oxygen needed, and after extensive market research, the City advertised a competitive bid to provide this equipment.

Komline Aerator Solutions, LLC provided a responsive bid that met specifications on ITB #240161-B-AS, and staff recommend approval of this award. The proposed aeration equipment improvements will provide several benefits to the facility, including:

1. Replacing legacy equipment with modern, more energy efficient aerators
2. Improved treatment process control and automation to maintain water quality standards
3. Implementing a drop-in floating aeration system provides considerable cost savings to other options considered, such as a full aeration system retrofit

4. Improved access for maintenance compared to the existing equipment, improving employee safety and reducing equipment downtime.

Lastly, and most importantly, the installation of the new floating aeration system will expand the treatment capacity of the plant to meet its capacity rating. This will allow the facility to meet its FDEP Class 1 reliability standards, and the provide ability to take one basin offline for future maintenance projects to extend the life of the facility, including planned upcoming concrete restoration. The expanded treatment capacity will also ensure that the facility can continue to meet the City's needs as population grows, and provide improved resiliency for the treatment process in the event of hurricanes and similar wet weather events.

Funding

Funds are available in the FY 2024/2025 Sewage Treatment account 402-4603-536-6300 under project WS#2413.

9.11.24

BID FORM

BID No. 240161-B-AS

Wastewater Aeration Basin Floating Mixer/Blower Equipment

BIDDER **Aerator Solutions**

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with City of Tarpon Springs to provide all Services specified and in accordance with the other terms and conditions of the Contract Documents.

This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening.

1. In submitting this Bid, Bidder represents that:

   a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda (receipt of all which is hereby acknowledged):

Date	Number	Date	Number
8-16-2024	Addenda 1	_____	_____

   b. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

   c. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

BID FORM PRICING
BID NO. 240161-B-AS
Wastewater Aeration Basin Floating Mixer/Blower Equipment

ATTACHMENT A - PRICING TAB ATTACHED AS AN EXCEL SPREADSHEET

Bidder acknowledges that all applicable licenses (City, County, State, and Federal) have been obtained and shall provide proof immediately upon request.

Payment: We accept Visa for payment: _X_Yes ___No **(Payment by a check is preferred)**. Payment must be processed in **30 days** after receipt of proper invoice or services accepted (whichever is the latter).

Price Extension for Additional Units: **$77,500.00 EA**

The City, through its Procurement Services Director may during the next twelve months require additional units depending on the City's requirements and availability of funds. Bidders are requested to indicate below the number of months they will extend their bid prices, terms and conditions and the number of additional units they will provide after award of this bid by the City, if applicable.

Two (2) months for four (4) additional units after award of this bid.

Note: The decision by the bidder to extend or not to extend their prices will NOT be considered in the award of this bid.
* Please insert of number of unit (not to exceed the bid quantity).

Bidder: **Aerator Solutions**
Address: **11765 Main Street**
City: **Roscoe** State: **IL** Zip: **61073**
Phone No.: **815 623-5111**, Fax No.: **815 623-7111** Email: **jarnold@aeratorsolutions.com**

Jeffrey A. Arnold
Vice President & General Manager

Authorized Signature

Date: 8-23-2024

List at least 5 References - **See the attached partial reference list**
LOCAL COMMERCIAL AND/OR GOVERNMENTAL REFERENCES WHICH ARE SIMILAR IN SCOPE TO THIS PROJECT:

1.Project/Contract Name:	**Fernandina Beach, Florida**
Dollar Value:	$50,000.00
Contact Name:	
Email/Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
2. Project/Contract Name:	**Devansoy - Rock City, Illinois**
Dollar Value:	$250,000.00
Contact Name:	
Email/:	
Phone Number	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
3. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/:	
Phone Number	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
4. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
5. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	

QUESTIONNAIRE

This questionnaire must be completely filled out and returned as part of your bid/proposal. Failure to do so may result in disqualification of your bid/proposal. Evaluation of this questionnaire is a prime factor in the award of this Agreement.

1. Please state the full, legal name (including any d/b/a) of your firm and provide contact information

Company Name:
Aerator Solutions - RevO2 Solutions d/b/a Aerator Solutions
Contact Name: **Jeffrey A. Arnold** - Vice President & General Manager

Address: **11765 Main Street**

City: **Roscoe** State: **IL** Zip: **61073**

Telephone: **815 623-5111** Fax: **815 623-7111**

E-Mail Address: **jarnold@aeratorsolutions.com** Website: **www.aeratorsolutions.com**

2. How long has your firm been in business? **15**

3. How long has your firm provided these services? **15 EcoJet Product (4 years Aspiro products)**

4. Annual gross revenues of your firm? (Check the appropriate box)
under ☐ $100,000 ☐ $100,000 - $499,000 ☐ $500,000 - $999,000
☐ $1,000,000 - $2,000,000 ☒ **over $2,000,000**

5. How many full and part-time employees do you currently employee?
Full-time: 8 Part-time: 1

6. Provide information on your employee staffing by category and the number of employees in each category.

Category	# of employees
Managers	3
Manufacturing	2
Engineer	1
Sales	1
Aftermarket	1
Administrative	1

7. Who will be supervising the services to be performed under this Agreement and what are their qualifications, years of experience, number of years employed with your firm, etc.?

John O'Loughlin
Patrick,Charles Pty Ltd
+61-2 94500042
www.patrickcharles.com

8. What tools, vehicles and equipment currently owned by your firm will be utilized to provide the requirements of this Agreement?

N/A

9. List additional equipment your firm will require to provide services to the City and when and how you plan to acquire the equipment.

N/A

10. Have you had a contract terminated by a customer in the past 3 years?
NO

11. Provide a copy of your firm's Occupational License No. with the Expiration Date (if applicable).

12. Provide a copy of your firm's Federal Employer Tax ID certificate (W9). **Provided.**

13. Provide a copy of all your current insurance coverages for General Liability, Automobile and Workers' Compensation.

14. Provide evidence of a certification through Pinellas County Licensing Board (if applicable).

15. Provide documentation that your firm is registered with the Florida Division of Corporations to do business within the state of Florida.

DRUG FREE WORKPLACE FORM

PREFERENCES TO BUSINESSES WITH DRUG-FREE WORKPLACE PROGRAMS UNDER SECTION 287.087, FLORIDA STATUTES.

1. This statement is submitted with the attached Bid/Proposal.

2. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid received from a business that certifies that is has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

   a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
   b. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
   c. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (a).
   d. In the statement specified in subsection (a), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, violation of Chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
   e. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
   f. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

VENDOR'S PRINTED NAME: Jeffrey A. Arnold

AUTHORIZED SIGNATURE: _____

MINIMUM INSURANCE REQUIREMENTS

Contractor shall carry the following minimum types and amounts of insurance at its own expense, for the contract period:

A. Prior to the time Contractor is entitled to commence any part of the project, work, or services under this contract, Contractor shall procure, pay for, and maintain at least the following insurance coverage's and limits. Said insurance shall be evidenced by delivery to Procurement Services for the City of Tarpon Springs of a Certificate of Insurance executed on a standard ACORD form, listing all coverage and limits, expiration dates and terms of policies, and all endorsements whether or not required by the City. The insurance requirements shall remain in effect throughout the term of this Contract, or any Contract extension.

1) Workers' Compensation limits as required by law; Employers' Liability Insurance of not less than $1,000,000 for each accident.

2) Comprehensive General Liability Insurance including, but not limited to, Independent Contractor, Contractual, Premises/Operations, Products/Completed Operations and Personal Injury covering the liability assumed under indemnification provisions, with limits of liability for personal injury and/or bodily injury, including death, of not less than $1,000,000, each occurrence; and property damage of not less than $200,000, each occurrence. (Combined Single Limits of not less than $2,000,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an occurrence basis, and the policy shall include Broad Form Property Damage coverage, and Fire Legal Liability of not less than $50,000 per occurrence, unless otherwise stated by exception herein.

3) Comprehensive Automobile and Truck liability covering owned, hired, and nonowned vehicles with minimum limits of $1,000,000 each occurrence, and property damage of not less than $100,000 each occurrence. (Combined Single Limits of not less than $500,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an "occurrence basis, such insurance to include coverage for loading and unloading hazards.

4) $500,000 combined single limits, personal injury and/or bodily injury, including death, and property damage liability bodily injury, including death, and property damage liability insurance as an excess of the primary coverage required above.

B. Each Insurance Policy shall include the following conditions by endorsement to the policy:

1) Each policy shall require that thirty (30) days prior to expiration, cancellation, nonrenewal, or any material change in coverages or limits, a notice thereof shall be given to the City by certified mail to: City of Tarpon Springs, Procurement Services, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004. Contractor shall also notify City, in a like manner, within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, non-renewal, or material change in coverage received by said Contractor from its insurer; and nothing contained herein shall absolve Contractor of this requirement to provide notice.

2) Companies issuing the insurance policy, or policies, shall have no recourse against City for payment of premiums or assessments for any deductibles which all are at the sole assessments for any deductibles which all are at the sole responsibility and risk of Contractor.
3) The term "CITY" shall include all Authorities, Boards, Commissions, Divisions, Departments, and offices of City and individual members, employees thereof in their official capacities, and/or while acting on behalf of the City.
4) City of Tarpon Springs shall be endorsed to the required policy or policies as an additional insured or additional named Insured.
5) The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by City to any such future coverage, or to City's Self-Insured Retentions of whatever nature.

E-VERIFY CERTIFICATION

RFQ/Contract No: _____

Project Description: WASTEWATER AERATION BASIN FLOATING MIXER/BLOWER EQUIPMENT

Consultant/Firm acknowledges and agrees to the following:

Consultant/Firm shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. All persons employed by the Consultant/Firm during the term of the Contract to perform employment duties within Florida; and

2. All persons, including Sub-Contractors, assigned by the Consultant/Firm to perform work pursuant to the Contract with the Department.

Company/Firm: AERATOR SOLUTIONS

LOBBYING CERTIFICATION

"The undersigned hereby certifies, to the best of his or her knowledge and belief, that:

(a) No City appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence either directly or indirectly an officer or employee of the City, City Council, Member of Congress in connection with the awarding of any City Contract.

(b) If any funds other than City appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a member of City Council or an officer or employee of the City in connection with this contract, the undersigned shall complete and submit Standard Form-L "Disclosure Form to Report Lobbying", in accordance with its instructions.

By: JEFFREY A ARNOLD

Signature

Witness

JEFFREY A. ARNOLD

(Printed Name)

VICE PRESIDENT & GENERAL MANAGER

(Title)

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST

Bidder Vendor Name:

Proposer/Contractor FEIN: 46-4399926

Proposer/Contractor's Authorized Representative Name and Title:

Address: 11765 MAIN STREET

City: ROSCOE State: IL Zip: 61073

Phone Number: 815-623-5111

Email Address:

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of $1,000,000.00 or more that are on either the Scrutinized Companies with Activities in

Sudan list, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector lists which are created pursuant to s. 25.473 Florida Statute (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 Florida Statute (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the Bidder, I hereby certify that the company identified above in the section entitled "Bidder Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to s. 287.135 Florida Statute (Current Edition), the submission of a false certification may subject company to civil penalties, attorney's costs, and/or other costs and does not have business operations in Cuba or Syria.

Certified by: JEFFREY A ARNOLD

Who is authorized to sign on behalf of the above-referenced company.

Print Name and Title:
JEFFREY A ARNOLD

Date: 8/23/2024

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Komline Aerator Solutions, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

11765 Main Street

Requester's name and address (optional)

6 City, state, and ZIP code

Roscoe, IL 61073

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

9 9 – 4 2 6 5 7 9 7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** [signature] **Date** 9/9/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PCPL
PATRICK CHARLES PTY LTD

PCPL-PATRICK,CHARLES PTY LTD
ASPIRO PLUS AQP PARTIAL REFERENCE LIST

CUSTOMER	APPLICATION	UNITS	COUNTRY	YEARS
WANNON WATER AUTHORITY	MUNICIPAL	4 x AQP-3-30	AUS	2007
WANNON WATER AUTHORITY	MUNICIPAL	6x AQP-3-45	AUS	2011
PORT FAIRY WATER RECLAMATION PLANT ST I	MUNICIPAL	4 x AQP-3-37	AUS	2007
PORT FAIRY WATER RECLAMATION PLANT ST II	MUNICIPAL	6 x AQP-3-45	AUS	2012
WESTERN WATER CORPORATION	MUNICIPAL	4 x AQP-3-30	AUS	2013
HUNTER WATER CORPORATION	MUNICIPAL	6 x AQP-3-37	AUS	2008
CARPIER SAC	MUNICIPAL	3 X AQP-3-30	PERU	2009
CARPIER SAC	MUNICIPAL	4 X AQP-3-37	PERU	2013
CARPIER SAC	MUNICIPAL	2 x AQP-3-30	PERU	2014
CITY OF DNIEPROPETROVSK	MUNICIPAL	2 x AQP-3-55	UKRAINE	2012
BERRI BARMERA TREATMENT SCHEME	MUNICIPAL	4 X AQP-3-75	AUS	2002, 2007
MASTERFOODS AUSTRALIA	FOOD PRODUCTION	4 X AQP-3-30	AUS	2006, 2018
TARAC TECHNOLOGIES	CHEMICAL	18 X AQP-3-VARIOUS	AUS	2001-2018
AUSTRALIAN PAPER MILLS	PULP & PAPER	10 X AQP-3-30	AUS	2013, 2018
WYNNS COONAWARRA	WINERY	4 x AQP-3-30	AUS	2001, 2007
CASELLA BROTHERS	WINERY	10 x AQP-3-30	AUS	2008
NUGAN FOODS	FOOD PRODUCTION	10 x AQP-3-30	AUS	2005
DE BORTOLI	WINERY	16 x AQP-3-VARIOUS	AUS	2004
WOLF BLASS	WINERY	6 x AQP-3-37	AUS	2002-2018
BIO-DIESEL PRODUCERS	ETHANOL PRODUCTION	4 x AQP-3-30	AUS	2007
AUSTRALIAN COUNTRY CHOICE	SLAUGHTERHOUSE	6 x AQP-3-55	AUS	2007
OLDCASTLE WWTP	MUNICIPAL	4 x AQP-3-22	IRELAND	2013
FM ENVIRONMENTAL	MUNICIPAL	10 x AQP-3-VARIOUS	IRELAND	2005-2018
MIDDLE EASTERN PAPER COMPANY	PULP & PAPER	10 x AQP-3-37	SAUDI ARABIA	2011
KASUR ENVIRONMENTAL SCHEME	MUNICIPAL-INDUSTRIAL CETP	10 X AQP-3-30	PAKISTAN	1999
NARMADA CLEANTECH SCHEME	MUNICIPAL-INDUSTRIAL CETP	12 x AQP-3-37	INDIA	2012
NESER INDUSTRIALES SAC	MUNICIPAL	3 x AQP-2-15	PERU	2016
SERVICIOS VIVIANA AGUA DI PIURA	MUNICIPAL	36 x AQP-3-18.5	PERU	2014
JACOBS CREEK	WINERY	7 x AQP-3-30	AUSTRALIA	2002-2018
RICHMOND GROVE	WINERY	4 x AQP-3-22	AUSTRALIA	2009
SHIRE OF PLANTAGANET	MUNICIPAL	2 x AQP-2-15	AUSTRALIA	2012
MOUNT BARKER SALEYARDS	AGRICULTURE	2 x AQP-2-15	AUSTRALIA	2012
MOUNT BARKER CHICKEN	POULTRY	4 x AQP-2-18.5, 2 x AQP-2-11	AUSTRALIA	2009-2018
BERRI BARMERA TREATMENT SCHEME	MUNICIPAL	2 x AQP-3-75	AUSTRALIA	2015, 2018
HARVEY BEEF	SLAUGHTERHOUSE	5 x AQP-3-30	AUSTRALIA	2003
FLETCHER INTERNATIONAL NSW	SLAUGHTERHOUSE	4 x AQP-2-7.5, 4 x AQP-2-15	AUSTRALIA	1999
FLETCHER INTERNATIONAL WA	SLAUGHTERHOUSE	4 x AQP-2-18.5	AUSTRALIA	2000-2019
SMITH & LOVELESS NZ	VARIOUS	AQP-2, AQP-3	NEW ZEALAND	2000-2016
KAMEX-EM	FGD SULPHIDE/VARIOUS	MORE THAN 100 UNITS	KOREA	1997-2022
FORTESCUE METALS GROUP	MINING CAMPS	10 x AQP-2, AQP-3	AUSTRALIA	2021-2023
PT LONTAR PAPER	PAPER MILL	4 x AQP-3-37	INDONESIA	2021-2023
SANITARIUM HEALTH FOOD COMPANY	FOOD PRODUCTION	3 x AQP-2-18.5	AUSTRALIA	2022-2023
VARIOUS COUNTRIES & APPLICATIONS	VARIOUS	AQP-2, AQP-3	VIETNAM	1999-2019
			ITALY	*
			INDONESIA	*
			MALAYSIA	*
			FIJI	*
			UK	*
			TONGA	*
			PNG	*
			ARGENTINA	*
			etc	
			etc	

Note: This is a sample partial installation list for AQP-Aspiro Plus Aerators only.
© PCPL-2023 Not for 3rd party distribution without written permission from PCPL

PCPL

PATRICK CHARLES PTY LTD

AERATION/FLOTATION/MIXING SPECIALISTS

Australian Government

Department of Industry, Innovation, Climate Change, Science, Research and Tertiary Education

ICN

Industry Capability Network

waterAUSTRALIA

PROVEN WATER MANAGEMENT FOR A CHANGING WORLD

PCPL
PATRICK CHARLES PTY LTD

Our Technology/Capability

- **Aeration/mixing and associated water & wastewater treatment equipment**

- PCPL's own design equipment including ASPIRO, ASPIRO PLUS, AIRLIFT aerators, AQUAFLOAT Induced air flotation aerators and systems and D-CANT floating liquid decanters

- Coupled with selected imported equipment from internationally recognised OEMs

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

- Enables PCPL to cover the entire gamut of aeration/mixing and associated requirements for water and wastewater treatment

- Real help to solve treatment problems without being forced into a “one size fits all” approach.

- Widespread industrial and municipal base built over 30 years of operation (commenced operation 1987)

- Major industrial and municipal clients of longstanding.

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

AIRLIFT A6

ASPIRO & D-CANT

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

Customer Benefits

- **Simple, effective, affordable, reliable & proven aeration and mixing solutions**
  - 1,000s of installed units in Australia and internationally
  - Low maintenance, simple and robust in operation
  - Australian manufacture and spare parts/support
  - Low capital outlay

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

AQUAFLOAT OIL
REFINERY IAF
FLOTATION PLANT

ASPIRO PLUS LAKE
REMEDIATION UKRAINE

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

Industrial Clients include

BHP, Esso, Caltex, Pasminco, Australian Paper, Nestle, Fosters, Inghams, Pernod-Ricard, United Distillers, Pepsico, Kraft, Fonterra, Unilever, Arnotts, Heinz and many, many others

Municipal Clients include

Sydney Water, Melbourne Water, Western Water, Barwon Water, Midcoast Water, Brisbane Water, NT Water, SA Water, Water Authority WA, TasWater and many, many others.

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

D-CANT LIQUID DECANTER
SYDNEY WATER

ECOLOGIX DIFFUSED
AIR SYSTEM
FRUIT PROCESSOR

WATER INDUSTRY CAPABILITY TEAM MEMBER

PCPL
PATRICK CHARLES PTY LTD

AIRLIFT AERATORS
ALGAL SUPPRESSION

TLF LOW SPEED AERATOR
LEACHATE WWTP

WATER INDUSTRY CAPABILITY TEAM MEMBER

Contact

- Patrick,Charles Pty. Ltd., 4/16 Narabang Way, AUSTLINK Corporate Centre, Belrose, NSW, 2085.
- info@patrickcharles.com
- www.patrickcharles.com
- +61-2 9450 0042 phone
- +61-2 9986 1138 fax

WATER INDUSTRY CAPABILITY TEAM MEMBER

ASPIRO PLUS™ ASPIRATOR AERATORS

PROJECT: Tarpon Springs – Aspiro Plus

Proposal No: LD082224-1

AeratorSolutions
For the World's Wastewater™

11765 Main Street
Roscoe, IL 61073
aeratorsolutions.com

Contact: Lenka Dixon, LDixon@AeratorSolutions.com
PH: 815-623-5111, FAX: 815-623-7111

August 22, 2024 QUOTATION NUMBER: LD082224-1

PROJECT:	**Tarpon Springs, FL – Aspiro Plus** Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories
Bid No.:	240161-B-AS
Bid date:	Bids 8/23/2024
Reference:	Section 3- Scope of Services, Addendum 1
Representative:	**Austin Moore - TSC-Jacobs** Phone: 813-300-7415, Email: austin@tscjacobs.com
Attn:	City of Tarpon Springs, Procurement Services 324 East Pine Street, Tarpon Springs, FL 34689 Bonfire procurement portal

Aerator Solutions is pleased to submit the following proposal for the equipment described in the following pages, subject to the terms and conditions stated herein.

The scope of supply includes four (4) Aspiro Plus aerators. Mooring cable and power cable are included provided. Controls are included.

Four (4) – ASPIRO PLUS Aspirator floating surface aerators Model AQP3-60.0-F8 ASPIRO PLUS Blower Assisted Aspirators with the following materials of construction:

- Main Drive 60 HP TEFC Motor, 480 V, 3PH, 60 Hz,1800 RPM - operating angles of 20-90 degrees
- Blower 10 HP, TEFC Motor, 480 V, 3PH, 60 Hz, 3450 RPM, including cover
- Induction tube assembly - 316 stainless steel full-welded to a forged carbon steel universal joint coupling
- Propeller - one piece 316 stainless steel
- Cavitation plate shield

- Aerator constructed in stainless steel (wetted 316, unwetted 304)
- 8-Float flotation assembly – stainless steel floats, 304 frame in stainless steel

WALKWAY GRATING SECTIONS - each side and rear - expanded mesh SS304 or FRP handrails three sides along outer edge of walkway sections SS304

ANCHOR PACKAGE

- 2 EA: SS pipe wall brackets & masonry fasteners
- 4 EA: SS upstand brackets fitted to aerator frames
- 10 EA: M12 SS wire rope grips
- 2 EA: M16 HDG Rigging Screw
- 2 EA: M14 Bow Shackle
- 2 EA: M12 SS Cable 20m thimbled one end
- 2 EA: M12 SS Cable 2m thimbled one end

ELECTRICAL CABLE

- 80 m (260 ft): KK Submersible 16mm.sq 4-core KK Elec Cable
- 80 m (260 ft): KK Submersible 2.5mm.sq 4-core KK Elec Cable

SPARE PARTS

- 1 EA: Cutless bearing/Wear sleeve minikit
- 1 EA: U-joint bearing cross
- 1 EA: Air Inlet Filter Cartridge Element

CONTROL PANELS - as specified

PRICING for four (4) 60 HP Aerators with accessories, walkways and control panels: $_____.00

Adder for extra anchor package for Phase 2 $____.00

Validity: Pricing is good for 45 days from date of proposal, with submittal approval within 45 days of PO.

Terms: **20% Down Payment with Purchase Order**

30% With Submittal Approval

50% Balance Net 30 days from the date of shipment

NOTE: Any retainage shall not exceed 5% of Invoice Total and shall be payable in full no more than 180 days from shipment.

Freight: FOB factory, freight to job site **is included** in the pricing

Start-Up: Not included in the price.

Shipping: 20 - 30 weeks after receipt of the purchase order and submittal approvals

Taxes: Not included in pricing. Any applicable taxes will be added at time of invoice unless a valid exempt or resale certificate is provided.

PROPOSAL NOTES:

1. The Aspiro Plus Aerators will be shipped as separate components: power module and float assembly. Simple nut and bolt assembly of the power module to the float will be required on site by others.
2. The power cable shall be shipped on one reel, cut and wired on site by the installing contractor. Any additional cable needs to be re-quoted. **(Installing contractor to verify the length prior to shipment).**
3. Aerator Solutions shall provide the compression fittings and reducer bushings for the motor junction box. The shore connection is the responsibility of the installing contractor.

4. The mooring cable shall be shipped on one reel, cut and installed on site by the installing contractor **(Installing contractor to verify the cable length).**

5. Aerator Solutions shall provide our standard submittal drawings, and Operations & Maintenance manuals.

6. Junction boxes are <u>not</u> included and are to be supplied <u>by others</u>.

7. The shore power cable connection is the responsibility of the installing contractor.

8. Materials and/or services not specifically listed in this proposal are not included and are to be supplied <u>by others</u>.

9. Offloading and installation is the responsibility of the customer.

10. Goods quoted above shall be sold subject to the terms and conditions set forth on the face hereof and the "Terms and Conditions" on the attached page. Any different or additional terms are hereby objected to.

11. **If a deferred delivery is required (longer than 12 months from PO date), pricing will need to be reviewed and adjusted.**

12. Aerator Solutions' scope of supply does not include any process or performance guarantees or warranties or process or performance testing.

13. <u>Warning Clause:</u> The aerators supplied have very high hydraulic flows directly beneath the units. In addition, horizontal surface velocities persist for some distance from the units. These flow patterns may cause damage to the basin bottom or walls creating leaking potential. In earthen or lined basins, Aerator Solutions recommends the use of a concrete pad directly beneath the unit. If concrete is known to be nonresistant to the wastewater, other materials should be investigated. Riprapping or similar means of bank protection can protect the basin walls. If the basin contains any toxic wastes, the end user should obtain engineering advice as to the basin design and construction that is necessary to prevent any potential erosion and leakage potential. Aerator Solutions assumes no liability for any damage to the basin bottoms or walls or for any injuries or damages resulting therefrom.

Signature below indicates the acceptance of this quotation, including the Terms and Conditions attached:

Accepted by the Buyer:

_____

Accepted by the Seller:

Aerator Solutions

Company Name

By:_____ By: _____

Date:_____ Date:_____

Final acceptance of this proposal must be given to Aerator Solutions at their office in Roscoe, Illinois. Please acknowledge by signing above and returning to Aerator Solutions.

AERATOR SOLUTIONS
TERMS AND CONDITIONS OF AERATOR SOLUTIONS

This offer and all of the goods and sales of Aerator Solutions are subject only to the following terms and conditions. The acceptance of any order resulting from this proposal is based on the express condition that the Buyer agrees to all the terms and conditions herein contained. Any terms and conditions in any order, which are in addition to or inconsistent with the following, shall not be binding upon Aerator Solutions. This proposal and any contract resulting therefrom, shall be governed by, and construed in accordance with the laws of the State of Illinois, without regard to conflicts of laws principles.

PAYMENT

Unless specifically stated otherwise, quoted terms are Net 30 Days from shipping date. Past-due charges are 1.5% per month and will apply only on any past-due balance. Aerator Solutions does not allow retainage of any invoice amount, unless authorized in writing by an authorized representative at our Roscoe, Illinois office.

DURATION OF QUOTATION

This proposal of Aerator Solutions shall in no event be effective more than 30 days from date thereof, unless specifically stated otherwise, and is subject to change at any time prior to acceptance.

SHIPMENT

Shipping dates are not a guarantee of a particular day of shipment and are approximate, being based upon present production information, and are subject to change per the production schedules existing at time of receipt of purchase order. Aerator Solutions shall not be responsible for any delay in shipment for causes beyond its control including, but not limited to, war, riots, strikes, labor trouble causing interruption of work, fires, other casualties, transportation delays, modification of order, any act of governmental authorities or acts of God. Quoted shipment dates in this proposal are approximate dates goods will be shipped and, unless agreed to in writing by Aerator Solutions, Buyer may not postpone or delay the dates of shipment of goods from our plant or from our supplier's plants beyond the dates set forth in this proposal.

TITLE AND RISK OF LOSS

All prices and all shipments of goods are F.O.B. Aerator Solutions plant at Roscoe, Illinois unless specifically stated otherwise. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

TAXES

Prices quoted do not include any taxes, customs duties, or import fees. Buyer shall pay any and all use, sales, privilege or other tax or customs duties or import fees levied by any governmental authority with respect to the sale or transportation of any goods covered hereby. If Aerator Solutions is required by any taxing authority to collect or to pay any such tax, duty or fee, the Buyer shall be separately billed at such time for the amounts Aerator Solutions is required to pay.

INSURANCE

Unless the goods are sold on a CIF basis, the Buyer shall provide marine insurance for all risks, including war and general coverage.

SECURITY

If at any time the financial responsibility of the Buyer becomes unsatisfactory to Aerator Solutions or Aerator Solutions otherwise deems itself insecure as to receipt of full payment of the purchase price form Buyer hereunder, Aerator Solutions reserves the right to require payment in advance or security or guarantee satisfactory to Aerator Solutions of payment in full of the purchase price.

LIMITATION OF ACTION

No action shall be brought against Aerator Solutions for any breach of its contract of sale more than two years after the accrual of the cause of action thereof, and, in no event, unless the Buyer shall first have given written notice to Aerator Solutions of any claim of breach of contract within 30 days after the discovery thereof.

CANCELLATION CLAUSE

No acceptance of this proposal, by purchase order or otherwise, may be modified except by written consent of Aerator Solutions nor may it be cancelled except by prior payment to Aerator Solutions the following sums as liquidated damages; 1) If cancellation is prior to commencement of production and prior to the assumption of any obligations by Aerator Solutions for any materials or component parts, a sum equal to 15% of the total purchase price; 2) If cancellation is after the commencement of production or after the assumption of any obligations by Aerator Solutions for any materials or component parts, a sum equal to the total of the direct out of pocket expenses incurred to the date of cancellation for labor, machine time, materials and any charges made to us by suppliers for cancellation, plus 30% of the total purchase price. All charges and expenses shall be as determined by Aerator Solutions. In the event any items are used by Aerator Solutions, to fill a subsequent order, then upon receipt of payment for such order, Aerator Solutions shall pay the Buyer a sum equal to the direct out-of-pocket expenses previously charged and received from Buyer.

PROPRIETARY INFORMATION

This proposal, including all descriptive data, drawings, material, information, and know-how disclosed by Aerator Solutions to Buyer in relation hereto is confidential information intended solely for the confidential use of Buyer shall remain the property of Aerator Solutions and shall not be disclosed or otherwise used to the disadvantage or detriment of Aerator Solutions in any manner.

QUALIFIED ACCEPTANCE AND INDEMNITY

In the event the acceptance of this proposal by Buyer either is contingent upon or subject to the approval by any third party such as, but not limited to, a consulting engineer, with respect to goods, parts, materials, descriptive data, drawings, calculations, or any other matter, then upon such approval by any third party, Aerator Solutions shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aerator Solutions conform to this Proposal. In the event any such third party requires modifications in the proposal prior to the approval thereof, Aerator Solutions may at its sole option and without liability to any party elect to cancel this proposal or return the purchase order to Buyer. In the event Aerator Solutions elects to modify this proposal to conform to the requirements for approval by any third party, Aerator Solutions in such event shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aerator Solutions conform to this proposal as modified.

Buyer agrees to indemnify and save harmless Aerator Solutions from and against all costs and expenses and liability of any kind whatsoever arising out of or in connection with claims by third parties so long as the goods sold hereunder conform to the requirements of this proposal as approved by any third party.

WARRANTY; LIMITATION OF LIABILITY; AND DISCLAIMER

In return for purchase and full payment for Aerator Solutions goods, we warrant new goods provided by us to be free from defects in materials and workmanship under normal condition and use for a period of one year from the date the goods are put into service, or eighteen months from date of shipment (whichever first occurs).

OUR OBLIGATION UNDER THIS WARRANTY IS EXPRESSLY AND EXCLUSIVELY LIMITED to replacing or repairing (at our factory at Roscoe, Illinois) any part or parts returned to our factory with transportation charges prepaid, and which our examination shall show to have been defective. Prior to return of any goods or its parts to our factory, Buyer shall notify Aerator Solutions of claimed defect, and Aerator Solutions shall have the privilege of examining the goods at Buyer's place of business at or where the goods have otherwise been placed in service. In the event this examination discloses no defect, Buyer shall have no authority to return the goods or parts to our factory for the further examination or repair. All goods or parts shall be returned to Buyer, F.O.B. Roscoe, Illinois. This warranty shall not apply to any goods or part which has been repaired or altered outside our factory, or applied, operated, or installed contrary to our instruction, or subjected to misuse, chemical attack/degradation, negligence, or accident. Our warranty on accessories and component parts not manufactured by us is expressly limited to that of the manufacturer thereof.

In general, all minor repairs of electric motors will be performed in the field by an authorized local service shop. Major repairs involving electric motors will be performed by local authorized electrical repair shops at their facilities. The responsibility for removing parts or equipment from the system and transporting them to the local repair shop is the customers. Re-installation of the equipment is the responsibility of the customer. Any warranty claims involving parts other than the electric motor, if serious, will probably be handled by replacing the defective parts. This may, or may not, involve shipment of the unit (or a part of it) back to the factory. **IN NO CASE SHOULD YOU SHIP THE UNIT BACK TO THE FACTORY WITHOUT AUTHORIZATION FROM AERATOR SOLUTIONS.**

THE FOREGOING WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND OF ALL OTHER LIABILITIES AND OBLIGATIONS ON OUR PART, INCLUDING ANY LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE; AND ANY IMPLIED WARRANTY OF MERCHANTABLILTY OR FITNESS FOR A PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED; AND WE EXPRESSLY DENY THE RIGHT OF ANY OTHER PERSON TO INCUR OR ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF ANY GOODS PROVIDED BY US. THERE ARE NO WARRANTIES OR GURARANTEES OF PERFORMANCE UNLESS SPECIFICALLY STATED OTHERWISE.

UNDER NO CIRCUMSTANCES, INCLUDING ANY CLAIM OF NEGLIGENCE, STRICT LLIABILTIY, OR OTHERWISE, SHALL AERATOR SOLUTIONS BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, COSTS OF CONNECTING, DISCONNECTING, OR ANY LOSS OR DAMAGE RESULTING FROM A DEFECT IN THE GOODS. LIMIT OF LIABLILITY: AERATOR SOLUTIONS TOTAL LIABLITY UNDER THE ABOVE WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART. THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE, AND OUR LIABILITY WITH RESPECT TO ANY CONTRACT OR SALE, OR ANYTHING DONE IN CONNECTION THERWITH, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, IN ANY CASE, EXCEED THE PRICE OF THE GOODS UPON WHICH SUCH LIABILITY IS BASED.

Final acceptance of this proposal must be given to Aerator Solutions at their office in Roscoe, Illinois. Please acknowledge acceptance by signing the proposal and returning it to Aerator Solutions.

Accepted By:

_____

By: Date:

Offer Respectfully Submitted,

_____

Aerator Solutions By:

CITY OF TARPON SPRINGS, FL

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

INVITATION TO BID

Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories for the City of Tarpon Springs

Date: August 09, 2024

Bid No.: 240161-B-AS

Sealed bids **w**ill be received electronically by the City of Tarpon Springs, Procurement Services, 324 East Pine Street, Tarpon Springs, FL 34689, documents can be obtained from the Bonfire website at https://ctsfl.bonfirehub.com/opportunities, all documents and attachments must be uploaded by the date and time indicated:

3:00 p.m., August 23, 2024

at which time bids will be publicly opened and read aloud for:

Wastewater Aeration Basin Floating Mixer/Blower Equipment, Control Panels, and Mooring Accessories for the City of Tarpon Springs

Bids and all addenda shall be available only through https://ctsfl.bonfirehub.com/opportunities.

Instructions to Bidders

Submission and Receipt of Bids
Submitting electronically through the online procurement services of Bonfire.
Bidders who are E-Bidding for the first time, the City of Tarpon Springs uses a Bonfire procurement portal for accepting and evaluating proposals digitally. Please contact Bonfire at Support@GoBonfire.com for technical questions related to your submission. You can also visit their help forum at https://vendorsupport.gobonfire.com/hc/en-us.
Submissions received after the ITB Due Date and time shall not be considered. It is the sole responsibility of the Bidder to ensure that its solicitation response is uploaded before such date and time. Tarpon Springs Procurement Services shall not be responsible for delays caused by any power outages or internet failures. No exceptions will be made.
Note: It is strongly recommended to upload your response in adequate time to assure that it will post on the day prior to the closing date.

Preparation of Bids
Bids will be prepared in accordance with the following:

a. The enclosed Bid Form is to be used in submitting your bid. All information required by the Bid form shall be furnished. The bidder shall print or type its name and manually sign the schedule and each continuation sheet on which an entry is made. Bids having any erasures or corrections must be initialed by the bidder in ink. Bids shall be signed in ink. All bid amounts shall be typewritten or filled in with ink.

b. Electronic Signatures. The Bid documents may be executed with an electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this bid and shall be treated in all respects as an original handwritten signature.

c. All bids must be signed with the firm's name and by an officer or employee having authority to bind the company or firm by vendor's signature.

d. Unit price shall be shown and where there is an error in extension of price, the unit price shall govern.

e. Proposed service/delivery times must be shown and shall include Saturdays, Sundays, and Holidays (if applicable).

f. Bidders shall thoroughly examine the drawings, specifications, schedule, instructions and all other contract documents.

g. Bidders shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery of material and equipment, services as required by the bid conditions. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as result of failure or omission on the part of the bidder to make the necessary examinations and investigations or failure to fulfill in every detail the requirements of the contract documents will be accepted as a basis for varying the requirements of City or the compensation to the vendor.

h. Bidders are advised that all City contracts are subject to all legal requirements provided for in any Procurement Resolutions or Policies of City and State and Federal Statues.

i. The bidder shall retain a copy of all bid documents for future reference.

Explanations to Bidders
All questions or requests for additional information are required to be in writing and may be e-mailed to purchasing@ctsfl.us.

Questions must be submitted, in writing, not later than August 16, 2024.
Any verbal responses to questions or changes or additions to the Scope of Services or any part of this ITB shall not be binding on the City or its representatives. Only changes or additions made by Addenda issued by the City of Tarpon Springs through www.https://ctsfl.bonfirehub.com/opportunities should be considered for your bid submittal.

Compliance
Failure to comply with the ITB in full may be cause for rejection of bid. Bids must conform to the scope of services and terms and conditions. Bids must be returned on the forms provided. Nonconformance with these instructions is grounds for rejection of bid.

Rejection of Bids
The City reserves the right to accept or reject any and all bids or parts of bids, waive minor informalities, and request rebids on the material or services described in the ITB.

Ex Parte Communication. In order to ensure fair evaluation of bids, ex parte communication initiated by bidders is prohibited from the time the responses are opened until a final decision has been made. No bidder may initiate communication with any City Commissioner or any City official, staff, or employee who is participating in the evaluation process. Any and all communication initiated by a bidder after the responses are opened must be in writing to:

Janina Lewis, CPPO, NIGP-CPP
Procurement Services Director
City of Tarpon Springs
Procurement Services
PO Box 5004
Tarpon Springs, FL 34688-5004
727-937-1766 Fax
jlewis@ctsfl.us.

The City may, however, initiate communication with any bidder in order to obtain additional information or clarification necessary for fair evaluation of their bid. Ex parte communication initiated by a bidder may disqualify that bidder from consideration for this or future ITBs.

Janina Lewis, CPPO, NIGP-CPP
Procurement Services Director

JL:as

SECTION 1 – INSTRUCTIONS

1.1 COMMENCEMENT OF WORK. If bidder begins any billable work prior to the City's final approval and execution of the contract, bidder does so at its own risk.

1.2 RESPONSIBILITY TO READ AND UNDERSTAND. Failure to read, examine and understand the solicitation will not excuse any failure to comply with the requirements of the solicitation or any resulting contract, nor shall such failure be a basis for claiming additional compensation. If a vendor suspects an error, omission or discrepancy in this solicitation, the vendor must immediately and in any case not later than seven (7) business days in advance of the due date notify the contact on page one (1). The City is not responsible for and will not pay any costs associated with the preparation and submission of the bid. Bidders are cautioned to verify their bids before submission, as amendments to or withdrawal of bids submitted after time specified for opening of bids may not be considered. The City will not be responsible for any bidder errors or omissions.

1.3 FORM AND CONTENT OF BIDS. Unless otherwise instructed or allowed, bids shall be submitted on the forms provided. An original and the designated number of copies of each bid are required. Bids, including modifications, must be submitted in ink, typed, or printed form and signed by an authorized representative. Please line through and initial rather than erase changes. If the bid is not properly signed or if any changes are not initialed, it may be considered non-responsive. In the event of a disparity between the unit price and the extended price, the unit price shall prevail unless obviously in error, as determined by the City. The City may require that an electronic copy of the bid be submitted. The bid must provide all information requested and must address all points. The City does not encourage exceptions. The City is not required to grant exceptions and depending on the exception, the City may reject the bid.

1.4 SPECIFICATIONS. Technical specifications define the minimum acceptable standard. When the specification calls for "Brand Name or Equal," the brand name product is acceptable. Alternates will be considered upon demonstrating the other product meets stated specifications and is equivalent to the brand product in terms of quality, performance and desired characteristics. Minor differences that do not affect the suitability of the supply or service for the City's needs may be accepted. Burden of proof that the product meets the minimum standards or is equal to the brand name, product, is on the bidder. The City reserves the right to reject bids that the City deems unacceptable.

1.5 MODIFICATION/ WITHDRAWAL OF BID. Written requests to modify or withdraw the bid received by the City prior to the scheduled opening time will be accepted and will be corrected after opening. No oral requests will be allowed. Requests must be addressed and labeled in the same manner as the bid and marked as a MODIFICATION or WITHDRAWAL of the bid. Requests for withdrawal after the bid opening will only be granted upon proof of undue hardship and may result in the forfeiture of any bid security. Any withdrawal after the bid opening shall be allowed solely at the City's discretion.

1.6 DEBARMENT DISCLOSURE. If the vendor submitting this bid has been debarred, suspended, or otherwise lawfully precluded from participating in any public procurement activity, including being disapproved as a subcontractor with any federal, state, or local government, or if any such preclusion from participation from any public procurement activity is currently pending, the bidder shall include a letter with its bid identifying the name and address of the governmental unit, the effective date of this suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating the suspension or debarment.
1.7 RESERVATIONS. The City reserves the right to reject any or all bids or any part thereof; to

rebid the solicitation; to reject non-responsive or non-responsible bids; to reject unbalanced bids; to reject bids where the terms, prices, and/or awards are conditioned upon another event; to reject individual bids for failure to meet any requirement; to award by item, part or portion of an item, group of items, or total; to make multiple awards; to waive minor irregularities, defects, omissions, technicalities or form errors in any bid. The City may seek clarification of the bid from bidder at any time, and failure to respond is cause for rejection. Submission of a bid confers on bidder no right to an award or to a subsequent contract. The City is charged by its Charter to make an award that is in the best interest of the City. All decisions on compliance, evaluation, terms and conditions shall be made solely at the City's discretion and made to favor the City. No binding contract will exist between the bidder and the City until the City executes a written contract or purchase order.

1.8 OFFICIAL SOLICITATION DOCUMENT. Changes to the solicitation document made by a bidder may not be acknowledged or accepted by the City. Award or execution of a contract does not constitute acceptance of a changed term, condition or specification unless specifically acknowledged and agreed to by the City. The copy maintained and published by the City shall be the official solicitation document.

1.9 COPYING OF BIDS. Bidder hereby grants the City permission to copy all parts of its bid, including without limitation any documents and/or materials copyrighted by the bidder. The City's right to copy shall be for internal use in evaluating the proposal.

1.10 CONTRACTOR ETHICS. It is the policy of the City to promote courtesy, fairness, impartiality, integrity, service, professionalism, economy, and government by law in the Procurement process. The responsibility for implementing this policy rests with each individual who participates in the Procurement process, including Bidders and Contractors.
To achieve the purpose of this Article, it is essential that Bidders and Contractors doing business with the City also observe the ethical standards prescribed herein. It shall be a breach of ethical standards to:

a. Exert any effort to influence any City employee or agent to breach the standards of ethical conduct.

b. Intentionally invoice any amount greater than provided in Contract or to invoice for Materials or Services not provided.

c. Intentionally offer or provide sub-standard Materials or Services or to intentionally not comply with any term, condition, specification or other requirement of a City Contract.

1.11 GIFTS. The city will accept no gifts, gratuities or advertising products from bidders or prospective bidders and affiliates. The city may request product samples from vendors for product evaluation.

1.12 PROTESTS AND APPEALS. If a Bidder believes there is a mistake, impropriety, or defect in the solicitation, believes the City improperly rejected its proposal, and/or believes the selected proposal is not in the City's best interests, the Bidder may submit a written protest. All protests and appeals are governed by the City of Tarpon Springs Purchasing Policy and Procedures. If any discrepancy exists between this Section and the Purchasing Policy, the language of the Purchasing Policy controls.
Protests based upon alleged mistake, impropriety, or defect in a solicitation that is apparent before the bid opening must be filed with the Procurement Officer no later than five (5) business days before Bid Opening. Protests that only become apparent after the Bid Opening must be filed within ten (10) business days of the alleged violation of the applicable purchasing ordinance. The complete protest procedure can be obtained by contacting the Procurement Services Department.

1.13 EVALUATION PROCESS. Bids will be reviewed by the Procurement Services Department

and representative(s) of the respective department(s). The City staff may or may not initiate discussions with bidders for clarification purposes. Clarification is not an opportunity to change the bid. Bidders shall not initiate discussions with any City employee or official.

1.14 PRESENTATIONS/INTERVIEWS. The bidder must provide a formal presentation/interview upon request.

1.15 CRITERIA FOR EVALUATION AND AWARD. The City evaluates three (3) categories of information: responsiveness, responsibility, and price. All bids must meet the following responsiveness and responsibility criteria to be considered further.

a) Responsiveness. The City will determine whether the bid complies with the instructions for submitting bids including completeness of bid which encompasses the inclusion of all required attachments and submissions. The City must reject any bids that are submitted late. Failure to meet other requirements may result in rejection.

b) Responsibility. The City will determine whether the bidder is one with whom it can or should do business. Factors that the City may evaluate to determine "responsibility" include, but are not limited to: excessively high or low priced bids, past performance, references (including those found outside the bid), compliance with applicable laws-including tax laws, bidder's record of performance and integrity - e.g. has the bidder been delinquent or unfaithful to any contract with the City, whether the bidder is qualified legally to contract with the City, financial stability and the perceived ability to perform completely as specified. A bidder must at all times have financial resources sufficient, in the opinion of the City, to ensure performance of the contract and must provide proof upon request. City staff may also use Dun & Bradstreet and/or any generally available industry information. The City reserves the right to inspect and review bidder's facilities, equipment and personnel and those of any identified subcontractors. The City will determine whether any failure to supply information, or the quality of the information, will result in rejection.

c) Price. We will then evaluate the bids that have met the requirements above.

1.16 COST JUSTIFICATION. In the event only one response is received, the City may require that the bidder submit a cost proposal in sufficient detail for the City to perform a cost/price analysis to determine if the bid price is fair and reasonable.

1.17 CONTRACT NEGOTIATIONS AND ACCEPTANCE. Bidder must be prepared for the City to accept the bid as submitted. If bidder fails to sign all documents necessary to successfully execute the final contract within a reasonable time as specified, or negotiations do not result in an acceptable agreement, the City may reject bid or revoke the award, and may begin negotiations with another bidder. Final contract terms must be approved or signed by the appropriately authorized City official(s). No binding contract will exist between the bidder and the City until the City executes a written contract or purchase order.

1.18 NOTICE OF INTENT TO AWARD. Notices of the City's intent to award a Contract are posted to Procurement's website located at https://ctsfl.bonfirehub.com/opportunities. It is the bidder's responsibility to check the City of Tarpon Springs's bid posting website at https://ctsfl.bonfirehub.com/opportunities to view relevant bid information and notices.

1.19 BID TIMELINE. Dates are tentative and subject to change.
Release ITB: August 9, 2024
Advertise City website/ https://ctsfl.bonfirehub.com/opportunities: August 9, 2024
Bids due: August 23, 2024
Award recommendation: September 17, 2024

1.20 CONE OF SILENCE. Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and state holidays, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

SECTION 2-STANDARD TERMS AND CONDITIONS

2.1 DEFINITIONS. Uses of the following terms are interchangeable as referenced: "vendor, contractor, supplier. proposer, company, parties, persons", "purchase order, PO, contract, agreement", "City, Tarpon Springs. agency, requestor, parties", "bid, proposal, response, quote".

2.2 INDEPENDENT CONTRACTOR. Il is expressly understood that the relationship of Contractor to the City will be that of an independent contractor. Contractor and all persons employed by Contractor, either directly or indirectly, are Contractor's employees, not City employees. Accordingly, Contractor and Contractor's employees are not entitled to any benefits provided to City employees including, but not limited to, health benefits, enrollment in a retirement system, paid time off or other rights afforded City employees. Contractor employees will not be regarded as City employees or agents for any purpose, including the payment of unemployment or workers' compensation. If any Contractor employees or subcontractors assert a claim for wages or other employment benefits against the City, Contractor will defend. indemnity and hold harmless the City from all such claims.

2.3 SUBCONTRACTING. Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein.

2.4 ASSIGNMENT. This Agreement may not be assigned either in whole or in part without first receiving the City's written consent. Any attempted assignment, either in whole or in part, without such consent will be null and void and in such event the City will have the right at its option to terminate the Agreement. No granting of consent to any assignment will relieve Contractor from any of its obligations and liabilities under the Agreement.

2.5 SUCCESSORS ANO ASSIGNS, BINDING EFFECT. This Agreement will be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

2.6 NO THIRD-PARTY BENEFICIARIES. This Agreement is intended for the exclusive benefit of the parties. Nothing set forth in this Agreement is intended to create, or will create any benefits, rights, or responsibilities in any third parties.

2.7 NON-EXCLUSIVITY. The City, in its sole discretion, reserves the right to request the materials or services set forth herein from other sources when deemed necessary and appropriate. No exclusive rights are encompassed through this Agreement.

2.8 AMENDMENTS. There will be no oral changes to this Agreement. This Agreement can only be modified in a writing signed by both parties. No charge for extra work or material will be allowed unless approved in writing, in advance, by the City and Contractor.

2.9 TIME OF THE ESSENCE. Time is of the essence to the performance of the parties· obligations under this Agreement.

2.10 COMPLIANCE WITH APPLICABLE LAWS.

a. General. Contractor must procure all permits and licenses and pay all charges and fees necessary and incidental to the lawful conduct of business. Contractor must stay fully informed of existing and future federal, state, and local laws, ordinances, and regulations that in any manner affect the fulfillment of this Agreement and must comply with the same at its own expense. Contractor bears full responsibility for training, safety, and providing necessary equipment for all Contractor personnel to achieve throughout the term of the Agreement. Upon request, Contractor will demonstrate to the City's satisfaction any programs, procedures, and other activities used to ensure compliance.

b. Drug-Free Workplace. Contractor is hereby advised that the City has adopted a policy establishing a drug-free workplace for Itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor will require a drug-free workplace for all Contractor personnel working under this Agreement. Specifically, all Contractor personnel who are working under this Agreement must be notified in writing by Contractor that they are prohibited from the manufacture, distribution, dispensation, possession, or unlawful use of a controlled substance in the workplace. Contractor agrees to prohibit the use of intoxicating substances by all Contractor personnel and will ensure that Contractor personnel do not use or possess illegal drugs while in the course of performing their duties.

c. Federal and State Immigration Laws. Contractor agrees to comply with the Immigration Reform and Control Act of 1986 (IRCA) in performance under this Agreement and to permit the City and its agents to inspect applicable personnel records to verify such compliance as permitted by law. Contractor will ensure and keep appropriate records to demonstrate that all Contractor personnel have a legal right to live and work in the United States.

(i) As applicable to Contractor, under this provision, Contractor hereby warrants to the City that Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all federal immigration laws and regulations that relate to their employees (hereinafter "Contractor Immigration Warranty").

(ii) A breach of the Contractor Immigration Warranty will constitute as a material breach of this Agreement and will subject Contractor to penalties up to and including termination of this Agreement at the sole discretion of the City.

(iii) The City retains the legal right to inspect the papers of all Contractor personnel who provide services under this Agreement to ensure that Contractor or its subcontractors are complying with the Contractor Immigration Warranty. Contractor agrees to assist the City in regard to any such inspections.

(iv) The City may, at its sole discretion, conduct random verification of the employment records of Contractor and any subcontractor to ensure compliance with the Contractor Immigration Warranty. Contractor agrees to assist the City in regard to any random verification performed.

(v) Neither Contractor nor any subcontractor will be deemed to have materially breached the Contractor Immigration Warranty if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by Sections 274A and 274B of the Federal Immigration and Nationality Act.

d. Nondiscrimination. Contractor represents and warrants that it does not discriminate against any employee or applicant for employment or person to whom it provides services

because of race, color, religion, sex, national origin, or disability, and represents and warrants that it complies with all applicable federal, state, and local laws and executive orders regarding employment. Contractor and Contractor's personnel will comply with applicable provisions of Title VII of the U.S. Civil Rights Act of 1964, as amended, Section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), and applicable rules in performance under this Agreement.

2.11 SALES/USE TAX, OTHER TAXES. Contractor is responsible for the payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's services under this Agreement, including by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees as required. If any taxing authority should deem Contractor or Contractor employees an employee of the City or should otherwise claim the City is liable for the payment of taxes that are Contractor's responsibility under this Agreement, Contractor will indemnify the City for any tax liability, interest, and penalties imposed upon the City.
The City is exempt from paying state and local sales/use taxes and certain federal excise taxes and will furnish an exemption certificate upon request.

2.12 AMOUNTS DUE THE CITY. Contractor must be current and remain current in all obligations due to the City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due the City or fees and charges owed to the City.

2.13 OPENNESS OF PROCUREMENT PROCESS. Written competitive proposals, replies, oral presentations, meetings where vendors answer questions, other submissions, correspondence, and all records made thereof, as well as negotiations or meetings where negotiation strategies are discussed, conducted pursuant to this Invitation to Bid (ITB), shall be handled in compliance with Chapters 119 and 286, Florida Statutes.
Proposals or replies received by the City pursuant to this ITB are exempt from public disclosure until such time that the City provides notice of an intended decision or until 30 days after opening the proposals, whichever is earlier. If the City rejects all proposals or replies pursuant to this ITB and provides notice of its intent to reissue the ITB, then the rejected proposals or replies remain exempt from public disclosure until such time that the City provides notice of an intended decision concerning the reissued ITB or until the City withdraws the reissued ITB. A proposal or reply shall not be exempt from public disclosure longer than 12 months after the initial City notice rejecting all proposals or replies.
Oral presentations, meetings where vendors answer questions, or meetings convened by City staff to discuss negotiation strategies, if any, shall be closed to the public (and other proposers) in compliance with Chapter 286 Florida Statutes. A complete recording shall be made of such closed meeting. The recording of, and any records presented at, the exempt meeting shall be available to the public when the City provides notice of an intended decision or until 30 days after opening proposals or final replies, whichever occurs first. If the City rejects all proposals or replies pursuant to this ITB and provides notice of its intent to reissue the ITB, then the recording and any records presented at the exempt meeting remain exempt from public disclosure until such time that the City provides notice of an intended decision concerning the reissued ITB or until the City withdraws the reissued ITB. A recording and any records presented at an exempt meeting shall not be exempt from public disclosure longer than 12 months after the initial City notice rejecting all proposals or replies.

<u>In addition to all other contract requirements as provided by law, the contractor executing this agreement agrees to comply with public records law.</u>

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
410 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
727-942-5614
CITYCLERK1@CTSFL.US

The contractor's agreement to comply with public records law applies specifically to:

a) Keep and maintain public records required by the City of Tarpon Springs (hereinafter "public agency") to perform the service being provided by the contractor hereunder.

b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, Florida Statutes, as may be amended from time to time, or as otherwise provided by law.

c) Ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

e) A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

f) The contractor hereby acknowledges and agrees that if the contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.

g) A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes.

h) If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the

contractor the reasonable costs of enforcement, including reasonable attorney fees, if:

1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and
2. At least eight (8) business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.

i) A notice complies with subparagraph (h}2. if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

A contractor who complies with a public records request within 8 business days after the notice is sent is not liable for the reasonable costs of enforcement.

2.14 AUDITS AND RECORDS. Contractor must preserve the records related to this Agreement for five (5)years after completion of the Agreement. The City or its authorized agent reserves the right to inspect any records related to the performance of work specified herein. In addition, the City may inspect any and all payroll, billing or other relevant records kept by Contractor in relation to the Agreement. Contractor will permit such inspections and audits during normal business hours and upon reasonable notice by the City. The audit of records may occur at Contractor's place of business or at City offices, as determined by the City.

2.15 BACKGROUND CHECK. The City may conduct criminal, driver history, and all other requested background checks of Contractor personnel who would perform services under the Agreement or who will have access to the City's information, data, or facilities in accordance with the City's current background check policies. Any officer, employee, or agent that fails the background check must be replaced immediately for any reasonable cause not prohibited by law.

2.16 SECURITY CLEARANCE AND REMOVAL OF CONTRACTOR PERSONNEL. The City will have final authority, based on security reasons: (i) to determine when security clearance of Contractor personnel is required; (ii) to determine the nature of the security clearance, up to and including fingerprinting Contractor personnel; and (iii) to determine whether or not any individual or entity may provide services under this Agreement. If the City objects to any Contractor personnel for any reasonable cause not prohibited by law, then Contractor will, upon notice from the City, remove any such individual from performance of services under this Agreement.

2.17 DEFAULT.

a. A party will be in default if that party: (i) is or becomes insolvent or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's capability to perform under the Agreement; (ii) is the subject of a petition for involuntary bankruptcy not removed within sixty (60) calendar days; (iii) conducts business in an unethical manner or in an illegal manner; or (iv) fails to carry out any term, promise, or condition of the Agreement.

b. Contractor will be in default of this Agreement if Contractor is debarred from participating in City procurements and solicitations in accordance with the City's Purchasing Policy and Procedures Manual.

c. Notice and Opportunity to Cure. In the event a party is in default then the other party may, at its option and at any time, provide written notice to the defaulting party of the default. The defaulting party will have thirty (30) days from receipt of the notice to cure the default; the thirty (30) day cure period may be extended by mutual agreement of the parties, but no cure period may exceed ninety (90) days. A default notice will be deemed to be sufficient if it is reasonably calculated to provide notice of the nature and extent of such default. Failure of the non-defaulting party to provide notice of the default does not waive any rights under the Agreement.

d. Anticipatory Repudiation. Whenever the City in good faith has reason to question Contractor's intent or ability to perform, the City may demand that Contractor give a written assurance of its intent and ability to perform. In the event that the demand is made and no written assurance is given within five (5) calendar days, the City may treat this failure as an anticipatory repudiation of the Agreement.

2.18 REMEDIES. The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

b. The City may purchase the services required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price, the City may recover the excess cost by: (i) requiring immediate reimbursement to the City; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and/or performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as provided by law. Costs includes any and all, fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement, including, but not limited to, administrative expenses, attorneys' fees, and costs.

c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

d. Neither party will be liable for incidental, special, or consequential damages.

2.19 CONTINUATION DURING DISPUTES. Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations until the dispute is settled, instructed to cease performance by the City, enjoined or prohibited by judicial action, or otherwise required or obligated to cease performance by other provisions in this Agreement.

2.20 TERMINATION FOR CONVENIENCE. The City reserves the right to terminate this Agreement in part or in whole upon thirty (30) calendar days' written notice.

2.21 TERMINATION FOR CONFLICT OF INTEREST Florida Statutes Section 112. Pursuant to F.S. Section 112, the City may cancel this Agreement after its execution, without penalty or further obligation, if any person significantly involved in initiating, securing, drafting, or creating the Agreement for the City becomes an employee or agent of Contractor.

2.22 TERMINATION FOR NON-APPROPRIATION AND MODIFICATION FOR BUDGETARY CONSTRAINT. The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines that it does not have funds to meet its obligations under this Agreement, the City will have the right to terminate

the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, the City agrees to provide written notice of its intent to terminate thirty (30) calendar days prior to the stated termination date.

2.23 PAYMENT TO CONTRACTOR UPON TERMINATION. Upon termination of this Agreement, Contractor will be entitled only to payment for those services performed up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

2.24 NON-WAIVER OF RIGHTS. There will be no waiver of any provision of this agreement unless approved in writing and signed by the waiving party. Failure or delay to exercise any rights or remedies provided herein or by law or in equity, or the acceptance of, or payment for, any services hereunder, will not release the other party of any of the warranties or other obligations of the Agreement and will not be deemed a waiver of any such rights or remedies.

2.25 INDEMNIFICATION/LIABILITY.

a. To the fullest extent permitted by law, Contractor agrees to defend, indemnify, and hold the City, its officers, agents, and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs, attorneys', witnesses', and expert witnesses' fees, and expenses incident thereto, relating to, arising out of, or resulting from: (i) the services provided by Contractor personnel under this Agreement; (ii) any negligent acts, errors, mistakes or omissions by Contractor or Contractor personnel; and (iii) Contractor or Contractor personnel's failure to comply with or fulfill the obligations established by this Agreement.

b. Contractor will update the City during the course of the litigation to timely notify the City of any issues that may involve the independent negligence of the City that is not covered by this indemnification.

c. The City assumes no liability for actions of Contractor and will not indemnify or hold Contractor or any third party harmless for claims based on this Agreement or use of Contractor-provided supplies or services.

Nothing contained in this section shall be considered a waiver of the City of tarpon Springs’ rights and protections under sovereign immunity and Florida Statute 768.28.

2.26 WARRANTY. Contractor warrants that the services and materials will conform to the requirements of the Agreement. Additionally, Contractor warrants that all services will be performed in a good, workman-like and professional manner. The City's acceptance of service or materials provided by Contractor will not relieve Contractor from its obligations under this warranty. If any materials or services are of a substandard or unsatisfactory manner as determined by the City, Contractor, at no additional charge to the City, will provide materials or redo such services until in accordance with this Agreement and to the City's reasonable satisfaction.
Unless otherwise agreed, Contractor warrants that materials will be new, unused, of most current manufacture and not discontinued, will be free of defects in materials and workmanship, will be provided in accordance with manufacturer's standard warranty for at least one (1) year unless otherwise specified, and will perform in accordance with manufacturer's published specifications.

2.27 THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES. Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property, and will at the City's request and expense, furnish to the City reasonable assistance and cooperation, including assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City in obtaining recovery.

2.28 NO GUARANTEE OF WORK. Contractor acknowledges and agrees that it is not entitled to deliver any specific amount of materials or services or any materials or services at all under this Agreement and acknowledges and agrees that the materials or services will be requested by the City on an as needed basis at the sole discretion of the City. Any document referencing quantities or performance frequencies represent the City's best estimate of current requirements, but will not bind the City to purchase, accept, or pay for materials or services which exceed its actual needs.

2.29 OWNERSHIP. All deliverables, services, and information provided by Contractor or the City pursuant to this Agreement (whether electronically or manually generated) including without limitation, reports, test plans, and survey results, graphics, and technical tables, originally prepared in the performance of this Agreement, are the property of the City and will not be used or released by Contractor or any other person except with prior written permission by the City.

2.30 USE OF NAME. Contractor will not use the name of the City of Tarpon Springs in any advertising or publicity without obtaining the prior written consent of the City.

2.31 PROHIBITED ACTS. Pursuant to Florida Constitution Article II Section 8, a current or former public officer or employee within the last two (2) years shall not represent another organization before the City on any matter for which the officer or employee was directly concerned and personally participated in during their service or employment or over which they had a substantial or material administrative discretion.

2.32 FOB DESTINATION FREIGHT PREPAID ANO ALLOWED. All deliveries will be FOB destination freight prepaid and allowed unless otherwise agreed.

2.33 RISK OF LOSS. Contractor agrees to bear all risks of loss, injury, or destruction of goods or equipment incidental to providing these services and such loss, injury, or destruction will not release Contractor from any obligation hereunder.

2.34 SAFEGUARDING CITY PROPERTY. Contractor will be responsible for any damage to City real property or damage or loss of City personal property when such property is the responsibility of or in the custody of Contractor or its employees.

2.35 WARRANTY OF RIGHTS. Contractor warrants it has title to, or the right to allow the City to use, the materials and services being provided and that the City may use same without suit, trouble or hindrance from Contractor or third parties.

2.36 PROPRIETARY RIGHTS INDEMNIFICATION. Without limiting the foregoing, Contractor will without limitation, at its expense defend the City against all claims asserted by any person that anything provided by Contractor infringes a patent, copyright, trade secret or other intellectual property right and must, without limitation, pay the costs, damages and attorneys' fees awarded against the City in any such action, or pay any settlement of such action or claim. Each party agrees to notify the other promptly of any matters to which this provision may apply and to cooperate with each other in connection with such defense or settlement. If a preliminary or final judgment is obtained against the City's use or operation of the items provided by Contractor hereunder or any part thereof by reason of any alleged infringement, Contractor will, at its expense

and without limitation, either: (a) modify the item so that it becomes non-infringing; (b) procure for the City the right to continue to use the item; (c) substitute for the infringing item other item(s) having at least equivalent capability; or (d) refund to the City an amount equal to the price paid, less reasonable usage, from the time of installation acceptance through cessation of use, which amount will be calculated on a useful life not less than five (5) years, plus any additional costs the City may incur to acquire substitute supplies or services.

2.37 CONTRACT ADMINISTRATION. The contract will be administered by the Procurement Administrator and/or an authorized representative from the using department. All questions regarding the contract will be referred to the administrator for resolution. Supplements may be written to the contract for the addition or deletion of services. Payment will be negotiated and determined by the contract administrator(s).

2.38 FORCE MAJEURE. Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including acts of nature, acts of the public enemy, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will within five (5) calendar days of the unforeseeable circumstance notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so, or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

2.39 COOPERATIVE USE OF CONTRACT. The City has entered into various cooperative purchasing agreements with other Florida government agencies, including the Tampa Bay Area Purchasing Cooperative. Under a Cooperative Purchasing Agreement, any contract may be extended for use by other municipalities, school districts and government agencies in the State of Florida with the approval of Contractor. Any such usage by other entities must be in accordance with the statutes, codes, ordinances, charter and/or procurement rules and regulations of the respective government agency.
Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The City is not responsible for any disputes arising out of transactions made by others.

2.40 FUEL CHARGES AND PRICE INCREASES. No fuel surcharges will be accepted. No price increases will be accepted without proper request by Contractor and response by the City's Procurement Division.

2.41 NOTICES. All notices to be given pursuant to this Agreement must be delivered to the parties at their respective addresses. Notices may be (i) personally delivered; (ii) sent via certified or registered mail, postage prepaid; (iii) sent via overnight courier; or (iv) sent via facsimile. If provided by personal delivery, receipt will be deemed effective upon delivery. If sent via certified or registered mail, receipt will be deemed effective three (3) calendar days after being deposited in the United States mail. If sent via overnight courier or facsimile, receipt will be deemed effective two (2) calendar days after the sending thereof.

2.42 GOVERNING LAW, VENUE. This Agreement is governed by the laws of the State of Florida. The exclusive venue selected for any proceeding or suit in law or equity arising from or incident to this Agreement will be Pinellas County, Florida.

2.43 INTEGRATION CLAUSE. This Agreement, including all attachments and exhibits hereto, supersede all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties with respect to the work to be performed.

2.44 PROVISIONS REQUIRED BY LAW. Any provision required by law to be in this Agreement is a part of this Agreement as if fully stated in it.

2.45 SEVERABILITY. If any provision of this Agreement is declared void or unenforceable, such provision will be severed from this Agreement, which will otherwise remain in full force and effect. The parties will negotiate diligently in good faith for such amendment(s) of this Agreement as may be necessary to achieve the original intent of this Agreement, notwithstanding such invalidity or unenforceability.

2.46 SURVIVING PROVISIONS. Notwithstanding any completion, termination, or other expiration of this Agreement, all provisions which, by the terms of reasonable interpretation thereof, set forth rights and obligations that extend beyond completion, termination, or other expiration of this Agreement, will survive and remain in full force and effect. Except as specifically provided in this Agreement, completion, termination, or other expiration of this Agreement will not release any party from any liability or obligation arising prior to the date of termination.

2.47 PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL OR IDEOLOGICAL INTERESTS IN GOVERNMENT CONTRACTING -- F.S. 287.05701: Bidders are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the City will not request documentation of or consider a Bidder's social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the City's governing body may not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

SECTION 3- SCOPE OF SERVICES

INTRODUCTION

The City of Tarpon Springs, Florida, Advanced Wastewater Treatment Facility (AWWTF) is seeking bids from qualified bidders to provide floating aeration equipment, electrical control panels, and mooring hardware, pursuant to the specifications and terms and conditions herein.

3.1. SERVICES SUMMARY DESCRIPTION

The following specifications are for the provision of floating aeration equipment, electrical control panels, and mooring hardware for proper equipment mounting. Each Blower/Mixer skid shall transfer a minimum of 3,800 lbs. of oxygen per day and maintain homogenous mixing inside the aeration basins containing 3,500-4,500 mg/l of mixed liquor suspended solids (MLSS) utilizing three-phase 480vac power.

Bidders shall:

a. Furnish and deliver four (4) Floating Mixer 60 horsepower (hp) /Blowers 10 hp ASPIRO PLUS units or approved equal designed for continuous long-term use in AWWTF aeration basins with walkways and grating on platforms for maintenance.

b. Provide one (1) set of manufacture recommended spare mixer/blower skid parts.

c. Furnish and deliver four (4) engineered white powder coated stainless steel control panels with Yaskawa variable frequency drives (VFD)'s and Square D electrical components for remote pacing of mixers/blowers utilizing an existing control programmable logic controller (PLC). Each control panel shall include three-point locking door latch, main disconnect breaker, dedicated equipment breakers, surge protection, VFD's and all electrical components to provide local & remote run and fail statuses, and a thermally controlled exhaust fan. Each panel will have main disconnect, hand off automatic switches (HOA's) and pilot lights on front exterior of panel. The white powder coated stainless steel control panel enclosures will be rated for outdoor use and provide analog and or Ethernet connections for local or remote operation. No substitute VFD's will be accepted.

d. Furnish and deliver 316 stainless steel wire rope, fasteners, and mounting hardware needed to properly attach floating equipment onto 12" thick concrete walls.

e. Furnish and deliver electrical conductors needed to power equipment from control panels, plus 20% extra cable for flexible installations.

f. Include shipping and freight as a line item in their bid. Shipping will be free on board (FOB) destination to the Advanced Wastewater Treatment Facility, located at 201 Pine Street, Tarpon Springs, FL 34689.

g. Provide a minimum one (1)-year warranty after startup for all equipment and components furnished.

h. Provide average lifespan of proposed equipment, typical annual operating, and maintenance costs when using this equipment in wastewater aeration basins.

i. Provide one (1) day for initial startup of equipment with City contractor, to confirm proper equipment operation, and operational and maintenance training with staff.

j. Provide efficiency curves and oxygen transfer rate documentation for this equipment, including turndown limitations for use with VFD's.

k. Provide lead time information, purchase terms, and submittals for City approval prior to manufacturing.

l. Provide a schedule of values for all items furnished.

m. Provide proposed equals to the City for approval within question period.

3.2. See Exhibit One (1) – Site Map, to indicate various placements of the floating aeration Equipment during concrete basin restorations, permanent control panel installation locations, and actual dimensions of aeration basins.

3.3. See Exhibit Two (2) – ASPIRO PLUS Brochure for additional equipment specifications.

SECTION 4-GENERAL CONDITIONS

4.1 BEGINNING AND END DATE OF INITIAL TERM. This bid is for a one-time purchase and delivery of required goods.

4.2 EXTENSION. N/A

4.3 RENEWAL. There is no renewal term on this contract.

4.4. PRICES. All pricing shall be firm for the initial term of one (1) year; except where otherwise provided by the specifications, and include all transportation, insurance and warranty costs. The City shall not be invoiced at prices higher than those stated in any contract resulting from this bid. The Contractor certifies that the prices offered are no higher than the lowest price the Contractor charges other buyers for similar quantities under similar conditions. The Contractor further agrees that any reductions in the price of the goods or services covered by this bid and occurring after award will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.
During the sixty (60) day period prior to each annual anniversary of the contract effective date, the Contractor may submit a written request that the City increase the prices for an amount for no more than the twelve month change in the Consumer Price Index for All Urban Consumers (CPI-U), US City Average, All Items, Not Seasonally Adjusted as published by the U.S. Department of Labor, Bureau of Labor Statistics (http://www.bls.gov/ppi/home.htm). The City shall review the request for adjustment and respond in writing; such response and approval shall not be unreasonably withheld.
At the end of the initial term, pricing may be adjusted for amounts other than inflation based on mutual agreement of the parties after review of appropriate documentation. Renewal prices shall be firm for at least one year and may be adjusted thereafter as outlined in the previous paragraph.

BID FORM

BID No. 240161-B-AS

Wastewater Aeration Basin Floating Mixer/Blower Equipment

BIDDER _____

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with City of Tarpon Springs to provide all Services specified and in accordance with the other terms and conditions of the Contract Documents.

This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening.

1. In submitting this Bid, Bidder represents that:

   a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda (receipt of all which is hereby acknowledged):

Date	Number	Date	Number
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

   b. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

   c. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

BID FORM PRICING
BID NO. 240161-B-AS
Wastewater Aeration Basin Floating Mixer/Blower Equipment

ATTACHMENT A - PRICING TAB ATTACHED AS AN EXCEL SPREADSHEET

Bidder acknowledges that all applicable licenses (City, County, State, and Federal) have been obtained and shall provide proof immediately upon request.

Payment: We accept Visa for payment: ___Yes ___No. Payment must be processed in ____days after receipt of proper invoice or services accepted (whichever is the latter).

Price Extension for Additional Units:

The City, through its Procurement Services Director may during the next twelve months require additional units depending on the City's requirements and availability of funds. Bidders are requested to indicate below the number of months they will extend their bid prices, terms and conditions and the number of additional units they will provide after award of this bid by the City, if applicable.

_____months for _____additional units after award of this bid.
(Number) (No. of Units*)

Note: The decision by the bidder to extend or not to extend their prices will NOT be considered in the award of this bid.
* Please insert of number of unit (not to exceed the bid quantity).

Bidder: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____Fax No.: _____Email: _____

_____
Printed Name and Title

_____
Authorized Signature

_____
Date

List at least 5 References

LOCAL COMMERCIAL AND/OR GOVERNMENTAL REFERENCES WHICH ARE SIMILAR IN SCOPE TO THIS PROJECT:

1.Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
2. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/:	
Phone Number	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
3. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/:	
Phone Number	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
4. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/Phone Number:	
Agency/Company Name:	
Address:	
Date completed/or if in Progress:	
5. Project/Contract Name:	
Dollar Value:	
Contact Name:	
Email/Phone Number:	
Agency/Company Name:	

Address:	
Date completed/or if in Progress:	

QUESTIONNAIRE

This questionnaire must be completely filled out and returned as part of your bid/proposal. Failure to do so may result in disqualification of your bid/proposal. Evaluation of this questionnaire is a prime factor in the award of this Agreement.

1. Please state the full, legal name (including any d/b/a) of your firm and provide contact information

Company Name: _____

Contact Name: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-Mail Address: _____ Website: _____

2. How long has your firm been in business? _____

3. How long has your firm provided these services? _____

4. Annual gross revenues of your firm? (Check the appropriate box)
☐ under $100,000 ☐ $100,000 – $499,000 ☐ $500,000 – $999,000
☐ $1,000,000 - $2,000,000 ☐ over $2,000,000

5. How many full and part-time employees do you currently employee?
Full-time: _____ Part-time: _____

6. Provide information on your employee staffing by category and the number of employees in each category.

Category	# of employees

7. Who will be supervising the services to be performed under this Agreement and what are their qualifications, years of experience, number of years employed with your firm, etc.?

8. What tools, vehicles and equipment currently owned by your firm will be utilized to provide the requirements of this Agreement?

9. List additional equipment your firm will require to provide services to the City and when and how you plan to acquire the equipment.

10. Have you had a contract terminated by a customer in the past 3 years? _____ If yes, please explain.

11. Provide a copy of your firm's Occupational License No. with the Expiration Date (if applicable).

12. Provide a copy of your firm's Federal Employer Tax ID certificate (W9).

13. Provide a copy of all your current insurance coverages for General Liability, Automobile and Workers' Compensation.

14. Provide evidence of a certification through Pinellas County Licensing Board (if applicable).

15. Provide documentation that your firm is registered with the Florida Division of Corporations to do business within the state of Florida.

DRUG FREE WORKPLACE FORM

PREFERENCES TO BUSINESSES WITH DRUG-FREE WORKPLACE PROGRAMS UNDER SECTION 287.087, FLORIDA STATUTES.

1. This statement is submitted with the attached Bid/Proposal.

2. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid received from a business that certifies that is has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

    a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
    b. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
    c. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (a).
    d. In the statement specified in subsection (a), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, violation of Chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
    e. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
    f. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

VENDOR'S PRINTED NAME:_____

AUTHORIZED SIGNATURE:_____

MINIMUM INSURANCE REQUIREMENTS

Contractor shall carry the following minimum types and amounts of insurance at its own expense, for the contract period:

A. Prior to the time Contractor is entitled to commence any part of the project, work, or services under this contract, Contractor shall procure, pay for, and maintain at least the following insurance coverage's and limits. Said insurance shall be evidenced by delivery to Procurement Services for the City of Tarpon Springs of a Certificate of Insurance executed on a standard ACORD form, listing all coverage and limits, expiration dates and terms of policies, and all endorsements whether or not required by the City. The insurance requirements shall remain in effect throughout the term of this Contract, or any Contract extension.

1) Workers' Compensation limits as required by law; Employers' Liability Insurance of not less than $1,000,000 for each accident.

2) Comprehensive General Liability Insurance including, but not limited to, Independent Contractor, Contractual, Premises/Operations, Products/Completed Operations and Personal Injury covering the liability assumed under indemnification provisions, with limits of liability for personal injury and/or bodily injury, including death, of not less than $1,000,000, each occurrence; and property damage of not less than $200,000, each occurrence. (Combined Single Limits of not less than $2,000,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an occurrence basis, and the policy shall include Broad Form Property Damage coverage, and Fire Legal Liability of not less than $50,000 per occurrence, unless otherwise stated by exception herein.

3) Comprehensive Automobile and Truck liability covering owned, hired, and non-owned vehicles with minimum limits of $1,000,000 each occurrence, and property damage of not less than $100,000 each occurrence. (Combined Single Limits of not less than $500,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an "occurrence basis, such insurance to include coverage for loading and unloading hazards.

4) $500,000 combined single limits, personal injury and/or bodily injury, including death, and property damage liability bodily injury, including death, and property damage liability insurance as an excess of the primary coverage required above.

B. Each Insurance Policy shall include the following conditions by endorsement to the policy:

1) Each policy shall require that thirty (30) days prior to expiration, cancellation, non-renewal, or any material change in coverages or limits, a notice thereof shall be given to the City by certified mail to: City of Tarpon Springs, Procurement Services, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004. Contractor shall also notify City, in a like manner, within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, non-renewal, or material change in coverage received by said Contractor from its insurer; and nothing contained herein shall absolve Contractor of this requirement to provide notice.

2) Companies issuing the insurance policy, or policies, shall have no recourse against City for payment of premiums or assessments for any deductibles which all are at the sole assessments for any deductibles which all are at the sole responsibility and risk of Contractor.
3) The term "CITY" shall include all Authorities, Boards, Commissions, Divisions, Departments, and offices of City and individual members, employees thereof in their official capacities, and/or while acting on behalf of the City.
4) **City of Tarpon Springs shall be endorsed to the required policy or policies as an additional insured or additional named Insured.**
5) The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by City to any such future coverage, or to City's Self-Insured Retentions of whatever nature.

E-VERIFY CERTIFICATION

RFQ/Contract No: _____

Project Description: _____

Consultant/Firm acknowledges and agrees to the following:

Consultant/Firm shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. All persons employed by the Consultant/Firm during the term of the Contract to perform employment duties within Florida; and

2. All persons, including Sub-Contractors, assigned by the Consultant/Firm to perform work pursuant to the Contract with the Department.

Company/Firm: _____

LOBBYING CERTIFICATION

“The undersigned hereby certifies, to the best of his or her knowledge and belief, that:

(a) No City appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence either directly or indirectly an officer or employee of the City, City Council, Member of Congress in connection with the awarding of any City Contract.

(b) If any funds other than City appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a member of City Council or an officer or employee of the City in connection with this contract, the undersigned shall complete and submit Standard Form-L “Disclosure Form to Report Lobbying”, in accordance with its instructions.

By: _____

Signature

_____

Witness

_____

(Printed Name)

_____

(Title)

VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LIST

Bidder Vendor Name:

Proposer/Contractor FEIN: _____

Proposer/Contractor's Authorized Representative Name and Title:

_____

Address:

_____

City: _____ State: _____ Zip: _____

Phone Number:

_____

Email Address:

_____

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of $1,000,000.00 or more that are on either the Scrutinized Companies with Activities in Sudan list, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector lists which are created pursuant to s. 25.473 Florida Statute (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 Florida Statute (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the Bidder, I hereby certify that the company identified above in the section entitled "Bidder Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to s. 287.135 Florida Statute (Current Edition), the submission of a false certification may subject company to civil penalties, attorney's costs, and/or other costs and does not have business operations in Cuba or Syria.

Certified by: _____

Who is authorized to sign on behalf of the above-referenced company.

Print Name and Title:

_____

Date: _____

CITY OF TARPON SPRINGS, FL

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

August 16, 2024

BID No. 240161-B-AS
Wastewater Aeration Basin Floating Mixer/Blower Equipment,
Control Panels, and Mooring Accessories

QUESTIONS/ANSWERS

Q1: *Possible Ragging Issue* - Will the basin be cleaned and screened from any rags before installation of the Aspiro units?
A1: Yes, the plan is to clean out basins prior to installation.

Q2: Do we need to include walkway grating sections with handrails?
A2: Yes, as pictured in brochure. See Exhibit Two (2)

Q3: *Do we need to provide stainless steel floats (NOT RECOMMEDED)?*
A3: Provide pricing for the recommended float assemblies for this wastewater basin application.

Q4: Do we need to include extra anchor package for Phase 2?
A4: Yes

Q5: Do we need to provide itemized pricing for the control panel, anchor package, electrical cable, and spare parts (per 3-Attachment A - Price Sheet)?
A5: Yes

All other requirements, terms and conditions remain the same.
Copies of the plans and specifications may be obtained through Bonfire:
https://ctsfl.bonfirehub.com/portal/?tab=openOpportunities

City of Tarpon Springs
Office of the Internal Auditor

Audit of Public Services, Utilities Division- Reverse Osmosis Water Treatment Plant

Prepared by:
Billy Poulos, MBA, CIA, CGAP
City Internal Auditor
July 2024

Report #08_2024

This Page Was Left Intentionally Blank

City of Tarpon Springs
Office of the Internal Auditor

8/19/2024

Honorable Mayor Vatikiotis and Commissioners,

Enclosed is Audit #08_2024 of the Public Services- Utilities Division, Reverse Osmosis Water Treatment Plant. This audit was conducted under the authority of the approved FY 2024 Internal Audit plan, and contains my analysis and conclusions based on the information available to me. The report contains two findings and five observations. Management's response is also included. I am available anytime to discuss the audit and will place it on the September 3, 2024 BOC Regular Session agenda for a brief presentation.

I would like to thank Thomas Kiger- Public Services Director, Ray Page- Utilities Superintendent, Darryl Vaci- Water Division Manager, and Kelly Frazier- RO Plant Chief Operator for their assistance, knowledge, and transparency during the audit process.

Sincerely,

Billy Poulos
City Internal Auditor

Cc: Mark LeCouris, City Manager
Thomas Kiger, Public Services Director
Ray Page- Utilities Superintendent
Darryl Vaci- Water Division Manager
Kelly Frazier- RO Plant Chief Operator

Tarpon Springs City Hall – 2nd Floor
324 E. Pine Street, Tarpon Springs, FL. 34689
C: (813) 817-9802|O: (727) 943-1167|Bpoulos@CTSFL.US |CTSFL.US

Table of Contents

Executive Summary
(Overall Auditor Opinion)....1

Background....3-5
- Public Services, Utilities Division....3
- Reverse Osmosis Water Treatment Plant....3
- High-level explanation on how the Reverse Osmosis Plant Works....4
- Water Sources....5
- Overview of Potable Water Regulations....5

Audit Objectives, Scope, and Methodology....6

Results: Finding(s)
Finding #1....7

Finding #2....8

Results: Observation(s)
Observation #1....10

Observation#2....12

Observation #3....14

Observation #4....15

Observation #5....16

Appendix:
A1: References to legacy water system....17

Management Response to Audit Report....18

Executive Summary (Overall Auditor Opinion)

In accordance with the approved FY 2024 Internal Audit plan, I have completed the audit of the Public Services- Utility Division's ("The Division") Reverse Osmosis plant ("The Plant"). The audit was conducted using the Institute of Internal Auditors International Standards for the Professional Practice of Internal Auditing (I.e., Red Book Standards) as a framework and guide. I believe that the evidence obtained and reviewed provides a reasonable basis for the findings and observations in this report.

Providing clean and safe drinking water is arguably the most important thing that the City does. In order to do this, the RO Plant must navigate a complex regulatory environment that includes oversight from federal, state, and local regulatory agencies. Management has successfully navigated the regulatory environment and has not had a consent order, or any other adverse findings stemming from required audits or regulatory reports.

While providing safe and healthy drinking water is the ultimate goal of the Plant, management must ensure that this is accomplished around the clock without disruptions, so emergency preparedness is paramount. The EPA requires the Plant to have an emergency response plan that addresses a number of potential risks that could disrupt their operations. Some of these include malicious acts (Ex. Sabotage), cyber-attacks (Ex. Phishing attacks), and/ or natural hazards (Ex. Hurricanes). The fastest and most direct way to provide water if the Plant's operations are disrupted is through the use of their legacy system, which consists of the interconnects with Pinellas County that are still in place from when the City purchased water from the County. The Plant maintains these interconnects and works with the County to exercise them to ensure they remain operational. During an emergency, the physical ability to access water through the interconnects is possible, but the Plant does not have an active agreement with the County that addresses important issues, like whether the City can legally access the water that it is owned by the County, how much and how long the water would be available, and the cost of any water that is used. Staff from the City and County have had discussions over the last several years to develop an updated agreement but have not come to a consensus.

Recently, the EPA has issued enhanced cybersecurity guidance due to the overall vulnerability of public water systems nationwide. The Plant has developed and already begun working on a utility-wide master plan that includes hardware and software upgrades and a significant project to harden the Utility Supervisory Control and Data Acquisition System (SCADA) that is used to operate the Plant. Updating policies and procedures to compliment the hardware and software upgrades is also in process.

Water source sustainability is a major concern for the Plant, and management is taking steps to ensure the long-term sustainability of its ground water brackish and freshwater wells, for both quality and quantity of water. This is done through a combination of rotating and redeveloping its current wells and drilling new brackish and freshwater wells. These sustainability measures are included in their 20-year Capital Improvement Plan.

With the exception of a written purchasing policy that has already been addressed, the Plant maintains a large archive of standard operating procedures (SOPs) which help promote compliant and efficient operations. An operation as complex and regulated as an RO Plant needs to have a lot of SOPs to properly function, and they need to be actively managed in order for them to be accurate and up to date, since regulations, equipment status, and other factors can change quickly. Plant management realizes this and has acted accordingly.

Overall, management has the RO Plant operating in compliance with its many regulatory requirements, they have diligently prepared for emergency situations, they are actively managing the City's water resources, and they have compiled a library of standard operating procedures to aid in effective and efficient operations. More importantly, the management team has set high standards for the Plant, as is evidenced by the many observations in this report.

This report uses a balanced format approach which includes both Findings and Observations. Findings can include any number of things where improvement is needed and usually require remedial action by the auditee or other related parties. In contrast, Observations are areas where the auditee has excelled or has exhibited a best practice. They can also include areas that may need additional review or discussion and may not be within the Department's control. The use of a balanced format approach helps provide an overall picture of the department, which is important for a decision-making Board.

In order for the reader of this report to gain a complete understanding of this audit's objectives and conclusions, it is strongly recommended that the details surrounding the findings and observations listed below are read in their entirety.

Finding(s)

#1: The Plant does not have written policies or procedures in place to manage blanket purchase orders, although it does have well established practices in place that appear to be working well.

#2: The RO Plant does not have an agreement with Pinellas County to provide potable water through the legacy system, which is not consistent to what is stated in the Emergency Response Plan and other documents.

Observation(s)

#1: The RO Plant is in compliance with all major regulatory requirements at the federal, state, and local level, and has not had any consent orders issued against it.

#2: The RO Plant has adequately prepared for emergency situations that could hinder its ability to provide potable water.

#3: The Water and Wastewater Utilities are currently upgrading their Operational Technology to stay current with EPA guidance and help combat against cyber-attacks which have been on the rise in the country's public water systems.

#4: The RO Plant is taking steps to ensure the long-term sustainability of its ground water brackish and freshwater wells, for both quality and quantity of water.

#5: The RO Plant has adequate standard operating procedures in place to promote compliant and effective operations.

Background

Public Services Department- Utilities Division, Reverse Osmosis Water Treatment Plant:

Organizationally, the Utilities division falls under the Public Services department and has three main functions: Water, wastewater, and utilities maintenance. Each of these functions have additional sub-functions as well. However, this report focuses on the City's Reverse Osmosis Water Treatment Plant ("RO Plant" or "Plant") which is part of the water function[1]. Specifically, from the point that water is pumped from the City's wells to the point where the water is finished[2] and ready to be distributed.

The RO Plant has 18.49 Full Time Equivalent positions (FTEs) and a budget of $4,489,091[3], which is funded by user fees as part of the Water-Sewer Enterprise fund. Other funding sources include $312,960 from Water Impact fees on new construction, which may only be used for new capital projects related to water facilities. Since March 2024, the Public Services department has been managed by Thomas Kiger who previously served as the assistant director. The Utility Superintendent is Ray Page, the Utility Division Manager is Darryl Vaci, and the RO Plant's Chief Operator is Kelly Frazier.

Fast Facts about the Reverse Osmosis Water Treatment Plant:

- The RO Plant was and still is the largest single capital expenditure in the City's history at a cost of nearly $45 million.
- The Plant produces 3.1 million gallons of potable water per day.
- The RO Plant has the design capacity to produce 7.5 million gallons of potable water per day.
- The City has 24 total wells in its well field.
- The RO Plant has never had a consent order issued against it.

Courtesy: The City of Tarpon Springs Utility Department.

Reverse Osmosis Water Treatment Plant:

Prior to the Reverse Osmosis Water Treatment Plant ("RO Plant" or "Plant"), the City was purchasing about 80% of its water from Pinellas County through Tampa Bay Water[4], while the other 20% was pumped from freshwater wells and sent to the City's treatment facilities to produce potable water. The RO Plant started operating in August 2015 and is currently the source of potable water for the City. It was and still is the largest single capital expenditure in the City's history at a cost of nearly $45 million, which was split between the City and a grant from the Southwest Florida Water Management District (SWFWMD). Several issues led to the City building their own RO Plant including having water independence, water quality issues from blending purchased water and City-processed water, increasing costs, and more predictable costs for planning purposes.

Reverse osmosis is the process of trying to undo the equalization of nature by "Unmixing" or "Un-equalizing" something. In this case, the reverse osmosis process is used to remove salt and other chemicals from brackish ground water. It involves forcing brackish ground water (Under high pressure) through a semipermeable membrane to remove the solutes, like salinity. The reverse osmosis process

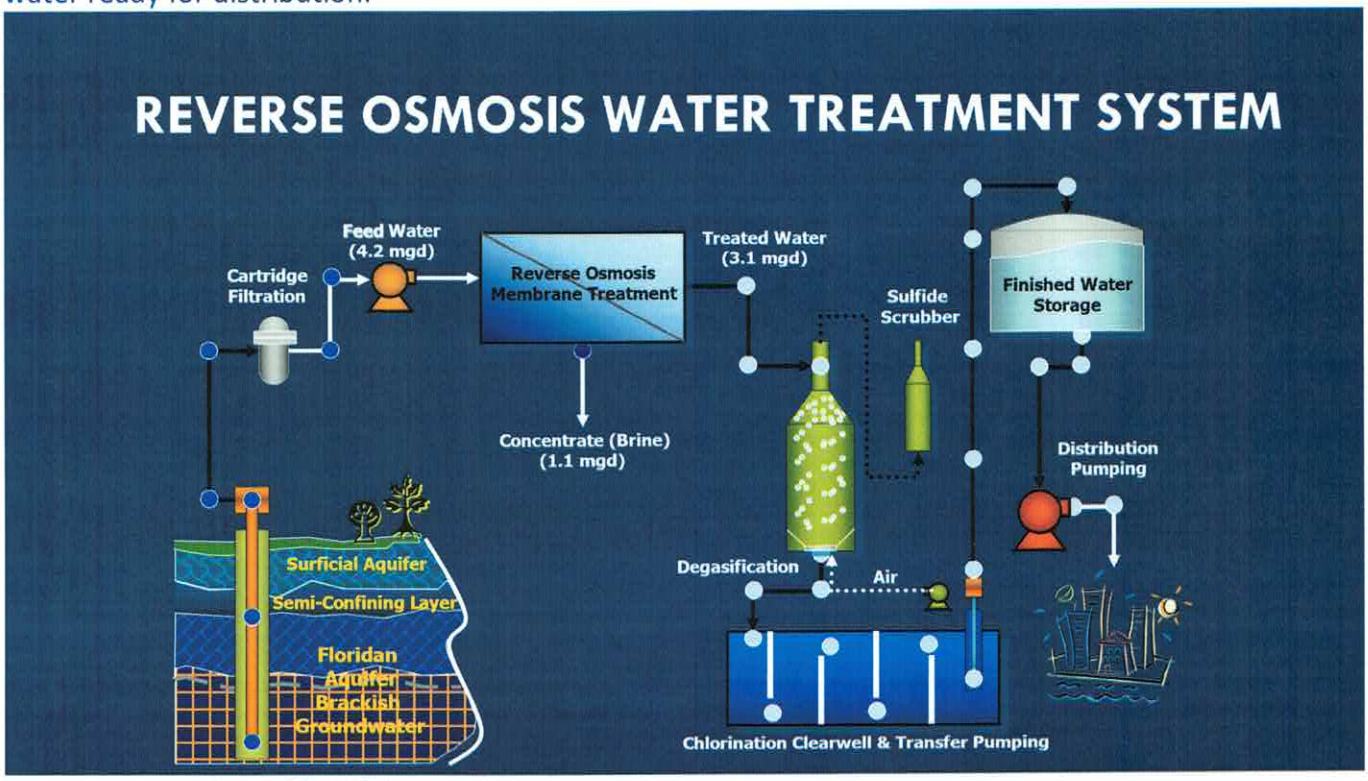
[1] Other areas of the Utilities division will be examined is subsequent reports.
[2] Finished water is simply water that has been treated and is ready for human consumption.
[3] FY24 budget.
[4] Tampa Bay Water is a wholesaler of drinking water that serves various counties and cities in the bay area. It is a non-profit, special district of the State.

also removes minerals and PFAS[5] chemicals or "Forever chemicals". Additionally, water produced through reverse osmosis is softer and requires less disinfectant to sanitize than other treatment methods. A simple explanation of how the RO Plant processes brackish water into potable water is described below and illustrated **Figure #1**.

High-level explanation of how the Reverse Osmosis Plant works[6]:

- The water is pumped up from the brackish groundwater wells to the RO Facility where it first reaches the cartridge filters. These filters remove any solids like sand and other untreatable material.
- The reverse osmosis membranes treat the water and separate the water into brine and treated water.
- Naturally occurring hydrogen sulfide is removed by degasification.
- The pH of the treated water is adjusted, and the water is disinfected with chlorine.
- The water travels through a chlorine clear-well to ensure that all of the water is disinfected.
- The finished water is stored in a large tank and then sent to a pumping system for distribution throughout the City.

Figure #1: Illustrates the reverse osmosis process: From pumping raw water from the aquifer to finished water ready for distribution.



Source: Tarpon Springs Public Utilities.

The RO Plant produces about 3.1 million gallons of water per day (MGD) and serves almost 29,000 residents. The Plant is operating well below its design capacity of 7.5 MGD, and its Water Use Permit allows it to withdraw up to 4.2 MGD[7] from its wells. Operating below its design and permitted capacity leaves room for future growth and allows the Plant to rotate equipment which helps to prolong their

[5] PFAS (Aka. Per- and polyfluoroalkyl substances) are a group of manufactured chemicals that have been used since the 1940s in various industries that break-down slowly over time and have found their way into the water supply in the United States. The reverse osmosis process successfully filters out these chemicals.

[6] Source: Tarpon Springs Public Utilities.

[7] The annual average quantity is 4.2 MGD and the peak month quantity is 5.83 MGD.

useful life. The entire Plant is operated using a Supervisory control and data acquisition system (SCADA), which is a system of hardware and software components that enables Plant operators to remotely manage and operate equipment, gather and store data, and perform a number of other functions.

Water Sources:

When the RO Plant began operating in August 2015, the City relied on two water sources to provide potable water to its residents. It treated local brackish groundwater from the Floridan aquifer system (Deeper aquifer) at the RO Plant, while treating freshwater from its legacy freshwater wells that is pumped from the surficial aquifer (Near-surface aquifer)- Freshwater is not sent to the RO Plant. Fresh water from the surficial aquifer has little to no salinity and is therefore less expensive to process into potable water. Whereas brackish water is more expensive to process into potable water due to the treatment requirements to remove salinity. While fresh water from the surficial aquifer is less expensive to process, supplies are limited within the Tampa Bay Region. Extensive pumping from the fresh groundwater sources is not a long-term solution as it can have negative environmental effects as the groundwater levels can be degraded by excessive pumping. Additionally, the water levels can change quickly due to droughts and rainfall amounts which make planning more difficult. The local brackish production zones are an alternative water supply and help to expand regional water availability, despite being more expensive to process due to salinity.

Since November 2023, the Plant has relied exclusively on water from its brackish wells that draw from the Floridan aquifer system, which has increased production costs. Over the last several years, the Plant lost two brackish wells because of a Florida Department of Transportation stormwater improvement project[8], both of which were abandoned. They also shut down two freshwater wells out of an abundance of caution due to emerging regulations related to PFAS[9]. The Plant is in the process of re-establishing freshwater wells as the reverse osmosis process is able to successfully filter out PFAS contaminants. This will bring another raw water source back into the water supply and help offset production costs. Currently, the City's well field consists of a total of 24 wells (Including both on and off-line wells).

Overview of Potable Water Regulations:

The potable water industry ("Industry") is regulated by three governmental organizations at the federal, state, and local level. This includes the Environmental Protection Agency (EPA), Florida Department of Environmental Protection (FDEP), and the Southwest Florida Water Management District (SWFWMD), respectively. Each organization has their own areas of concern, compliance approach, requirements, and oversight methods for public water systems (PWSs). At first glance, the regulation of the Industry can seem overwhelming, confusing, and duplicative, but when examined individually, it creates a holistic approach to water quality and sustainability, as each one had a specific area of focus. A detailed explanation of each organization's role in the potable water industry and the RO Plant's compliance with their regulations can be found in **Observation #1**.

---

[8] Well #20 & #80

[9] PFAS (Aka. Per- and polyfluoroalkyl substances) are a group of manufactured chemicals that have been used since the 1940s in various industries that break-down slowly over time and have found their way into the water supply in the United States. The reverse osmosis process successfully filters out these chemicals.

Audit Objectives, Scope, & Methodology

This is a compliance and operational audit of the Reverse Osmosis Water Treatment Plant. Specifically, from the point the water is pumped from the ground wells to the time it is processed into finished water. It does not include water distribution or any areas outside of potable water processing- Those areas will be covered in subsequent reports. Due to the length of time between external compliance reports, the scope of the audit covers a five-year window for certain objectives and a shorter window for others. For example, when reviewing compliance with EPA or FDEP requirements, it is necessary to go back several years to obtain the latest reports, whereas FY23 and FY24 were used when reviewing purchasing data.

Objective #1: To determine if the RO Plant meets the compliance requirements of the Environmental Protection Agency, Florida Department of Environmental Protection, and the Southwest Florida Water Management District[10].

Objective #2, To determine if adequate safeguards are in place to prevent or mitigate cyber-attacks on the RO Plants operating system.

Objective #3, To determine if the RO Plant is prepared for emergency situations that can affect the quality and/ or supply of potable water to the City.

Objective #4: To examine how the Plant is planning for future needs in terms of ground water well sustainability.

Objective #5: To determine if the RO Plant has adequate standard operating procedures (SOP's) to promote effective and efficient operations.

Objective #6: To determine if the Plant has adequate purchasing controls pertaining to vendor contracts.

The risk factors that were considered in deciding the objectives of the audit were:

- Compliance risks: Noncompliance with Federal and State laws, rules, and regulations for the proper production of potable water and ground wells.
- Emergency preparedness risk: The risk that the RO Plant is knocked offline or operating at reduced capacity due to either man-made attacks or natural disasters.
- Public Safety risks: The risk that the water produced by the RO plant is not safe for public consumption.
- Sustainability/ Environmental risk: The risk of the current brackish ground wells being over pumped and producing lower quality feed water.
- Reputational risks: The City's reputation in terms of its ability to provide safe and reliable potable water for its residents.

[10] This objective relies on the review of audit work of the EPA, FDEP, and SWFWMD.

The following is an overview of the activities performed:

- Toured the RO Plant with staff to gain an understanding of how the RO Plant operates.
- Reviewed the Standard Operating Procedures (SOPs) for the Public Services department and the RO Plant.
- Reviewed approved budgets, funding source information, background/ historical information about the Division, internal data, EPA and FDEP reports, SWFWMD permit requirements, and other relevant information.
- Performed in-person interviews with various staff for clarification of Plant functions, how the potable water industry operates, and to help identify risks.
- Accessed Naviline to obtain financial data for audit testing and OnBase for backup documents.

Results: Finding(s)

Finding #1: The Plant does not have written policies or procedures in place to manage blanket purchase orders, although it does have well established practices in place that appear to be working well.

This finding only concerns codifying purchasing practices that are already being carried out at the Plant. The Plant utilizes Blanket Purchase Order contracts ("BPOs") for the purchase of chemicals to treat the water it produces. BPOs serve as efficient tools for ordering equipment and services, mostly because of negotiated lower prices, and customers can save time and paperwork hassles because they are ordering from an already approved vendor. However, BPO's can also pose a significant risk to an organization if the purchases against the contract are not monitored properly. A typical risk is going over the approved BPO amount without prior authorization to do so. This usually happens when multiple employees are ordering against a BPO, or when there are price increases during the term of the BPO.

Currently, the process for ordering chemicals from a BPO is carried out through well-established practices, rather than written policies or procedures. When chemicals are needed, the operator on duty puts in a request to either the RO Plant Chief Operator or the Water Division Manager, who in turn places the order. After the order is received and inspected, two signatures are required on the invoice in order to for it to be paid. To manage their BPOs and avoid overspending on them, the Plant uses an excel spreadsheet to track purchases against the total amount allotted in the BPO. They also imbed a picture of the actual BPO for reference purposes in the spreadsheet and include other relevant information like the invoice number, purchase amount, date, product description, running balance, etc. Throughout the process, this information is inputted in the Naviline system. The current process is a simple but effective way to manage purchases under a BPO. Invoices from two chemical companies (Odyssey Manufacturing Company & Shrieve Chemical Company Inc.) from the last calendar year[11] where reviewed and all of the information in the spreadsheet agreed with the information in the City's Naviline system[12] (**No exceptions were noted**).

[11] Invoices from Odyssey Manufacturing Company (Vendor # 21473) for liquid sodium hypochlorite and Shrieve Chemical Company Inc. (Vendor #26075) for sulfuric acid from 6/2023 – 4/2024.

[12] Naviline is the City's enterprise-wide accounting, asset management, scheduling, and work order system (This is not inclusive of all its functionality).

Coincidently, the costs of two of their most used chemicals, liquid sodium hypochlorite[13] and sulfuric acid[14] have increased 100% and 67% respectively, over the last couple of years. Because of the Plant's current system, they were able to determine that a cost overrun on their BPO was likely by the end of the term. Because they were able to identify this, they requested an increase from the BOC (Which was approved) before any cost overrun could occur.

Recommendation(s):

It is recommended that the RO Plant create policies and procedures that explain the current purchasing process and identify the staff members that are responsible for each phase of the process (I.e.. Requesting a purchase, placing the order, inspecting the product, approval of invoices, recording in Naviline, etc.). This will codify and formalize purchasing controls for a system that is working well and can be used to train new employees and provide guidance for current ones.

Update:

As of the publication of this report, the Public Services department has drafted a standard operating procedure which adequately addresses the concerns in this finding. No future follow up will be necessary.

Finding #2: The RO Plant does not have an agreement with Pinellas County to provide potable water through the legacy system, which is not consistent to what is stated in the Emergency Response Plan and other documents.

Prior to the City building the RO Plant and having water independence, it relied on Pinellas County for its potable water needs and had an agreement to purchase potable water. Having water independence means having the responsibility to provide that water in an emergency situation if the Plant is disabled or taken offline. Events that could potentially result in disruptions to Plant operations might include malicious acts (Ex. Sabotage), cyber-attacks (Ex. Phishing attacks), and/ or natural hazards (Ex. Hurricanes). The fastest and most direct way to provide potable water if the Plant is disabled or offline is to use the legacy system interconnects and infrastructure that are still in place prior to the RO Plant going online.

Having the legacy system as a back-up is not mandatory, but it is mentioned as an alternative water source throughout the Plant's Emergency Response Plan (ERP), Annual Hydrological Report for 2023, and other documents. (See **Appendix A1** for references). The ERP is required by the EPA and the Annual Hydrological Report is required by SWFWMD for the Plant's Water Use Permit. The information in these documents is inaccurate as the City does not have a current agreement to purchase potable water from Pinellas County, although there have been discussions between City and County staff to develop an updated agreement over the last several years.

In an emergency situation, the City could find itself in a position where it believes it has a backup water source, only to find that it does not have an agreement in place that allows it to access the water. The legacy system interconnections have pressure sustaining valves that automatically open in the event of a pressure drop on either side of the interconnect, so the physical ability to access water in not an issue. The issues are whether the City can legally access the water that it is owned by Pinellas County without an agreement, how much water would be available, how long the water would be available, and the cost

[13] Liquid sodium hypochlorite is used as a disinfectant to treat water and is commonly known as bleach.

[14] Sulfuric acid has a variety of uses including PH adjustment, disinfectant, odor eliminator, and a chlorine neutralizer.

of any water that is used. While Pinellas County and the City are both parties to the FlaWARN[15] agreement (See **Observation #2**) which could speed up any aid the City receives if it were in an emergency situation, the agreement is non-binding and provides no guarantees that water will be accessible. It should be noted that the Plant (In coordination with the County), exercises the legacy system (I.e. Testing of the interconnects of the legacy system) twice a year[16].

Recommendation(s):

#1) If the Plant determines that it wants to keep the legacy system in place as an emergency backup water source, it is recommended that they:

- Engage with Pinellas County and provide the BOC with a water purchase agreement for review and approval that addresses access, quantity, term, and any other relevant concerns pertaining to accessing Pinellas County's water during emergencies.

- Budget the required funds to maintain the system as well as any stand-by fees that may be levied by Pinellas County (Unless the current budget can absorb these expenses, or they are waived by the County).

#2) If the Plant determines that they do not want to use the legacy system as an emergency backup water source, then their ERP plan, Annual Hydrological Report for 2023, and other documents should be adjusted to accurately reflect this.

[15] FlaWARN is a non-binding agreement in which over 200 utilities in the state pledge to help one another in times of emergency.

[16] Testing must be coordinated between the City and County in order to chemically balance the water, as the City uses a free chlorine system, and the County uses a chloramine system.

Results: Observation(s)

Observation #1: The RO Plant is in compliance with all major regulatory requirements at the federal, state, and local level, and has not had any consent orders issued against it.

As noted in the background section above, the RO Plant operates in a highly regulated environment where it is required to meet laws and regulations at the federal, state, and local level. Namely, this includes oversight by the EPA, FDEP, and SWFWMD, with each having its own method of oversight, audit, and reporting requirements. A review of each of these organization's audits/ reports were reviewed and **no exceptions were noted**. Additionally, the Plant has not had any consent orders[17] issued by FDEP, which is significant because they typically issue thousands of consent orders a year throughout their regulated entities. A brief explanation of each organization's oversight methods is described in the narrative and **Table #1** below.

Table #1: The RO Plant is in compliance with all major regulatory requirements at the federal, state, and local level.

Regulatory Authority	Primary area of Concern	Enabling Authority	Oversight Methods	R.O. Plant Compliance
Environmental Protection Agency (EPA)	Primarily concerned with health of drinking water at the point of use (I.e. Water at the faucet).	Mandates through the Safe Drinking Water Act of 1974 & partnership with state environmental protection agencies (FDEP) to help implement & oversee public water systems.	• Monitors water quality data quarterly. • "Desk" reviews and on-site inspections as necessary. • UCMR data collection for informational & rule making purposes.	**Yes**
Florida Department of Environment Protection (FDEP)	• Health of drinking water at the Point of use. • Operations of Plant. • Emergency preparedness.	Mandates derived from the Safe Drinking Water Act of 1974, and additional rules adopted by the Department.	• Sanitation Survey (Every 3 Yrs.). • Monitoring through monthly reports sent to FDEP.	**Yes**
Southwest Florida Water Management District (SWFMWD)	Environmental preservation/ Sustainability of water supply (I.e. Water coming out of the ground).	Through the Florida Water Resources Act: Issues a Consumptive Water Use Permit which has requirements & limitations on the use of surface and in-ground water.	• Monitoring reports sent to SWFWMD. • On-location site inspections (5 & 10-Yr. intervals).	**Yes**

Source: Review of reports/ audits produced by the various regulatory agencies and other publicly available information.

The Environmental Protection Agency (EPA):

The Safe Drinking Water Act (SDWA or "Act") of 1974[18], along with its amendments is the framework for all public water systems (PWSs). The Act authorizes the EPA to establish minimum standards to protect drinking water and requires all PWSs to comply with these standards. The Act is primarily concerned with the health of drinking water at the point of use. The EPA relies on each state's environmental

[17] A consent order is an administrative settlement that resolves compliance violations.

[18] 42 U.S.C. § 300f - U.S. Code.

agency (E.g. FDEP for Florida) to ensure the standards are followed and any violations are remedied. Both the EPA and FDEP monitor public water system's compliance with the Act by reviewing and analyzing water sample results that are collected and reported by the PWS. Non-Compliance with the standards can result in consent orders issued against the utility, as well as more serious sanctions.

The EPA (Through FDEP) has not conducted any on-site audits on the RO Plant in the last five years, which is typical of a plant that shows no signs of noncompliance. However, they review the RO Plant's water quality data quarterly and conducted an off-site "desk" audit in December 2023, and **no violations were noted**.

Additionally, SDWA requires that once every five years the EPA issue a list of unregulated contaminants to be monitored by all PWSs. This led to the EPA developing the Unregulated Contaminant Monitoring Rule (UCMR). There have been five of these rules (Currently on UCMR 5), which are basically national surveys of public water systems that requires them to sample and report on the presence of various chemical contaminants in their water system over a two-year period. The sampling and reporting to the EPA is mandatory and the EPA uses these results to determine if any anomalies exist regionally or nationally, and if so, to determine if any changes need to be made through their rule making authority. Additionally, the EPA uses the results to work with the state agencies to return noncompliant PWSs, back into compliance. The **RO Plant has complied with all of the sampling and reporting requirements for the past five years**.

Florida Department of Environment Protection (FDEP):

FDEP conducts a Sanitation Survey ("Survey") every three years for the RO Plant. The Survey is the most comprehensive of all the regulatory reviews, as it is an on-site review that examines eight different areas of water production from the well site pumping to the distribution of finished water. The eight areas reviewed in the sanitation survey are:

1. Operator compliance with regulations.
2. Source protection, physical components, and condition.
3. Treatment.
4. Finished water storage.
5. Distribution.
6. Pumps/pump facility and controls.
7. Monitoring, reporting and data verification.
8. Water system management and operations.

The most recent Survey was conducted in April 2023, and the **RO Plant was found to be in compliance**. For historical perspective, the **RO Plant was also in compliance during their 2020 Survey**.

In between the triannual Surveys, FDEP requires the Plant to produce three Monthly Operation Reports ("MORs") which are listed below. FDEP monitors these reports to determine if any compliance actions need to be taken, like issuing consent orders, **which has never occurred at the RO Plant**.

1) Monthly Operation Report for treating raw ground water which focus on the Plant's staffing levels during the month, condition of equipment (E.g. Failures, calibrations conducted, etc.), and residual disinfectant levels[19] of finished water.

2) Monthly Operation Report for fluoridating water which describes the type of fluoride used, quantity added , and concentration of fluoride in the Plant's finished water.

3) Monthly Operation Report for the type of phosphate used as a corrosion inhibitor[20], quantity added, and the concentration in the Plant's finished water.

Southwest Florida Water Management District (SWFWMD):

At the local level, SWFWMD requires that public utilities obtain a Water Use Permit (WUP or "Permit") which allows the holder to withdraw a specific (I.e.. Maximum allowable) amount of water from the aquifers for reasonable-beneficial uses for 20 years. The focus of SWFWMD in the water regulation process is sustainability of the water supply and environmental preservation. The Permit uses a limiting approach which is designed to protect existing water supplies, protect aquifers from saltwater intrusion damage, and prevent surface water sources from drying up. The permit sets limits on how much water can be withdrawn at each location in the aquifer or from surface water. SWFWMD staff evaluate pumpage and groundwater monitoring data (chlorides, water levels, turbidity, etc.) that is provided by the RO Plant, and other compliance reports such as well meter calibrations, wetland monitoring, water loss and 10-year compliance. SWFWMD also conducts on-site inspections to determine compliance and if the groundwater withdrawal rates in the Permit are being exceeded. **The RO Plant is in compliance with its Water Use Permit, and staff are in the process of updating the permit to address growth and water supply needs.**

Recommendation(s):

None.

Observation #2: The RO Plant has adequately prepared for emergency situations that could hinder its ability to provide potable water.

Producing potable water is arguably the most important product/ service that the City provides. Unfortunately, any number of perils can happen that disrupts either the quality and/ or supply of potable water from the RO Plant. These can range from simple power outages to a catastrophic hurricane that takes the Plant offline for an extended period of time. While it is impossible to plan for and mitigate every type of scenario, the Plant has taken all the required (And non-required) steps to prepare for and mitigate as many risks as practically possible, as evidenced by the various plans and actions listed below. The Plant has:

- ✓ Created an Emergency Response Plan (ERP) as required by the EPA.
- ✓ Maintained its legacy infrastructure system with Pinellas County for potable water (See **Finding #2** concerning standby agreement with the County).
- ✓ Created a Hurricane Manual.

---

[19] In a water distribution system, a disinfectant residual refers to the concentration of disinfectant (such as chlorine) that remains in the water after treatment. Maintaining a disinfectant residual in water distribution systems is crucial for public health. Disinfectant residuals serve several purposes, including protecting against microbial contaminants, acting as an indicator of system health, and limiting bacterial growth during storage and distribution.

[20] The RO Plant uses an Ortho-Polyphosphate blend which help to inhibit corrosion of water mains and piping, sequester nuisance metals in the water supply, and improve the quality of the water by removing scale deposits.

- ✓ Entered into an emergency mutual aid agreement with other statewide utilities called the Florida Water and Wastewater Agency Response Networks Agreement (FlaWARN) which is a best practice in the industry).
- ✓ Has a current Continuity of Operations Plan (COOP) which is a city-wide document.

Emergency Response Plan (ERP):

The America's Water Infrastructure Act of 2018 (AWIA) requires that large public water systems[21] create an Emergency Response Plan (ERP). The Plant's ERP is an all-encompassing document which was outsourced to Tetra Tech which is an engineering and consulting firm that has expertise in the water and environmental industry. The ERP includes a risk and resilience analysis (Which is also required by the AWIA) and identifies potential threats to the operation of the Plant including malevolent, natural, and cyber. The ERP also identifies key personnel and provides guidance for what should be done before, during, and after an emergency event. **Note:** This is only a high-level summary of the ERP and is only intended to show the Plant's emergency preparedness and compliance with the AWIA.

Legacy Infrastructure system with Pinellas County:

Prior to the City building the RO Plant and having water independence, it relied on Pinellas County for its potable water needs and had an agreement to purchase potable water. The fastest and most direct way to provide potable water if the Plant is disabled or offline is to use the legacy system interconnects and infrastructure that are still in place prior to the RO Plant going online. The Plant (In coordination with the County) exercises the legacy system (I.e. Testing of the interconnects of the legacy system) twice a year. While there is no current stand-by agreement with Pinellas County as explained in **Finding #2**, the City is maintaining the interconnects.

Hurricane Manual:

The hurricane manual was created jointly with both the Public Services and the Public Works departments. It addresses the majority of City operations and is regularly updated (The latest version is from 2023).

Florida Water and Wastewater Agency Response Networks Agreement (FlaWARN):

The City has entered into a Mutual Aid Agreement (MAA) with Florida's Water and Wastewater Agency Response Network (FlaWARN). The agreement lays out the procedures for reimbursement for personnel, equipment, and materials and provides a legal framework for utilities to provide assistance to one another. However, the agreement is nonbinding and creates no obligation for any utility to provide assistance to other utilities, except on a voluntary basis. The network has over 200 participating utilities and is another example of the proactive steps the Plant has taken towards emergency preparedness.

Continuity of Operations Plan (COOP):

The RO Plant has an up-to-date segment of the City-wide Continuity of Operations Plan (COOP) that is designed to ensure that it can fulfill its essential duties under almost any adverse circumstances.

Recommendation(s):

None.

[21] These requirements only apply to public water systems serving over 3,300 people.

Observation #3: The Water and Wastewater Utilities are currently upgrading their Operational Technology to stay current with EPA guidance and help combat against cyber-attacks which have been on the rise in the country's public water systems. (NOTE: As per F.S. 119.0713, detailed information related to the City's information security architecture is exempt from public record disclosure[22]. In order to be compliant with Florida Statutes and retain the integrity of the City's Information & Operational Technology security measures, the following is being presented without specificity).

In May 2024, the EPA issued an alert to all public utilities that the nation's public water systems have become increasingly susceptible to cyber-attacks. The EPA explained that 70% of all public utilities that were inspected do not comply with the Safe Drinking Water Act and many have cybersecurity vulnerabilities. In 2021, The City of Oldsmar, FL. was the victim of a cyber-attack when a hacker gained access to their RO Plant and remotely tried to add 100 times the normal amount of a commonly used chemical (Sodium hydroxide) to the water supply. Thankfully, an operator noticed this and adjusted the level back down before any damage could occur.

In order to stay current with the EPA's cybersecurity guidance and mitigate the chances of a cyber-attack, the Public Service department hired an engineering and consulting firm (Mckim & Creed) to create a master plan that addresses cybersecurity, electrical, and Operations Technology (OT)[23]. The Master plan includes hardware and software upgrades, and a significant project to harden the Utility Supervisory Control and Data Acquisition System (SCADA)[24], guidance with updating policies and procedures, and other actionable items. The initial network security project will cost approximately $1.3 million ($700,000 of which will come from ARPA funds[25]) and is currently underway. Additional small network upgrades are scheduled in the Electrical and Cybersecurity Master Plan and CIP to maintain network security over the next five years.

Recommendation(s):

None.

---

[22] F.S. 119.0713 (5)(a)The following information held by a utility owned or operated by a unit of local government is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution:

1. Information related to the security of the technology, processes, or practices of a utility owned or operated by a unit of local government that are designed to protect the utility's networks, computers, programs, and data from attack, damage, or unauthorized access, which information, if disclosed, would facilitate the alteration, disclosure, or destruction of such data or information technology resources.
2. Information related to the security of existing or proposed information technology systems or industrial control technology systems of a utility owned or operated by a unit of local government, which, if disclosed, would facilitate unauthorized access to, and alteration or destruction of, such systems in a manner that would adversely impact the safe and reliable operation of the systems and the utility.

[23] Operations Technology includes both hardware and software that is purpose built (usually for industrial applications), including SCADA systems.

[24] SCADA is a type of industrial control system (ICS) made up of hardware and software components, that can remotely operate equipment, monitor and gather data, and perform other tasks.

[25] The American Rescue Plan Act of 2021 (ARPA) is a $1.9 trillion federal stimulus bill from March of 2021, which allows for local governments to invest in water, sewer, and broadband infrastructure.

Observation #4: The RO Plant is taking steps to ensure the long-term sustainability of its ground water brackish and freshwater wells, for both quality and quantity of water.

Over time as water gets pumped from brackish ground wells, holes or cracks can develop along the well casing[26] that allows sediments and other contaminants to enter the water supply. Additionally, encrustations of various types (Ex. Calcium, magnesium, iron, etc.) can build up on well screens[27] and clog them. These situations lead to lower water yields and water that has more sediments in it. Also, the EPA states that "sea-level rise, in combination with increased groundwater pumping can increase saltwater intrusion in groundwater aquifers" [28]. Water that has more sediments and higher salinity requires more energy to process than clean, sediment free brackish water, which increases the Plant's operating costs, and ultimately the cost to the residents. Therefore, the goal is to ensure that the water being sent to the plant has as little sediment and salt as possible in it, so it is less expensive to process. The Plant is ensuring the quality of the water and sustainability of its wells by rotating and redeveloping its current wells and drilling new wells. In addition to the brackish water wells, the Plant is in the process of adding two new freshwater ground wells to replace the ones that have been taken offline (See **Water Sources in the Background Section above**). A brief description of each activity is below:

Well Rotation:

The Plant rotates and adjusts well pumpage rates for its brackish wells so no one well is being over-pumped which can increase the chances of saltwater seepage into the well. Well rotation helps maintain an even balance among the current wells.

Well Redevelopment:

As noted above, over time as water gets pumped from the brackish ground wells, well casings can start to fail, and/ or well screens can become clogged which lead to lower yields, higher salinity, and/ or sediment rich water. Well development helps to remedy this by recasing the wells and/ or cleaning the well screen, depending on what is causing the issue. If it's feasible, redeveloping a well is a more economical option than drilling a new one. In order to improve yield and production, the Plant's current 20-year Capital Improvement Plan calls for redeveloping two wells per year until FY28 and then two wells every other year until 2038.

Drilling New Wells:

Ultimately, new wells will have to be drilled as more and more water is pumped from existing wells and rehabilitation is no longer feasible. The Division is actively pursuing new well development sites as identified in their 20-year Capital Improvement Plan. This calls for two new wells every other year with the first ones being budgeted in FY25. Unfortunately, drilling new wells is a complicated, expensive, and time-consuming process that starts far in advance of any actual drilling. While the actual drilling may only take a few weeks, the entire process can take many months or even years. A partial list of things that need to be done include working with SWFWMD and FDEP to obtain the proper permits, performing hydrogeological assessments of potential well sites, properly sealing off any abandoned wells, land acquisition (If needed), procuring a well drilling contractor, drilling the well and related construction activities, and installing interconnects from the well to the RO Plant.

---

[26] A well casing is a tube-shaped structure inside the well that prevents the well from collapsing and keeps dirt, contaminants, and excess ground water out of the well.

[27] Well screens are filters attached to the bottom of a well casing and act as a filter that allows water to pass through it and increases the surface area from which to draw water.

[28] https://www.epa.gov/arc-x/climate-adaptation-and-saltwater-intrusion.

Freshwater Ground Wells:

Since November 2023, the Plant has relied exclusively on water from its brackish wells. While brackish water is more plentiful, it is more expensive to process into potable water than water from freshwater wells. Over the last several years, the Plant lost two brackish wells because of a Florida Department of Transportation stormwater improvement project[29], both of which were properly abandoned according to SWFWMD rules. They also shut down two freshwater wells out of an abundance of caution due to the PFAS[30] issue. The Plant is in the process of re-establishing these freshwater wells as the reverse osmosis process is able to successfully filter out PFAS contaminants. This will not only bring another raw water source back into the water supply, but also help to offset production costs.

Recommendation(s):

None.

Observation #5: The RO Plant has adequate standard operating procedures in place to promote compliant and effective operations.

With the exception of a written purchasing policy, the RO Plant maintains a large archive of standard operating procedures (SOPs). The large archive of SOPs is needed because of the large amount regulatory reports that have to submitted (Sometimes daily) and the number of complex pieces of equipment that are used to operate the Plant. The archive is categorized by functional area and each SOP has adequate detail to provide sufficient guidance to any employee that needs it. In addition to electronic versions of the SOPs, the control room at the Plant has a three-ring binder with SOPs for daily field and lab instrument calibrations and verifications, including specific pages printed from each user's manual for each individual SOP. Having relevant SOPs readily accessible is a simple, yet good practice. The Plant is also actively managing their SOPs through a tracking sheet that lists the title, functional area, date of creation, revision dates, and other information. An operation as complex and regulated as an RO Plant needs to have a lot of SOPs to properly function, and they need to be actively managed in order for them to be accurate and up to date since regulations, equipment status, and other factors can change quickly. Plant management realizes this and has acted accordingly.

Recommendation(s):

None.

---

[29] Well #20 & #80.

[30] PFAS (Aka. Per- and polyfluoroalkyl substances) are a group of manufactured chemicals that have been used since the 1040s in various industries that break-down slowly over time and have found their way into the water supply in the United States. However, the reverse osmosis process successfully filters out these chemicals.

Appendix:

A1) References made to legacy system in Emergency Response Plan & Annual Hydrologic Report:

Emergency Response Plan, Pg. 2:
"The City also maintains the ability to purchase water from Pinellas County on a limited, as-needed basis. Pinellas County obtains its water from Tampa Bay Water, a regional water supplier serving a blend of groundwater and surface water".

Emergency Response Plan, Pg. 23:
"The Division maintains interconnects to the Pinellas County Utilities that can be used to obtain emergency alternate drinking water supplies in the event of drinking water interruption. The interconnect includes two pressure-sustaining valves and two additional valves that can be opened, if necessary. The Division maintains interlocal agreements that address how interconnections will be used to provide water in emergency situations".

Emergency Response Plan, Pg. 26:
"The Division maintains interconnects with outside water systems within close proximity that can be tied into in the event of emergency alternate drinking water interruption. "There are also interlocal agreements in place to provide water in emergency situations".

Annual Hydrologic Report_2023, Pg. 8:
"Before the ROWF and brackish water well field came online, the City was regularly purchasing water from Pinellas County. The interconnections with Pinellas County are maintained and used as needed".

Management Response

The City Manager and Public Services Director have been afforded an opportunity to respond to this report. Their response(s) are attached.

Public Services Department

Memorandum

Date: August 8, 2024
To: Basilios Poulos, City Internal Auditor

Through: Mark LeCouris, City Manager

From: Thomas Kiger, Public Services Director

Subject: Department Response to Internal Audit of Reverse Osmosis Water Plant in Public Services Department.

Background

Public Services staff have been working with the City Internal Auditor throughout the late spring and summer of 2024 to achieve an internal audit of the Public Services Department's Reverse Osmosis Water Treatment Plant. Public Services staff have worked closely with Mr. Poulos to achieve his goals for the audit, and to provide as much transparency as possible to continue to build trust in our operation from our elected officials and the public. Management greatly appreciates the practical working relationship developed by Mr. Poulos, and his effort in reviewing our processes to ensure sound management and operation in the water utility. Management has prepared this memorandum as a formal response to the audit report documenting our approach to addressing the audit findings.

Findings and Response

Public Services staff have reviewed the findings and recommendations, and are pleased with the outcome. Mr. Poulos conducted a thorough and detailed audit of water plant operations, including reviewing the complex operations and regulatory measures that must be navigated to achieve a safe drinking water supply that is protective of public health. The Public Services Department endorses his overall assessment of our record of regulatory compliance, attention to public health, capital planning efforts and other general observations. Mr. Poulos did identify two findings to be addressed, and staff are already taking steps to address these areas. The Public Services Department is fully committed to continuous improvement and has provided the following responses to address these findings.

Finding #1: The Plant does not have written policies or procedures in place to manage blanket purchase orders, although it does have well established practices in place that appear to be working well.

Response: Utility management has a long history of using and tracking blanket purchase orders as an essential element of utility operations, and plans to implement this recommendation. Most commonly, blanket purchase orders are used to authorize the annual purchasing needs for water

treatment supplies, such as chlorine for disinfection of drinking water, or other essential chemicals and consumable supplies for the water treatment process. The administrative and operational staff have a long working history of tracking the spending, invoicing, and weekly or monthly deliveries for various blanket purchase orders, using practices in place since the opening of the Reverse Osmosis Water Treatment Plant. This includes individual tracking spreadsheets for each contract, which are updated and reviewed by administrative staff and management. Staff agree with Mr. Poulos' assessment that it would be a good practice to formalize the existing blanket purchase order tracking process into a written Standard Operating Procedure (SOP). This aligns with utility goals, and a written SOP will also assist with knowledge management for training new managerial and administrative staff.

The Water Division Manager has worked with staff to develop a draft SOP for tracking blanket purchase orders, in coordination with Procurement staff. This includes the development of a written SOP for operational staff providing written guidance to lead water plant operators on the scheduling and organization of water treatment chemical deliveries. A copy has been provided to the Internal Auditor for reference, and the SOP will be implemented into utility operation for both the Reverse Osmosis Water Treatment Plant and the Advanced Wastewater Treatment Plant, which shares similar operational practices.

Finding #2: The RO Plant does not have an agreement with Pinellas County to provide potable water through the legacy system, which is not consistent to what is stated in the Emergency Response Plan and other documents.

Response: The City of Tarpon Springs has been a wholesale customer of Pinellas County Utilities since the 1960s, and has been a continuous customer throughout this timeframe, including after the completion of the Reverse Osmosis Water Treatment Plant in 2015. The most recent wholesale agreement with the County was approved in 1992. Efforts were made by City and County staff to renew and update that agreement in 2011, but the agreement was not finalized, and at the time the City was in the process of constructing its own water supply facilities. Presently, the County maintains numerous emergency interconnections with local and municipal water utilities, and Pinellas County Utilities staff have recently begun reaching out to various utilities in an effort to update and renew interlocal agreements. Utility management have been in contact with County staff since February 2024 regarding a potential renewed interlocal agreement. In recent discussions with County staff earlier this year (prior to the audit), Public Services staff planned to revisit this agreement after the completion of the City's Water Supply Plan, which is currently under development and planned to be completed in 2025. Public Services staff plan to re-engage with Pinellas County Utilities in 2025 regarding potential updates for an interlocal agreement for water service. The City has a long and successful history of coordinating with the County on emergency operations, and is currently participating in the Pinellas County Utilities Emergency Management Working Group to help update County-wide response plans.

In the meantime, the lack of an interlocal agreement does not pose an operational risk to City emergency water supply. There are currently three interconnections with the Pinellas County water distribution system, <u>*all of which automatically operate to maintain water pressure*</u> in the event of a significant pressure drop in the Tarpon Springs distribution system. These interconnections were installed in 2015 based on emergency operations requirements and are maintained annually by Pinellas County staff in coordination with City utility staff. To confirm the reliability of emergency service, Tarpon Springs utility management reached out to Pinellas

County Utility staff in July 2024 and spoke with the County's current interim Utility Operations Director. Based on this discussion, current City emergency plans are in line with Pinellas County's management of the interconnections, and City water flows are low enough that a disruption to City water supply would have no significant impact to Pinellas County operations. Staff also confirmed that all interconnections are operated on a pressure sustaining basis and will automatically open to supply water to the City in the event of a pressure drop. Pinellas County staff offered that if the City experienced a sudden disruption to water supply, City staff should give County staff a call to facilitate operations. Pinellas County staff also stated that they have multiple interconnections that have been historically operated less formally, but that they too are working to update interlocal agreements with area utilities. Furthermore, Pinellas County is presently working on a plan to evaluate and upgrade large interconnections as needed, but currently there is no action planned for changes to the City of Tarpon Springs interconnection infrastructure. Lastly, the City maintains a wholesale customer account with Pinellas County Utilities, and currently receives a bill for any County water supplied to the City at the County's adopted wholesale water rate.

It is also noteworthy that in the event of an emergency such as a hurricane, the City of Tarpon Springs will fall within the Pinellas County emergency operations command structure, and will be coordinating with Pinellas County emergency operations command on critical services and safety. Staff have reviewed the Pinellas County *Comprehensive Emergency Management Plan*, (as adopted in 2017, and revised in 2021) which establishes the framework for how the County as a whole will prepare for, respond to, and recover from all hazards that could adversely affect the health, safety, and general welfare of residents and visitors. This includes a section to address water service (Emergency Support Function #3 – Public Works and Systems), to provide for a coordinated county-wide response to respond to and recover from a disaster. This section includes local municipalities as support agencies, and provides for the use of municipal plans to support emergency operations. As previously mentioned, the City has a long and successful history of coordinating with the County on emergency operations, and is continuing to participate in the Pinellas County Utilities Emergency Management Working Group to help update County-wide response plans.

Conclusion

Public Services water division staff appreciates the opportunity to have its operations reviewed to ensure proper and efficient operations. Department management wish to thank the staff that assisted with the record review and coordination of this audit. The Public Services Department accepts the findings of this audit, and plans to address these findings as documented above. The Public Services Department also accepts the observations of the audit relating to the utilities' track record of regulatory compliance, emergency preparedness, public safety, sustainability, and public trust, and greatly appreciates the effort put forward by the Internal Auditor to document these successes for the benefit of the City's elected officials and residents.

City of Tarpon Springs
Office of the Internal Auditor

MEMORANDUM

To: Vice Mayor Koulias
Commissioner Eisner
Commissioner Koulianos
Commissioner DiDonato

From: Billy Poulos, City Internal Auditor

Date: 8/27/2024

Re: FY25 Audit Plan

Honorable Vice Mayor Koulias and Commissioners,

The FY25 Internal Audit plan is a list of audits that are projected to be completed during the fiscal year. The list is comprised of departments that were ranked (From highest to lowest risk) when I completed an organization-wide risk assessment in FY21 for FY22. Since FY22, I've mostly gone down the list of departments with a few exceptions.

The departments scheduled to be audited in FY25 are:

- Public Works- Sanitation (Hold over from FY24 and recently started).
- Public Services- Golf Course.
- Procurement Services.

Audit offices differ on how often they perform risk assessments, and I have been grappling with how long to rely on my current risk assessment. Given the size of my office, the amount of time it takes to do a proper risk assessment, and the stable risk profile of the City, I think an updated risk assessment every five years will be sufficient. Thus, FY26 would be the last year using the current risk assessment.

As always, if you have any questions or would like to discuss these or any other matters, do not hesitate to contact me. Thank you.

Sincerely,

Billy Poulos
City Internal Auditor

Cc: Mark LeCouris, City Manager

Tarpon Springs City Hall – 2nd Floor
324 E. Pine Street, Tarpon Springs, FL. 34689
C: (813) 817-9802|O: (727) 943-1167|Bpoulos@CTSFL.US |CTSFL.US

CITY OF TARPON SPRINGS, FL
PUBLIC SERVICES DEPARTMENT

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Mark LeCouris, City Manager

From: Thomas Kiger, Public Services Director

Date: September 17, 2024

Subject: Public Services Department, Water Conveyance Staff Organizational Changes

Recommendation

The following organizational changes are recommended for the Public Services Department:

1. Modify job descriptions without change in grade or pay for the positions of:

   Water Service Worker, Water Distribution Tech I, Water Distribution Tech II, Water Distribution Tech III, Lead Water Distribution Tech, Wastewater Service Worker, Wastewater Collection Tech I, Wastewater Collection Tech II, Wastewater Collection Tech III, Lead Wastewater Collection Tech, Water Supply Protection Specialist I, Water Supply Protection Specialist II, and Water Supply Protection Specialist III.

Background

One of the key challenges facing all water and wastewater utilities is recruiting, training, and retaining essential utility workers in an increasingly competitive hiring environment. Workforce development has consistently been sited as a top priority by the American Water Works Associations' annual State of the Water Industry report. In response, water utilities nationwide are taking steps to develop career pathways for utility jobs. One key step recommended by water sector leaders is for utilities to continue to evaluate hiring and workforce policies to ensure alignment with staffing goals. For this reason, utility leadership in the City have evaluated the job descriptions for essential field staff in the water conveyance divisions and are recommending updates to job descriptions to improve recruiting, improve internal career growth opportunities, and better align job requirements to meet our workforce needs.

The Department is proposing minor job description updates to the water distribution and wastewater collection positions. The purpose of these changes is to better align the licensure, certification, and education requirements of the positions with current FDEP staffing regulations and more closely match the job descriptions with successful hiring practices for current employees. The Florida Department of Environmental Protection (FDEP) requires water distribution operators to obtain a state license to be eligible to work on public water systems.

This process is intensive and requires a combination of documented on-the-job experience (1-2 years per level), vocational educational training, and passing a state exam. Currently, several positions require a higher level of licensure than is required by FDEP for a utility with Tarpon Springs' population. This leads to challenges in recruiting, retaining, and promoting staff. Having artificially high licensure and certification requirements makes it difficult to recruit staff in relation to other local utilities and makes it artificially difficult for capable staff to be promoted into higher positions internally. These practices can result in staffing shortages, which in turn can make it difficult to meet FDEP staffing requirements. As such, the Department is proposing updates to licensure requirements to better match FDEP requirements, and eliminate excessively high licensure requirements that inhibit hiring and internal staff career growth.

Department leadership have also reviewed recent successful recruiting efforts, and are proposing updates to preferred educational qualifications to better reflect the modern water workforce, and to improve recruiting. After reviewing the qualifications of our successful hires and promotions, utility leadership propose to remove college degrees from the preferred educational qualification in the job descriptions for these positions. This will allow the City to better attract applicants pursuing a career in the skilled trades and reduce barriers to City employment for our local residents.

The proposed updates to water conveyance job requirements are based on water industry best practices to meet staffing needs for essential utility workers. Department leadership also reviewed nearby equivalent job descriptions, including Pinellas County, and the proposed changes will better position the City to recruit qualified external candidates. The proposed changes are listed in the attached job descriptions and will better align job descriptions with current regulations and work duties. These changes are anticipated to result in the following benefits to the City:

1. Expanding the applicant pool for new candidates by eliminating licenses and educational requirements that are not necessary for actual job duties.

2. Improve the ability of existing experienced utility staff to move between operational groups to achieve career growth. This will provide for more internal promotion and improve staff retention.

3. Enable the City to make better market rate hires as more internal and external applicants will fully meet job requirements.

4. Better aligning existing job requirements with nearby utilities to improve external recruiting in a challenging hiring environment.

5. Better align job descriptions with FDEP licensure requirements to provide the City improved paths to meet regulatory staffing requirements.

6. Create more career opportunities for local residents in water and wastewater operations. Eliminating unnecessary college education preferences will improve opportunities for

non-college bound students within the City, and allow the City to better recruit local young people to the skilled trades in water and wastewater operations.

Attachments:

- *revised job descriptions (line-and-strike)*
- *FDEP Distribution Licensure Rules*

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER SUPPLY PROTECTION SPECIALIST III
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~DECEMBER 2014~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under limited supervision, performs various licensed and/or certified technical duties related to the protection of the public water supply, to include meter repair and backflow operations, distribution system maintenance and repair, and water quality monitoring and assessment. Performs limited supervisory duties of assigned personnel.

ESSENTIAL FUNCTIONS

1. PERFORMS TECHNICAL DUTIES ON WATER SYSTEM:
   - 1.1. Repairs and maintains backflow prevention devices and meters and administers various tests to detect malfunctions.
   - 1.2. Performs tap connections as needed.
   - 1.3. Insures safe practices are incorporated in all activities performed.
   - 1.4. Utilizes and maintains various types of equipment and tools in a safe manner, including but not limited to, trucks, air compressor, saws, pick, leak detector, diagnostic tools, small hand tools, electrical supplies, and plumbing supplies.
   - 1.5. Responds to emergency call-outs
   - 1.6. Performs technical duties such as the installation of new meters and backflows and the removal of old meters and backflows, digging, performing labor work and pipe fitting.
   - 1.7. Ensures that proper procedures are followed in water system maintenance and repair to maintain water quality integrity.
   - 1.8. Assists with determining notification plans and water quality sampling activities to maintain compliance.
   - 1.9. Receives, processes and/or submits various records and reports such as work orders and general office correspondence.
   - 1.10. Utilizes various types of equipment and tools such as pick-up truck, concrete saw, pumps dump truck, compressor, hand tools, metal detector, plumbing supplies, lathe and general office supplies.
   - ~~1.10.~~1.11. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.
2. INTERNAL AND EXTERNAL COMMUNICATION:
   - 2.1. Responds to citizen and internal personnel inquiries and complaints in a timely and courteous manner by referring to appropriate supervisory personnel.
   - 2.2. Confers with the public to work out special problems and to address specific concerns.
3. SUPERVISORY DUTIES:
   - 3.1. Issues and oversees daily duties of assigned staff.
   - 3.2. Reviews work completed to ensure procedures are properly and safely followed.

3.3. Works with Utility Billing meter reading staff as assigned to oversee meter installations.

3.4. Assists with operation of the Water Division as required.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

Vocational/specialized training and certification in backflow testing, backflow repairs and meter repairs and calibration required.

EXPERIENCE

At least one (1) year's experience in utilities activities, including meter and backflow installation, water distribution systems, or plumbing works required.

Three year's experience in utilities activities, meter and backflow installation and plumbing works preferred.

At least one year previous experience specific to the repair and maintenance of backflow and meters preferred.

LICENSURE

Valid Florida Drivers' License required.

Must be least a FDEP Level III~~3~~ Water Distribution System Operator or ~~obtain such license within (1) year of starting the position~~Water Plant Operator Class C license required.

Level ~~2~~ II or higher FDEP Water Distribution System Operator license ~~required within 3 years of starting position~~preferred.

FWPCOA Backflow Tester and FWPCOA Backflow Repair certifications to be required within 1 year, based on training availability.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand & power tools, light & heavy equipment operations, motor vehicle operations and basic machinery operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

Prepares and submits plans, reports, and schedules
Utilizes computers and handheld devices

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Requires judgment/action which could result in death of a person.
Handles emergency crisis situations.
Works in precarious or high locations (ladders, scaffolding, etc.)

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 30 ft..		✓		
Reach above shoulder level		✓		
Crouch			✓	
Balance		✓		
Kneel			✓	
Verbal Communications			✓	

Written Communications			✓	
Hearing ordinary conversation			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more		✓		
Peripheral Vision, Distinguish colors, and Depth Perception		✓		

JOB REQUIRES COORDINATION FOR REPETITIVE ACTION:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	
In operating foot controls Right		✓		
Left		✓		

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WASTEWATER COLLECTION LEAD TECHNICIAN
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under limited supervision, performs specialized, complex, and administrative work to support the daily operations of the City's wastewater collection system. Includes the construction, maintenance, and repair of system components to ensure the maximum efficiency and effectiveness of wastewater collection. Provides leadership and assists in supervising subordinate division personnel. Performs administrative functions within the division and directly assists the Water Conveyance Supervisor as assigned. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WASTEWATER COLLECTION OPERATIONS
   - 1.1. Performs complex and highly skilled work in the installation, maintenance, and repair of sewer laterals, mains, manholes, lift stations, force mains, and treatment facility components.
   - 1.2. Ensures all work is in compliance with applicable policies, procedures, laws, codes, safety and health regulations.
   - 1.3. Leads a pro-active inspection, cleaning, and maintenance program, as assigned, to maintain compliance and prevent overflows.
   - 1.4. Inspects wastewater collection system for proper operation and condition.
   - 1.5. Assists with inspecting and maintaining lift stations as assigned.
   - 1.6. Leads the installations of a wide variety of pipeline fittings and pipeline repair components.
   - 1.7. Leads installation of manhole rings and covers, and demonstrates ability to adjust manhole ring and cover to grades as needed.
   - 1.8. Repairs and installs manholes and any other sanitary sewer components.
   - 1.9. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.
   - 1.10. Relieves or clears sewer system blockages.
   - 1.11. Leads response to wastewater emergencies per procedures and training to ensure protection of public health, property, and the environment.
   - 1.12. Leads in locating utilities as assigned.
   - 1.13. Leads Wastewater Collection programs and other assigned programs.
   - 1.14. Loads and unloads trucks and maintains stock for daily supplies and materials.
   - 1.15. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, CCTV truck and equipment, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine,

welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

1.16. Maintains assigned equipment, tools, and vehicles.

1.17. Leads special assignments, emergencies, or projects, including but not limited to: neutralizing, containing, and collecting overflows; collecting water samples for analysis; performing plant operator duties as required, etc.

1.18. Leads various notification requirements related to the wastewater or other utility systems as assigned, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.19. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.20. Duties may include operational assistance within various utility components.

2. SUPERVISORY AND ADMINISTRATIVE (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Assists in supervising subordinate division personnel.

2.2. Coordinates staff activities, instructing, scheduling, assigning, inspecting, reviewing and planning work of others.

2.3. Assists Supervisor with emergency response planning and other operations as assigned.

2.4. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.5. Maintains supply inventory and recommends needed tools and equipment to the Supervisor.

2.6. Ensures proper safety practices and precautions, allocates personnel.

2.7. Assists Supervisor with employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.8. Oversees the completion, submittal and maintaining of required records and reports

2.9. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

2.10. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

2.11. May serve in division supervisory capacity as assigned.

2.12. Provides training, including presentations or demonstrations to staff as assigned.

2.13. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.14. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of wastewater utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least four (4) years of experience in public wastewater systems maintenance, construction, and repair required. At least one (1) year prior supervisory experience required, 2 or more years supervisory experience preferred.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

FWPCOA~~lorida~~, minimum Level "B", Wastewater Collection Certification required.

Ability to obtain Florida Level "A" Wastewater Collection Certification required ~~within 2 years of starting the position as determined by the City~~preferred.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations, CCTV and other inspection equipment, and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.

Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	

Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WASTEWATER COLLECTION TECHNICIAN I
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under supervision, performs skilled and semi-skilled work to support the daily operations of the City's wastewater collection system. Includes the installation, maintenance, and repair of wastewater system components in the field or treatment facility. Performs limited supervision of Service Workers and crew leadership as assigned. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WASTEWATER COLLECTION OPERATIONS
   - 1.1. Performs skilled and semi-skilled work in the installation, maintenance, and repair of sewer laterals, mains, manholes, lift stations, force mains, and treatment facility components.
   - 1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.
   - 1.3. Leads or participates in a pro-active inspection, cleaning, and maintenance program to maintain compliance and prevent overflows.
   - 1.4. Inspects wastewater collection system for proper operation and condition.
   - 1.5. Assists with inspecting and maintaining lift stations as assigned.
   - 1.6. Participates in the installations of a wide variety of pipeline fittings and pipeline repair components.
   - 1.7. Performs installation of manhole rings and covers, and demonstrates ability to adjust manhole ring and cover to grades as needed.
   - 1.8. Repairs and installs manholes and any other sanitary sewer components.
   - 1.9. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.
   - 1.10. Relieves or clears sewer system blockages.
   - 1.11. Leads response or responds to wastewater emergencies per procedures and training to ensure protection of public health, property, and the environment.
   - 1.12. Assists in locating utilities as assigned.
   - 1.13. Leads or participates in Wastewater Collection programs and other assigned programs.
   - 1.14. Loads and unloads trucks and maintains stock for daily supplies and materials.
   - 1.15. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.
   - 1.16. Maintains assigned equipment, tools, and vehicles.

1.17. Leads or performs work related to special assignments, emergencies, or projects, including but not limited to: neutralizing, containing, and collecting overflows; collecting water samples for analysis; performing plant operator duties as required, etc.

1.18. Leads or assists in various notification requirements related to the wastewater or other utility systems as assigned, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.19. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.20. Maintains and submits required records and reports

1.21. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.22. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.23. Duties may include operational assistance within various utility components.

2. SUPERVISORY (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Coordinates staff activities, instructing, scheduling, assigning, reviewing and planning work of others.

2.2. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.3. Ensures proper safety practices and precautions, allocates personnel.

2.4. Provides input on employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.5. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.6. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of wastewater utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least one (1) year of experience in public wastewater systems maintenance and repair required. Prior supervisory experience preferred.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

FWPCOA~~lorida~~, minimum Level "C", Wastewater Collection Certification required.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations, CCTV and other inspection equipment, and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.

May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating:			✓	

Right				
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WASTEWATER COLLECTION TECHNICIAN II
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under supervision, performs skilled and semi-skilled work to support the daily operations of the City's wastewater collection system. Includes the installation, maintenance, and repair of wastewater system components in the field or treatment facility. Provides leadership and limited supervision of subordinate division personnel as assigned. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WASTEWATER COLLECTION OPERATIONS

   1.1. Performs skilled and semi-skilled work in the installation, maintenance, and repair of sewer laterals, mains, manholes, lift stations, force mains, and treatment facility components.

   1.2. Ensures all work is in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

   1.3. Leads or participates in a pro-active inspection, cleaning, and maintenance program to maintain compliance and prevent overflows.

   1.4. Inspects wastewater collection system for proper operation and condition.

   1.5. Assists with inspecting and maintaining lift stations as assigned.

   1.6. Leads or participates in the installations of a wide variety of pipeline fittings and pipeline repair components.

   1.7. Leads or performs installation of manhole rings and covers, and demonstrates ability to adjust manhole ring and cover to grades as needed.

   1.8. Repairs and installs manholes and any other sanitary sewer components.

   1.9. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

   1.10. Relieves or clears sewer system blockages.

   1.11. Leads response or responds to wastewater emergencies per procedures and training to ensure protection of public health, property, and the environment.

   1.12. Leads or assists in locating utilities as assigned.

   1.13. Leads or participates in Wastewater Collection programs and other assigned programs.

   1.14. Loads and unloads trucks and maintains stock for daily supplies and materials.

   1.15. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

1.16. Maintains assigned equipment, tools, and vehicles.

1.17. Leads or performs work related to special assignments, emergencies, or projects, including but not limited to: neutralizing, containing, and collecting overflows; collecting water samples for analysis; performing plant operator duties as required, etc.

1.18. Leads or assists in various notification requirements related to the wastewater or other utility systems as assigned, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.19. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.20. Maintains and submits required records and reports

1.21. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.22. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.23. Duties may include operational assistance within various utility components.

2. SUPERVISORY (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Coordinates staff activities, instructing, scheduling, assigning, reviewing and planning work of others.

2.2. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.3. Ensures proper safety practices and precautions, allocates personnel.

2.4. Provides input on employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.5. May serve in division supervisory capacity as assigned.

2.6. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.7. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of wastewater utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least three (3) years of experience in public wastewater systems maintenance and repair required. Prior supervisory experience preferred.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

FWPCOA~~Florida~~, minimum Level "C~~B~~", Wastewater Collection Certification required.

FWPCOA, minimum Level "B", Wastewater Collection Certification preferred.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations, CCTV and other inspection equipment, and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.

Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	

Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WASTEWATER COLLECTION TECHNICIAN III
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under supervision, performs specialized and complex work to support the daily operations of the City's wastewater collection system. Includes the construction, maintenance, and repair of system components to ensure the maximum efficiency and effectiveness of wastewater collection. Provides leadership and assists in supervising subordinate division personnel. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WASTEWATER COLLECTION OPERATIONS
   - 1.1. Performs complex and highly skilled work in the installation, maintenance, and repair of sewer laterals, mains, manholes, lift stations, force mains, and treatment facility components.
   - 1.2. Ensures all work is in compliance with applicable policies, procedures, laws, codes, safety and health regulations.
   - 1.3. Leads a pro-active inspection, cleaning, and maintenance program, as assigned, to maintain compliance and prevent overflows.
   - 1.4. Inspects wastewater collection system for proper operation and condition.
   - 1.5. Assists with inspecting and maintaining lift stations as assigned.
   - 1.6. Leads the installations of a wide variety of pipeline fittings and pipeline repair components.
   - 1.7. Leads installation of manhole rings and covers, and demonstrates ability to adjust manhole ring and cover to grades as needed.
   - 1.8. Repairs and installs manholes and any other sanitary sewer components.
   - 1.9. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.
   - 1.10. Relieves or clears sewer system blockages.
   - 1.11. Leads response to wastewater emergencies per procedures and training to ensure protection of public health, property, and the environment.
   - 1.12. Leads in locating utilities as assigned.
   - 1.13. Leads Wastewater Collection programs and other assigned programs.
   - 1.14. Loads and unloads trucks and maintains stock for daily supplies and materials.
   - 1.15. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.
   - 1.16. Maintains assigned equipment, tools, and vehicles.

1.17. Leads special assignments, emergencies, or projects, including but not limited to: neutralizing, containing, and collecting overflows; collecting water samples for analysis; performing plant operator duties as required, etc.

1.18. Leads various notification requirements related to the wastewater or other utility systems as assigned, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.19. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.20. Maintains and submits required records and reports

1.21. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.22. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.23. Duties may include operational assistance within various utility components.

2. SUPERVISORY (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Assists in supervising subordinate division personnel.

2.2. Coordinates staff activities, instructing, scheduling, assigning, inspecting, reviewing and planning work of others.

2.3. Assists Supervisor with emergency response planning and other operations as assigned.

2.4. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.5. Maintains supply inventory and recommends needed tools and equipment to the Supervisor.

2.6. Ensures proper safety practices and precautions, allocates personnel.

2.7. Assists Supervisor with employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.8. May serve in division supervisory capacity as assigned.

2.9. Provides training, including presentations or demonstrations to staff as assigned.

2.10. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.11. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of wastewater utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least four (4) years of experience in public wastewater systems maintenance and repair required. At least one (1) year prior supervisory experience required.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

FWPCOA~~lorida~~, minimum Level "C~~B~~", Wastewater Collection Certification required.

Ability to obtain ~~Florida~~ FWPCOA Level "A" Wastewater Collection Certification ~~required~~ preferred~~within 2 years of starting the position as determined by the City~~.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations, CCTV and other inspection equipment, and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.

Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity-			✓	

ability to see clearly at 20 inches or less and 20 feet or more				

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WASTEWATER SERVICE WORKER
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WASTEWATER COLLECTION SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~DECEMBER 2014~~ AUGUST 2024

GENERAL STATEMENT OF JOB

This is a Wastewater Collection Technician apprenticeship position to provide an opportunity for trainees to gain on-the-job experience and knowledge for successfully achieving licensing/certification in the assigned area of operations. Under general technical supervision, performs skilled and semi-skilled work in the installation, maintenance, and repair of wastewater system components in the field or treatment facility. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS (Under Operator Supervision)

1. WASTEWATER COLLECTION OPERATIONS

1.1. Performs skilled and semi-skilled work in the installation, maintenance, and repair of sewer laterals, mains, manholes, lift stations, force mains, and treatment facility components.

1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

1.3. Participates in a pro-active inspection, cleaning, and maintenance program to maintain compliance and prevent overflows.

1.4. Inspects wastewater collection system for proper operation and condition.

1.5. Assists with inspecting and maintaining lift stations as assigned.

1.6. Participates in the installations of a wide variety of pipeline fittings and pipeline repair components.

1.7. Performs installation of manhole rings and covers, and demonstrates ability to adjust manhole ring and cover to grades as needed.

1.8. Repairs and installs manholes and any other sanitary sewer components.

1.9. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

1.10. Relieves or clears sewer system blockages.

1.11. Responds to wastewater emergencies per procedures and training to ensure protection of public health, property, and the environment.

1.12. Assists in locating utilities as assigned.

1.13. Participates in Wastewater Collection programs and other assigned programs.

1.14. Loads and unloads trucks and maintains stock for daily supplies and materials.

1.15. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps,

air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

1.16. Maintains assigned equipment, tools, and vehicles.

1.17. Performs work related to special assignments, emergencies, or projects, including but not limited to: neutralizing, containing, and collecting overflows; collecting water samples for analysis; performing plant operator duties as required, etc.

1.18. Assists in various notification requirements related to the wastewater or other utility systems as assigned, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.19. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours.

1.20. Maintains and submits required records and reports

1.21. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.22. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.23. Duties may include operational assistance within various utility components.

2. TECHNICAL TRAINING

2.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing/certification, and skills.

2.2. With direction from supervisor, studies technical materials in preparing for licensing/certification and for increased job knowledge.

2.3. Completes required milestones and other requirements with expected level of performance and within established timelines per applicable apprentice/ trainee position policies and requirements.

3. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of wastewater utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

Successful completion of testing for Florida Wastewater Collection Certification Level "C" preferred.

Successful completion of testing for Florida Wastewater Collection Certification Level "C" required within 1 year of employment.

~~Florida Wastewater Collection Certification Level "C" required within 2 years of employment.~~

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations, CCTV and other inspection equipment, and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Utilizes computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).

Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER DISTRIBUTION LEAD TECHNICIAN
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under limited supervision, performs specialized, complex, and administrative work to support the daily operations of the City's water distribution system. Includes the construction, maintenance, and repair of system components to ensure the maximum efficiency and effectiveness of potable and reclaimed water distribution. Provides leadership and assists in supervising subordinate division personnel. Performs administrative functions within the division and directly assists the Water Conveyance Supervisor as assigned. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WATER DISTRIBUTION OPERATIONS

   1.1. Performs complex and technical work in the installation, maintenance, and repair of water and reclaimed water pipes, valves, meters, fire hydrants, and other water system components.

   1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

   1.3. Exercises, maintains, repairs, and installs valves and other distribution system components.

   1.4. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

   1.5. Installs, test, and repairs and maintains backflow devices and fire hydrants as assigned.

   1.6. Reads, installs/replaces, tests, maintains, and repairs water meters as assigned.

   1.7. Assists in locating utilities as assigned.

   1.8. Enforces cross-connection control as assigned.

   1.9. Leads Water Distribution programs and activities as assigned.

   1.10. Collects or oversees collection of water samples in accordance with procedures and regulations.

   1.11. Loads and unloads trucks and maintains stock for daily supplies and materials.

   1.12. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

   1.13. Maintains assigned equipment, tools, and vehicles.

1.14. Leads special assignments, emergencies, or projects, including but not limited to collecting water samples for analysis, performing plant operator duties as required, etc.

1.15. Leads various notification requirements related to the water or reclaimed water system, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.16. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.17. Maintains and submits required records and reports

1.18. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.19. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.20. Duties may include operational assistance within various utility components.

2. SUPERVISORY AND ADMINISTRATIVE (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Assists in supervising subordinate division personnel.

2.2. Coordinates staff activities, instructing, scheduling, assigning, inspecting, reviewing and planning work of others.

2.3. Assists Supervisor with emergency response planning and other operations as assigned.

2.4. Oversees the completion, submittal and maintaining of required records and reports

2.5. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.6. Maintains supply inventory and recommends needed tools and equipment to the Supervisor.

2.7. Ensures proper safety practices and precautions, allocates personnel.

2.8. Assists Supervisor with employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.9. May serve in division supervisory capacity as assigned.

2.10. Provides training, including presentations or demonstrations to staff as assigned.

2.11. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.12. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of water utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least four (4) years of experience in public water systems maintenance, construction, and repair required. At least one (1) year prior supervisory experience required, 2 or more years supervisory experience preferred.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

Florida DEP, minimum Level II Water Distribution Operator's License or Water Plant Operator Class C License required.
Ability to obtain Florida DEP Level I Water Distribution Operator's License ~~required within 2 years of starting the position as determined by the City~~ strongly preferred.

Ability to obtain Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement required within 180 days of employment as determined by the City.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills
Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills
Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.

Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity-			✓	

ability to see clearly at 20 inches or less and 20 feet or more				

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER DISTRIBUTION TECHNICIAN I
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under supervision, performs skilled and semi-skilled work to support the daily operations of the City's water distribution system. Includes the construction, maintenance, and repair of system components to ensure the maximum efficiency and effectiveness of potable and reclaimed water distribution. Performs limited supervision of Service Workers and crew leadership as assigned. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WATER DISTRIBUTION OPERATIONS

   1.1. Performs skilled and semi-skilled work in the installation, maintenance, and repair of water and reclaimed water pipes, valves, meters, fire hydrants, and other water system components.

   1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

   1.3. Exercises, maintains, repairs, and installs valves and other distribution system components.

   1.4. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

   1.5. Installs, test, and repairs and maintains backflow devices and fire hydrants as assigned.

   1.6. Reads, installs/replaces, tests, maintains, and repairs water meters as assigned.

   1.7. Assists in locating utilities as assigned.

   1.8. Enforces cross-connection control as assigned.

   1.9. Participates in Water Distribution and other assigned programs.

   1.10. Loads and unloads trucks and maintains stock for daily supplies and materials.

   1.11. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

   1.12. Maintains assigned equipment, tools, and vehicles.

   1.13. Performs work related to special assignments, emergencies, or projects, including but not limited to collecting water samples for analysis, performing plant operator duties as required, etc.

   1.14. Assists in, and leads as assigned, various notification requirements related to the water or reclaimed water system, including determining affected areas,

preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.15. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.16. Maintains and submits required records and reports

1.17. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.18. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.19. Duties may include operational assistance within various utility components.

2. SUPERVISORY (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Coordinates staff activities, instructing, scheduling, assigning, reviewing and planning work of others.

2.2. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.3. Ensures proper safety practices and precautions~~, allocates personnel~~.

2.4. Provides input on employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.5. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.6. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of water utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least one (1) year of experience in public water systems maintenance and repair required. ~~Prior supervisory experience preferred.~~

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

Florida DEP, minimum Level III, Water Distribution Operator's License or Class C Water Plant Operator License required.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.

May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating:			✓	

Right				
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER DISTRIBUTION TECHNICIAN II
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under supervision, performs skilled and semi-skilled work to support the daily operations of the City's water distribution system. Includes the construction, maintenance, and repair of system components to ensure the maximum efficiency and effectiveness of potable and reclaimed water distribution. Provides leadership and limited supervision of subordinate division personnel as assigned. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WATER DISTRIBUTION OPERATIONS

   1.1. Performs skilled and semi-skilled work in the installation, maintenance, and repair of water and reclaimed water pipes, valves, meters, fire hydrants, and other water system components.

   1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

   1.3. Exercises, maintains, repairs, and installs valves and other distribution system components.

   1.4. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

   1.5. Installs, test, and repairs and maintains backflow devices and fire hydrants as assigned.

   1.6. Reads, installs/replaces, tests, maintains, and repairs water meters as assigned.

   1.7. Assists in locating utilities as assigned.

   1.8. Enforces cross-connection control as assigned.

   1.9. Oversees Water Distribution programs as assigned.

   1.10. Loads and unloads trucks and maintains stock for daily supplies and materials.

   1.11. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

   1.12. Maintains assigned equipment, tools, and vehicles.

   1.13. Performs work related to special assignments, emergencies, or projects, including but not limited to collecting water samples for analysis, performing plant operator duties as required, etc.

   1.14. Leads or assists in various notification requirements related to the water or reclaimed water system, including determining affected areas, preparing

notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.15. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.16. Maintains and submits required records and reports

1.17. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.18. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.19. Duties may include operational assistance within various utility components.

2. SUPERVISORY (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Coordinates staff activities, instructing, scheduling, assigning, reviewing and planning work of others.

2.2. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.3. Ensures proper safety practices and precautions, allocates personnel.

2.4. Provides input on employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.5. May serve in ~~division~~ supervisory capacity as assigned.

2.6. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.7. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of water utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least three (3) years of experience in public water systems maintenance and repair required. Prior supervisory experience preferred.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

Florida DEP, minimum Level III, Water Distribution Operator's License or Water Plant Operator Class C License required.

Florida DEP, minimum Level II, Water Distribution Operator's License preferred.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Utilizes computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.

Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping:			✓	

Right				
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER DISTRIBUTION TECHNICIAN III
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under supervision, performs specialized and complex work to support the daily operations of the City's water distribution system. Includes the construction, maintenance, and repair of system components to ensure the maximum efficiency and effectiveness of potable and reclaimed water distribution. Provides leadership and assists in supervising subordinate division personnel. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS

1. WATER DISTRIBUTION OPERATIONS

   1.1. Performs complex and technical work in the installation, maintenance, and repair of water and reclaimed water pipes, valves, meters, fire hydrants, and other water system components.

   1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

   1.3. Exercises, maintains, repairs, and installs valves and other distribution system components.

   1.4. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

   1.5. Installs, test, and repairs and maintains backflow devices and fire hydrants as assigned.

   1.6. Reads, installs/replaces, tests, maintains, and repairs water meters as assigned.

   1.7. Assists in locating utilities as assigned.

   1.8. Enforces cross-connection control as assigned.

   1.9. Leads Water Distribution programs and activities as assigned.

   1.10. Collects or oversees collection of water samples in accordance with procedures and regulations.

   1.11. Loads and unloads trucks and maintains stock for daily supplies and materials.

   1.12. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, excavator, bobcat, vacuum truck, dump truck, fork lift, ditch witch, trencher, compactor, pumps, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

   1.13. Maintains assigned equipment, tools, and vehicles.

   1.14. Leads special assignments, emergencies, or projects, including but not limited to collecting water samples for analysis, performing plant operator duties as required, etc.

1.15. Leads various notification requirements related to the water or reclaimed water system, including determining affected areas, preparing notices, posting of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.16. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.17. Maintains and submits required records and reports

1.18. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.19. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.20. Duties may include operational assistance within various utility components.

2. SUPERVISORY (FOR ASSIGNED STAFF OR SITUATIONS):

2.1. Assists in supervising subordinate division personnel.

2.2. Coordinates staff activities, instructing, scheduling, assigning, inspecting, reviewing and planning work of others.

2.3. Assists Supervisor with emergency response planning and other operations as assigned.

2.4. Maintains standards, oversees trouble-shooting and maintenance procedures.

2.5. Maintains supply inventory and recommends needed tools and equipment to the Supervisor.

2.6. Ensures proper safety practices and precautions, allocates personnel.

2.7. Assists Supervisor with employee problems, selecting new employees and recommending transfers, promotions, disciplinary actions, discharges and salary increases.

2.8. May serve in division supervisory capacity as assigned.

2.9. Provides training, including presentations or demonstrations to staff as assigned.

2.10. Works for growth and advancement within the profession through maintaining an active apprenticeship program, encouraging participation in professional associations and training/licensing programs.

2.11. Required to emulate a working environment conducive to positive morale, individual style, quality, creativity, and teamwork.

3. TECHNICAL TRAINING

3.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

3.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

4. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of water utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

EXPERIENCE

At least four (4) years of experience in public water systems maintenance and repair required. At least one (1) year prior supervisory experience required.

A combination of training and experience may be substituted at the City's discretion for required education and/or experience.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

Florida DEP, minimum Level IIIl, Water Distribution Operator's License ~~required~~ or Water Plant Operator Class C required.
Ability to obtain Florida DEP Level Il strongly preferred. ~~Water Distribution Operator's License required within 2 years of starting the position as determined by the City~~.

Ability to obtain Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement required within 180 days of employment as determined by the City.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping:			✓	

Right				
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER SERVICE WORKER
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2018~~ AUGUST 2024

GENERAL STATEMENT OF JOB

This is a Water Distribution Technician apprenticeship position to provide an opportunity for trainees to gain on-the-job experience and knowledge for successfully achieving licensing/certification in the assigned area of operations. Under general operator supervision, performs skilled and semi-skilled work in the installation, maintenance, and repair of water and reclaimed water pipes, valves, meters, fire hydrants, and other water system components in the field or at the treatment facility. Works productively with staff for efficient and compliant operations. Assists in other functions as assigned.

ESSENTIAL FUNCTIONS (Under Operator Supervision)

1. WATER DISTRIBUTION OPERATIONS

   1.1. Performs skilled and semi-skilled work in the installation, maintenance, and repair of water and reclaimed water pipes, valves, meters, fire hydrants, and other water system components.

   1.2. Performs all work in compliance with applicable policies, procedures, laws, codes, safety and health regulations.

   1.3. Exercises, maintains, repairs, and installs valves and other distribution system components.

   1.4. Completes restoration of construction and repair areas, to include installing sod and patching asphalt and concrete as assigned.

   1.5. Installs, test, and repairs and maintains backflow devices and fire hydrants as assigned.

   1.6. Reads, installs/replaces, tests, maintains, and repairs water meters as assigned.

   1.7. Assists in locating utilities as assigned.

   1.8. Participates in Water Distribution programs and other assigned programs.

   1.9. Loads and unloads trucks and maintains stock for daily supplies and materials.

   1.10. Operates heavy equipment and specialized equipment as required in the performance of daily tasks; equipment includes a backhoe, bobcat, fork lift, ditch witch, trencher, compactor, air compressor, bullet machine, tapping machine, welding tools, mechanic's tools, cutting torch, and various other hand and power tools.

   1.11. Maintains assigned equipment, tools, and vehicles.

   1.12. Performs work related to special assignments, emergencies, or projects, including but not limited to collecting water samples for analysis, performing plant operator duties as required, etc.

   1.13. Assists in various notification requirements related to the water or reclaimed water system, including determining affected areas, preparing notices, posting

of door hangers and knocking on resident's doors, possibly at irregular hours due to emergency.

1.14. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

1.15. Maintains and submits required records and reports

1.16. Receives and responds to customer/public inquiries, concerns, and complaints regarding division activities and services.

1.17. Performs routine office work as required, including but not limited to attending meetings, answering the telephone, copying and filing documents, reports, etc.

1.18. Duties may include operational assistance within various utility components.

2. TECHNICAL TRAINING

2.1. As assigned, attends meetings, seminars, courses, workshops, and training to enhance job knowledge, licensing, and skills.

2.2. With direction from supervisor, studies technical materials in preparing for licensing and for increased job knowledge.

2.3. Completes required milestones and other requirements with expected level of performance and within established timelines per applicable apprentice/ trainee position policies and requirements.

3. PERFORMS ALL OTHER DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

~~An Associate's or higher degree in chemistry, biology or related field preferred.~~

Vocational/specialized training in the area of water utility operations preferred.

Prior Wastewater or Water operations experience or coursework preferred.

LICENSURE/CERTIFICATION

Valid Florida Drivers' License required.

Successful completion of testing for Florida DEP Level III Water Distribution Operator's License preferred.

Successful completion of testing for Florida DEP Level III Water Distribution Operator's License required on a timeline to be based on FDEP licensure eligibility rules. ~~within 1 year of employment~~.

~~Florida DEP Level III Water Distribution Operator's License required within 2 years of employment.~~

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light/heavy equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Utilizes computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Subject to working below ground in excavations and pits.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 50 ft..		✓		
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Clear vision in differentiating colors (i.e. wires, etc.)			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve and maintain such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____

Employee's Signature Date

_____

Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE:	WATER SUPPLY PROTECTION SPECIALIST I
DEPARTMENT:	PUBLIC SERVICES
REPORTS TO:	WATER CONVEYANCE SUPERVISOR
DEPT. HEAD:	PUBLIC SERVICES DIRECTOR
FLSA STATUS:	NON-EXEMPT
CIVIL SERVICE:	YES
LAST REVISION:	AUGUST ~~2022~~2024

GENERAL STATEMENT OF JOB

Under limited supervision, performs various licensed and/or certified technical duties related to the protection of the public water supply, to include meter repair and backflow operations, distribution system maintenance and repair, and water quality monitoring and assessment.

ESSENTIAL FUNCTIONS

1. PERFORMS TECHNICAL DUTIES ON WATER SYSTEM:

   1.1. Repairs and maintains backflow prevention devices and meters and administers various tests to detect malfunctions.

   1.2. Performs tap connections as needed.

   1.3. Follows safe practices in all activities performed.

   1.4. Utilizes and maintains various types of equipment and tools in a safe manner, including but not limited to, trucks, air compressor, saws, pick, leak detector, diagnostic tools, small hand tools, electrical supplies, and plumbing supplies.

   1.5. Responds to emergency call-outs.

   1.6. Performs technical duties such as the installation of new meters and backflows and the removal of old meters and backflows, digging, performing labor work and pipe fitting.

   1.7. Ensures that proper procedures are followed in water system maintenance and repair to maintain water quality integrity. Assists as assigned with determining notification plans and water quality sampling activities to maintain compliance.

   1.8. Receives, processes and/or submits various records and reports such as work orders and general office correspondence.

   1.9. Utilizes various types of equipment and tools such as pick-up truck, concrete saw, pumps, dump truck, compressor, hand tools, metal detector, plumbing supplies, and general office supplies.

   1.10. As assigned, reviews work completed to ensure procedures are properly and safely followed. Works with Utility Billing meter reading staff as assigned to oversee meter installations.

   ~~1.10.~~1.11. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

2. INTERNAL AND EXTERNAL COMMUNICATION:

   2.1. Responds to citizen and internal personnel inquiries and complaints in a timely and courteous manner by referring to appropriate supervisory personnel.

   2.2. Confers with the public to work out special problems and to address specific concerns or refers problems or concerns to supervisor as directed.

3. PERFORMS OTHER DUTIES AS REQUIRED

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

Vocational/technical school training in backflow testing and repair is preferred.

~~Certification in backflow testing and repair is required within 6 months of employment.~~

EXPERIENCE

Previous experience in utilities activities, including meter and backflow installation, water distribution systems, or plumbing works preferred.

LICENSURE

Valid Florida Drivers' License required.

Level 3 FDEP Water Distribution System Operator license is preferred, or must obtain such license within (1) year of eligibility.

FWPCOA Backflow Tester and FWPCOA Backflow Repair certifications to be required within 1 year, based on training availability.

Advancing licensure is strongly encouraged with this position.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is may be required.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Utilizes computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 20 ft..			✓	
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____
Employee's Signature Date

_____
Print Name

CITY OF TARPON SPRINGS
JOB DESCRIPTION

JOB TITLE: WATER SUPPLY PROTECTION SPECIALIST II
DEPARTMENT: PUBLIC SERVICES
REPORTS TO: WATER CONVEYANCE SUPERVISOR OR DESIGNEE
DEPT. HEAD: PUBLIC SERVICES DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~DECEMBER 2014~~AUGUST 2024

GENERAL STATEMENT OF JOB

Under limited supervision, performs various licensed and/or certified technical duties related to the protection of the public water supply, to include meter repair and backflow operations, distribution system maintenance and repair, and water quality monitoring and assessment.

ESSENTIAL FUNCTIONS

1. PERFORMS TECHNICAL DUTIES ON WATER SYSTEM:

   1.1. Repairs and maintains backflow prevention devices and meters and administers various tests to detect malfunctions.

   1.2. Performs tap connections as needed.

   1.3. Insures safe practices are incorporated in all activities performed.

   1.4. Utilizes and maintains various types of equipment and tools in a safe manner, including but not limited to, trucks, air compressor, saws, pick, leak detector, diagnostic tools, small hand tools, electrical supplies, and plumbing supplies.

   1.5. Responds to emergency call-outs

   1.6. Performs technical duties such as the installation of new meters and backflows and the removal of old meters and backflows, digging, performing labor work and pipe fitting.

   1.7. Ensures that proper procedures are followed in water system maintenance and repair to maintain water quality integrity. Assists as assigned with determining notification plans and water quality sampling activities to maintain compliance.

   1.8. Receives, processes and/or submits various records and reports such as work orders and general office correspondence.

   1.9. Utilizes various types of equipment and tools such as pick-up truck, concrete saw, pumps dump truck, compressor, hand tools, metal detector, plumbing supplies, lathe and general office supplies.

   1.10. As assigned, reviews work completed to ensure procedures are properly and safely followed. Works with Utility Billing meter reading staff as assigned to oversee meter installations.

   ~~1.10.~~1.11. Responds to utility emergencies as required on an emergency basis, 24-hours per day. Subject to call-back at irregular hours. Required to report for Emergency Operations duty as assigned.

2. INTERNAL AND EXTERNAL COMMUNICATION:

   2.1. Responds to citizen and internal personnel inquiries and complaints in a timely and courteous manner by referring to appropriate supervisory personnel.

   2.2. Confers with the public to work out special problems and to address specific concerns or refers problems or concerns to supervisor as directed.

3. PERFORMS OTHER DUTIES AS REQUIRED

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

Vocational/technical school training in backflow testing and repair is preferred.

~~Certification in backflow testing and repair is required within 6 months of employment.~~

EXPERIENCE

At least one (1) year of experience in utilities activities, including meter and backflow installation, water distribution systems, or plumbing works preferred~~required~~.

Two or more years' experience in plumbing and utilities activities preferred.

LICENSURE

Valid Florida Drivers' License required.

Must be least a Level III~~3~~ FDEP Water Distribution System Operator or obtain such license within ~~(1) year of starting the position~~a timeline based on FDEP licensure eligibility rules.

Advancing licensure is strongly encouraged with this position.

FWPCOA Backflow Tester and FWPCOA Backflow Repair certifications to be required within 1 year, based on training availability.

Depending on area of assignment, a Florida Class "B" (CDL) License with Air Brake Endorsement and Tanker Endorsement is required within 180 days of employment.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand and power tools, light equipment operations, basic machinery operations and motor vehicle operations.

ADMINISTRATIVE SKILLS

General Office Skills

Maintains extensive documentation and records
Research information
Maintain filing system
Data entry
Prepares/modifies drawings
Prepares plans, reports, and schedules
Utilizes computers and handheld devices

Communication Skills

Provide public with information
Schedule appointments
Make and maintain facility contacts
Coordinates with employees/depts.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Occasionally subjected to irregular hours.
Subject to working in confined spaces.
Subject to hazards of high voltage equipment.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasional pressure due to multiple calls and inquires.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Noise: sufficient noise to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
May be exposed to the risk of blood borne diseases.
May be exposed to toxic chemicals.
Exposed to housekeeping/cleaning agents/chemicals.
May be exposed to infection from disease-bearing specimens.
May be exposed to infections and contagious diseases.
Subject to electrical and radiant energy hazards.
Occupational exposure to unpleasant elements (accidents, injuries and illness).
Exposed to hazards of steam and heat.
Variations in temperature from hot to cold.
Frequent contact with water or other liquids.
Humid conditions: high moisture content to cause bodily reactions.
Hazards: conditions where there is danger to life, body and/or health.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl			✓	
Climb height 20 ft..			✓	
Reach above shoulder level			✓	
Crouch			✓	
Balance			✓	
Kneel			✓	
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation			✓	
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	

In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

This position maintains certain requirements, including licenses/certifications to be obtained within specific identified timelines. Failure to achieve such requirements within the prescribed time period(s) subjects the employee to demotion or termination of employment at the discretion of the City.

_____ _____
Employee's Signature Date

_____
Print Name

Attachment A: FDEP Operator Staffing Rules
9/10/24

CHAPTER 62-699
TREATMENT PLANT CLASSIFICATION AND STAFFING

62-699.200 Definitions.
62-699.310 Classification and Staffing of Domestic Wastewater or Water Treatment Plants and Water Distribution Systems
62-699.311 Additional Classification and Staffing Requirements

…. (f) Classification and Staffing Requirements for Water Distribution Systems. Refer to tables 1. and 2., below, and determine the classification and staffing requirements for each water distribution system using the following two-step procedure: first determine the category of the distribution system and then, within that category, determine the classification and staffing requirements for the distribution system. Determine the distribution system category by using the highest classification of water treatment plant to which the distribution system is connected, with Class A being the highest plant classification and Class D being the lowest plant classification. Determine the distribution system classification and staffing requirements within the determined distribution system category by using the number of persons served directly by the distribution system, which excludes any persons served by any separately owned and operated wholesale or regulated consecutive system connected to the distribution system. Level 1 is the highest possible distribution system classification, and Level 4 is the lowest possible distribution system classification.

1. Water Distribution System Category I				
Distribution System	Level 1	Level 2	Level 3	Level 4
Distribution system connected to a Class A, B, or C water treatment plant.	Serving 100,000 or more persons. The lead/chief operator must be a Level 1 water distribution system operator or a Class C or higher water treatment plant operator. Additionally, a Level 3 or higher water distribution system operator or a Class C or higher water treatment plant operator shall be in on-site charge of any water distribution system operation or maintenance activity that may affect water quality or quantity and that is listed in Footnote 1 below unless the activity is being	Serving at least 10,000 persons and less than 100,000 persons. The lead/chief operator must be a Level 2 or higher water distribution system operator or a Class C or higher water treatment plant operator. Additionally, a Level 3 or higher water distribution system operator or a Class C or higher water treatment plant operator shall be in on-site charge of any water distribution system operation or maintenance activity that may affect water quality or quantity and that is listed in Footnote 1 below unless the activity is being performed by a licensed contractor	Serving at least 1,000 persons and less than 10,000 persons. The lead/chief operator must be a Level 3 or higher water distribution system operator or a Class C or higher water treatment plant operator. Additionally, a Level 3 or higher water distribution system operator or a Class C or higher water treatment plant operator shall be in on-site charge of any water distribution system operation or maintenance activity that may affect water quality or quantity and that is listed in Footnote 1 below unless the activity is being performed by a licensed contractor	Serving less than 1,000 persons[3]. The lead/chief operator must be a Level 4 or higher water distribution system operator or a Class D or higher water treatment plant operator. Additionally, a Level 4 or higher water distribution system operator or a Class D or higher water treatment plant operator shall be in on-site charge of any water distribution system operation or maintenance activity that may affect water quality or quantity and that is listed in Footnote 1 below unless the activity is being performed by a licensed contractor working within the scope of his or her license.[2]

	performed by a licensed contractor working within the scope of his or her license.[2]	working within the scope of his or her license.[2]	working within the scope of his or her license.[2]	

[1.] The following water distribution system operation or maintenance activities may affect water quality or quantity: cleaning (swabbing, pigging, scraping, or air-purging) existing or repaired water mains; tapping, depressurizing/dewatering, or disinfecting existing or repaired water mains; dewatering, cleaning, or disinfecting existing or repaired finished-water storage tanks; and manually operating pumps, or adjusting automatic pump controls or automatic control valves, as necessary to regulate water distribution system flows or pressures.
[2.] Part I of Chapter 489, F.S., and rules adopted thereunder and administered by the Department of Business and Professional Regulation and the Construction Industry Licensing Board regulate the construction industry and establish whether construction work, including the repair or replacement of water distribution system facilities, must be performed by a licensed contractor.
[3.] For wholesale systems, a Category I water distribution system serving less than 1,000 persons shall be classified as a Level 3 water distribution system.

2. Water Distribution System Category II

Distribution System	Level 1	Level 2	Level 3	Level 4
Distribution system connected to a Class D water treatment plant.	Not Applicable	Not Applicable	Not Applicable	The lead/chief operator must be a Level 4 or higher water distribution system operator or a Class D or higher water treatment plant operator. Additionally, a Level 4 or higher water distribution system operator or a Class D or higher water treatment plant operator shall be in on-site charge of any water distribution system operation or maintenance activity that may affect water quality or quantity and that is listed in Footnote 1 below unless the activity is being performed by a licensed contractor working within the scope of his or her license[2].

[1.] Water distribution system operation and maintenance activities that may affect water quality or quantity include the following: cleaning (swabbing, pigging, scraping, or air-purging) existing or repaired water mains; tapping, depressurizing/dewatering, or disinfecting existing or repaired water mains; dewatering, cleaning, or disinfecting existing or repaired finished-water storage tanks; and manually operating pumps, or adjusting automatic pump controls or automatic control valves, as necessary to regulate water distribution system flows or pressures.
[2.] Part I of Chapter 489, F.S., and rules adopted thereunder and administered by the Department of Business and Professional Regulation and the Construction Industry Licensing Board regulate the construction industry and establish whether construction work, including the repair or replacement of water distribution system facilities, must be performed by a licensed contractor.

Attachment A: FDEP Operator Staffing Rules
9/10/24

Rulemaking Authority 403.869, 403.88(4) FS. Law Implemented 403.853(6), 403.867, 403.875(1)(f), 403.88(1), (2), (3) FS. History–New 11-17-70, Revised 10-24-74, Amended 12-25-75, 6-10-76, 1-12-81, Formerly 17-16.12, 17-16.13, Amended 5-8-85, Formerly 17-16.370, 17-602.370, 17-699.310, Amended 10-15-07, 3-6-13.

City of Tarpon Springs, Florida

City Clerk & Collector Office
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
410 North Ring Avenue
(727) 942-5614
Fax (727) 942-5619

MEMORANDUM **BOC MEETING: SEPTEMBER 17, 2024**

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS

THROUGH: IRENE S. JACOBS, CMC, CITY CLERK & COLLECTOR

FROM: K. MICHELE MANOUSOS, CMC, DEPUTY CITY CLERK & COLLECTOR

SUBJECT: APPOINTMENT(S) – FIREFIGHTERS PENSION BOARD

Background: The position has been vacant since 2021. Since then, it's has been very difficult to fill this vacancy and recently received two applications from individuals interested in serving on this Board.

Board Action: **To appoint ___*___ to fill the vacant seat on the Fire Pension Board, this term will expire September 30, 2026.**

Please select from the name(s) below, who have expressed an interest on this Board.

Current Board Applicants						
Applicant's Choice of Board						
Application Date	Name	1st Choice	2nd Choice	3rd Choice	4th choice	CITIZENS ACADEMY Attendee
8/14/24	James Bouldin	Fire Pension				
8/15/24	Oscar P. Campani Jr.	Fire Pension				

MUNICIPAL FIREMEN'S PENSION TRUST FUND BOARD: 2 Year Term				
NAME	**TERM**		**CONTACT INFORMATION**	
Norbert Matthews			444 S. Huey Avenue	Selected by Pension Membership
James Mariani			444 S. Huey Avenue	Selected by Pension Membership
Cal Howard				Selected by Pension Board
VACANT	1			Appointed by BOC
Chris Angelou	5	9/30/2025	56 Read Street, TS	Appointed by BOC
			727-943-3945-B	
			aangelou@yahoo.com	

Updated: 11/15/2023

RECEIVED
AUG 19 2024
City Clerk's Office
City of Tarpon Springs

Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: James Boulden

ADDRESS: 1741 Longview Drive

HOME PHONE: _____ BUSINESS/CELL PHONE: 727 946-0714

DATE OF BIRTH: 07/10/1953 EMAIL ADDRESS: Jboulden@yahoo.com

DRIVERS LICENSE: Please attach a copy of your Drivers License with this application
(City Clerk's Office will retain copy only) On File City of T.S.

ARE YOU A CITY RESIDENT? YES: ☑ NO: ☐

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 35 years

LIST PERSONAL REFERENCES: TELEPHONE NUMBERS:

1 _____

2 _____

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: (*List in order of preference*)

1 BOARD: Fire Pension INTEREST LEVEL: High

This is my only interest

2 BOARD: _____ INTEREST LEVEL: _____

3 BOARD: _____ INTEREST LEVEL: _____

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? *(See Attached List of Board Meeting Times)*

YES: [X] **NO:** [ ]

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

CEO of newspaper publishing Co.
Former Board Member (3 years) Tarpon Fire Pension
Current Board Member, Green Dolphin Condos

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

Green Dolphin Board V.P.
Former Chamber of Commerce President

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

Former Chamber of Commerce President - Kansas City, MO Area

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: [ ] **NO:** [X]

IF YES, PLEASE EXPLAIN:

N/A

SIGNATURE: [signature] **DATE:** 5/14/24

Please return completed application to the City Clerk's Office:

Mailing Address:
City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

or

Physical Address:
410 N. Ring Avenue

or

E-Mail Address:
cityclerk1@ctsfl.us

RECEIVED
AUG 19 2024
City Clerk's Office
City of Tarpon Springs

Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: Oscar P. Campanini Jr.

ADDRESS: * _____, Tarpon Springs FL 34689

HOME PHONE: _____ BUSINESS/CELL PHONE: *

DATE OF BIRTH: * EMAIL ADDRESS: BIGWASK@gmail.com

DRIVERS LICENSE: **Please attach a copy of your Drivers License with this application**
(City Clerk's Office will retain copy only)

ARE YOU A CITY RESIDENT? YES: ✓ NO: _____

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 9 years

LIST PERSONAL REFERENCES: TELEPHONE NUMBERS:

1 Daniel Rezabala 813-847-3648

2 _____

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: (*List in order of preference*)

1 BOARD: Pension Board INTEREST LEVEL: a lot

To learn and contribute to firefighters like myself.

2 BOARD: _____ INTEREST LEVEL: _____

3 BOARD: _____ INTEREST LEVEL: _____

(Continued)

* Exempt per F.S. 119.071(4)(d)2.d

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? ***(See Attached List of Board Meeting Times)***

YES: ✓ **NO:** _____

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

Professional firefighter for 10 years.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

Limited experience but willing to learn and participate

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

Limited to small groups of peers in work and student settings but willing to learn and participate

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: _____ **NO:** ✓

IF YES, PLEASE EXPLAIN:

SIGNATURE: [signature] **DATE:** 8-15-24

Please return completed application to the City Clerk's Office:

Mailing Address:
City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

or

Physical Address:
410 N. Ring Avenue

or

E-Mail Address:
cityclerk1@ctsfl.us

City of Tarpon Springs, Florida

City Clerk & Collector Office

P.O. Box 5004
410 North Ring Avenue
Tarpon Springs, Florida 34688-5004
(727) 942-5614
Fax (727) 942-5619

MEMORANDUM **BOC MEETING: SEPTEMBER 17 2024**

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS

THROUGH: IRENE S. JACOBS, CMC, CITY CLERK & COLLECTOR

FROM: K. MICHELE MANOUSOS, CMC, DEPUTY CITY CLERK & COLLECTOR

SUBJECT: APPOINTMENTS – ***SUSTAINABILITY COMMITTEE***

BACKGROUND: Denise Mannino's term ends September 30, 2024, she is one of the original committee members, who served a two year term; and then was reappointed to a three-year term. She is eligible to serve a one year term, which would bring her to a total of six years of service and would then be termed out.

Additionally, the terms for Taylor Mandalou and Robin Saenger expire September 30, 2024, and according to the committee liaison, Mr. Mandalou has missed several meetings and Ms. Saenger is termed out.

Finally, Dory Larsen and Peggy Varvaris have resigned. At this time, we have no pool of applicants to submit for appointment consideration. The city has advertised for vacancies on several Boards; and, also emailed past Citizen Academy participants of current Board vacancies.

BOARD ACTION: **Re-appoint DENISE MANNINO to a one-year term. This term would expire September 30, 2025.**

SUSTAINABILITY COMMITTEE MEMBERS

NAME	TERM	BOC	TERM DATE	CONTACT INFORMATION
DORY LARSEN	2	11/8/2022	9/30/2025	1846 LEXINGTON PL
RESIGNED	1	8/27/2019	9/30/2022	H: 727.938.3177
				C: 727.410.4804
				dory.larsen@gmail.com
TAYLOR G. MANDALOU	2	9/14/2021	9/30/2024	504 WHITE OAK DR
	1	8/27/2019	9/30/2021	C: 727.492.8757
				t24129@gmail.com
DENISE MANNINO	2	9/14/2021	9/30/2024	470 CYPRESS ST
	1	8/27/2019	9/30/2021	C: 206.351.3507
				manninoarts@icloud.com
ROBIN SAENGER	3	1/7/2023	9/30/2024	1630 LONESOME PINE LN
Alternate #1	2	9/14/2021	9/30/2024	H: 727.934.2379
Alternate #1	1	8/27/2019	9/30/2021	robinsaenger@hotmail.com
CAROL MICKETT	2	11/8/2022	9/30/2025	735 CHESAPEAKE DR
Alternate #2	1	11/17/2020	9/30/2023	C: 727-642-9897
				mickettstackhouse@gmail.com
SIOBHAN A. NEHIN	1	11/7/2023	9/30/2026	726 Charlotte Avenue
Alternate #1				727-452-5107
				snehin@mac.com
PELAGIA (PEGGY) VARVARIS	1	3/5/2024	9/30/2027	730 Arthurs Court
Alternate #2				917-748-9453
RESIGNED				peggy.cmyk@gmail.com

Updated: 03/11/2024

Attendance

Substainability Committee 2024												
	1/18/2024	2/15/2024	3/21/2024	4/18/2024	5/16/2024	6/20/2024	7/18/2024					
Larsen, Dory	X	X	X	X	X	X	X					
Mandalou, Taylor	ABSENT	ABSENT	X	ABSENT	ABSENT	ABSENT	ABSENT					
Mannino, Denise	X	X	X	X	X	X	X					
Mickett, Carol	X	X	X	X	X	X	X					
Saenger, Robin	X	ABSENT	X	ABSENT	X	X	X					
Siobhan Nehin, Alt. 1				X	X	X	X					
Pelagia Varvaris, Alt. 2	Appointed March 5, 2024			ABSENT	ABSENT	ABSENT	ABSENT	Resigned				

Substainability Committee 2023												
	1/19/2023	2/16/2023	3/16/2023	4/20/2023	5/18/2023	6/15/2023	7/20/2023	8/17/2023	9/21/2023			
Gallagher, Karen	x	x	x	x	Absent	x	Absent	Absent	Absent	Resigned		
Larsen, Dory	x	x	absent	x	x	Absent	x	x	x			
Mandalou, Taylor	x	x	absent	x	x	Absent	Absent	Absent	Absent			
Mannino, Denise	x	x	x	x	x	x	x	x	Absent			
Mickett, Carol	x	x	x	x	x	x	Absent	x	x			
Saenger, Robin, Alt. 2	x	Absent	x	x	x	Absent	x	x	x			
Bracey, Jennifer, Alt 2	absent	Absent	absent	Absent	Absent	Absent	Absent	Absent	Absent			
Substainability Committee 2022												
	1/20/2022	2/17/2022	3/17/2022	April;	5/19/2022	6/16/2022	7/13/2022	8/18/2022	9/15/2022	10/20/022	11/17/2022	12/15/2022
Gallagher, Karen	x	x	x		Absent	x	x	x	Absent	x	Absent	Absent
Larsen, Dory	Absent	x	x		x	x	Absent	x	x	x	x	Absent
Mandalou, Taylor	x	x	x		x	Absent	Absent	x	x	Absent	x	x
Mannino, Denise	x	x	x		Absent	x	x	x	x	x	x	x
Mickett, Carol	x	x	x		x	x	x	x	Absent	Absent	x	Absent
Robinson, Paul	x	x	x		x	x	x	x	x	x	Absent	Resigned
Saenger, Robin, Alt 1	x	x	Absent		x	x	x	x	x	x	x	x
Bracey, Jennifer, Alt 2	Appointed 11/8/2022											Absent

Substainability Committee 2021												
	1/21/2021	2/18/2021	3/18/2021	4/15/2021	5/20/2021	6/17/2021	7/15/2021	8/11/2021	9/16/2021	10/21/2021	11/18/2021	12/16/2021
Gallagher, Karen	X	X	x	Absent	x	x	x	x	x	x	x	x
Larsen, Dory	X	X	x	x	x	x	x	x	x	x	x	x
Mandalou, Taylor	X	X	x	x	x	x	x	x	x	x	x	x
Mannino, Denise	X	X	x	x	x	x	x	x	x	x	x	x
Mickett, Carol, Alt 2	X	X	x	x	x	x	x	x	x	x	Absent	x
Robinson, Paul	X	X	x	x	x	x	x	x	x	x	x	Absent
Saenger, Robin, Alt. 1	X	X	x	x	x	x	x	x	x	x	Absent	x
						,						

Substainability Committee 2020												
	1/16/2020	2/20/2020	5/21/2020	6/18/2020	7/16/2020	8/20/2020	9/17/2020	10/15/2020	12/17/2020			
Gallagher, Karen	X	X	X	X	X	X	X	X	X			
Larsen, Dory	X	X	X	X	X	X	X	X	X			
Mandalou, Taylor	X	X	X	X	X	X	X	X	X			
Mannino, Denise	X	X	X	X	X	X	X	X	X			
Mickett, Carol									X			
Nelson, Judy	X	X										
Robinson, Paul	X	X	X	X	X	X	X	X	X			
Saenger, Robin	X	Ab/Ex	X	X	X	X	X	X	X			

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **Application 24-49** Vavlas - Appeal of HPB Decision (Application 24-22) for property located at 20-26 Hibiscus Street

Recommendation

Review a requested appeal of a decision by the Heritage Preservation Board for an "after the fact" Certificate of Approval for property located at 20-26 Hibiscus Street.

Background

The applicant is appealing a decision of the Heritage Preservation Board (App 24-22) denying an after-the-fact Certificate of Approval (CA) to replace the existing storefronts at 20-26 Hibiscus Street. All storefronts at the contributing structures at 20-26 Hibiscus Street have been replaced with new aluminum framed display windows, aluminum framed single-entry doors, and 12 new aluminum framed windows have been added. Work performed was not consistent with a previously issued Certificate of Appropriateness (App 22-139) on March 6, 2023 (which was also an after-the-fact permit). New elements were added that were not included in the original CA application and does not comply with applicable codes and design guidelines. See attached report to the Heritage Preservation Board for additional details.

Funding

N/A

Strategic Plan Objective

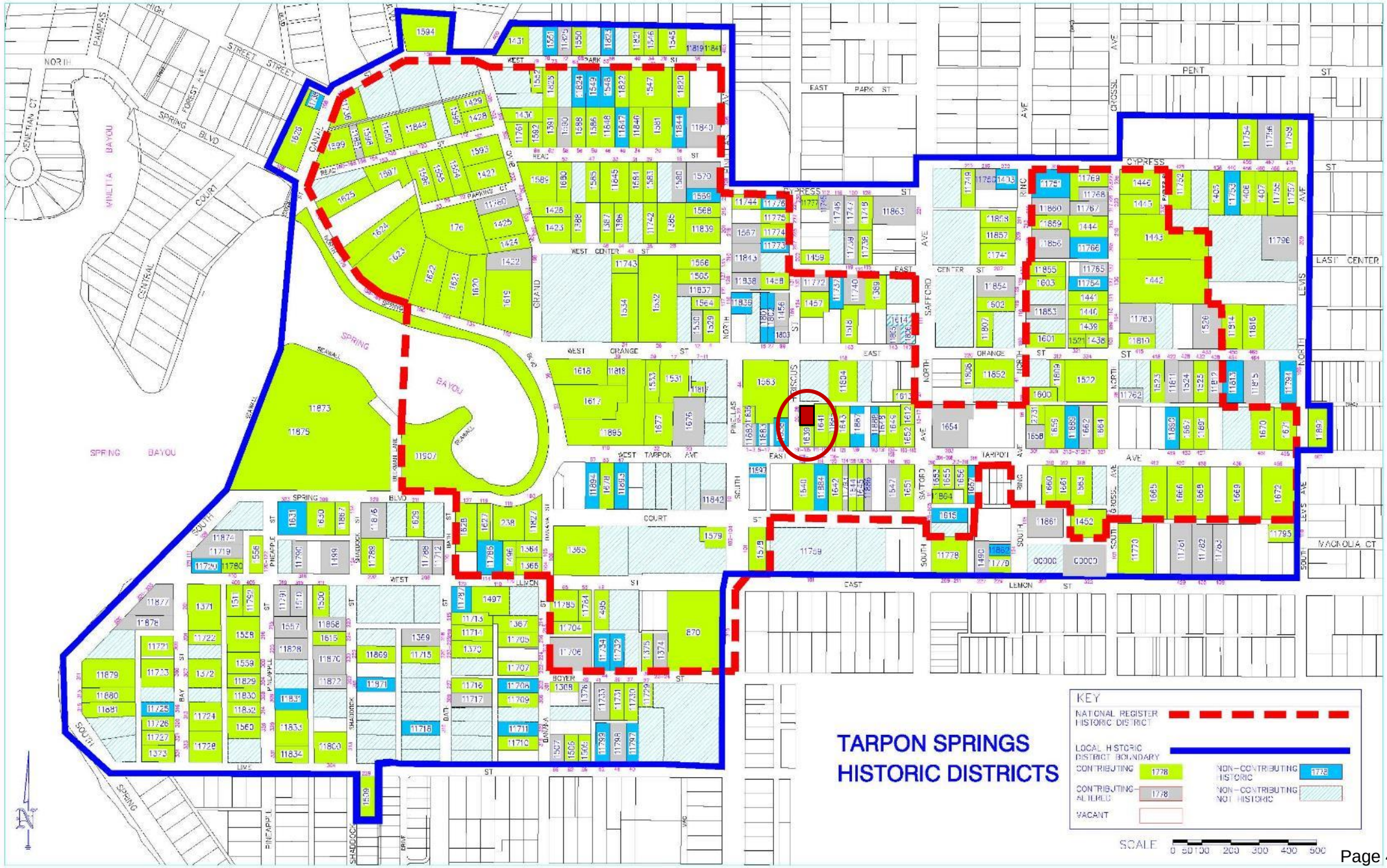
C.1.1: Market and promote the rich cultural heritage, resources, and diversity of the city.

VAVLAS
APPLICATION #24-22

Heritage Preservation Board - May 6, 2024

Appeal of the May 6, 2024, Decision of the Heritage Preservation Board to the Board of Commissioners - September 17, 2024

W ORANGE ST
E ORANGE ST
LIBRARY LN
ALT 19 N
N HIBISCUS ST
N SAFFORD AVE
PINELLAS TRAIL
W TARPON AVE
E TARPON AVE
ALT 19 S
S SAFFORD AVE
W COURT ST
E COURT ST



C:\Documents and Settings\ocrase.g.CTS\Desktop\ArcGIS\HISTORIC_DISTRICT_RESOURCES_MAPS\Tarpon_Springs_Historic_Districts.dwg, 9/19/2013 11:03:52 AM

REQUEST

- After-the-fact Certificate of Approval for replacement of the storefront facade at 20-26 Hibiscus Street.
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: one-part masonry vernacular storefront
- District Status: Contributing
- Florida Master Site File No. 8PI1639
- Applicant / Owner: Nomiki Vavlas

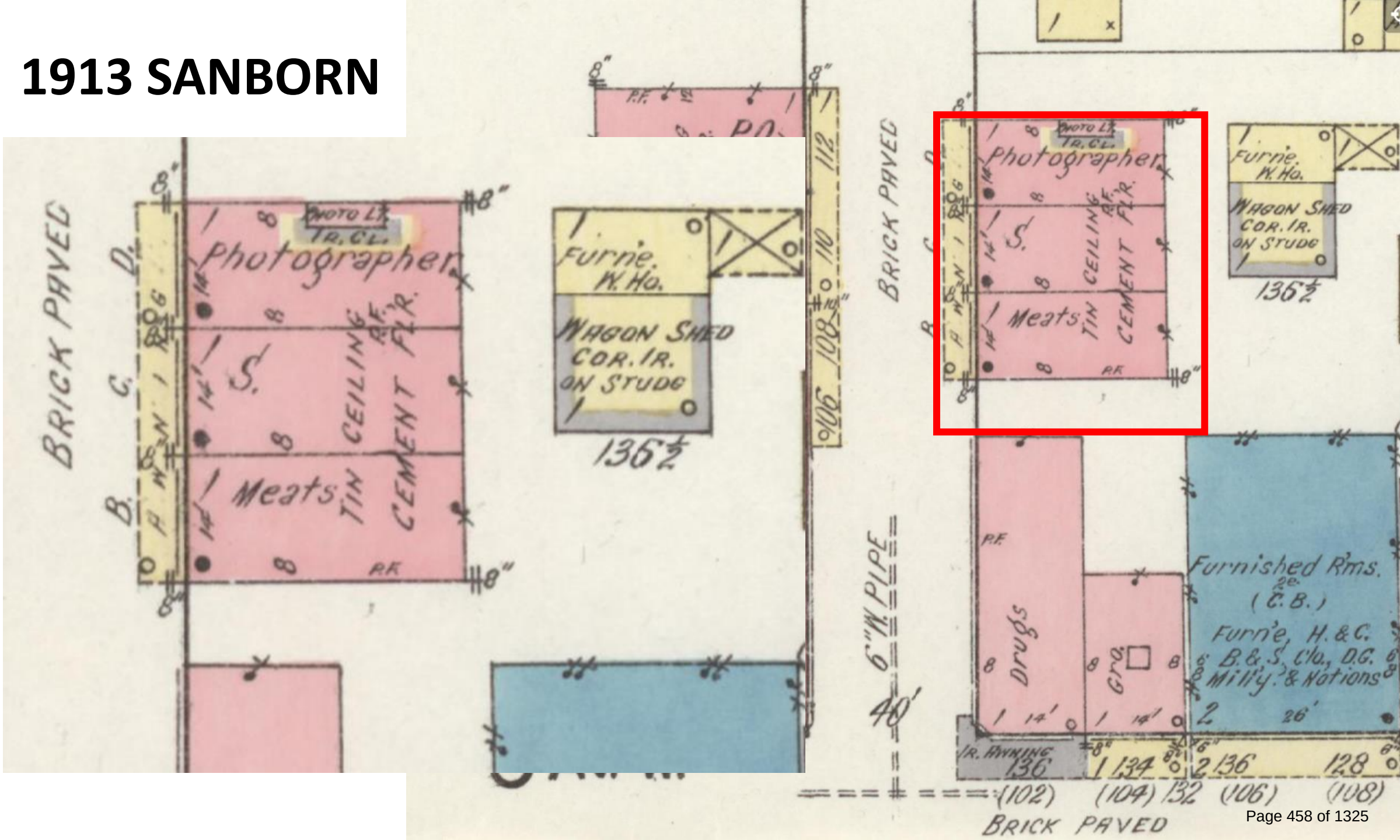
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

RO
SAP
N PINELLAS AVE
HIBISCUS ST
E ORANGE ST
PINELLAS TRL
N SAFFORD AVE
N SPRING BLVD
E TARPON AVE
S PINELLAS AVE
S SAFFORD AVE

FLORIDA MASTER SITE FILE

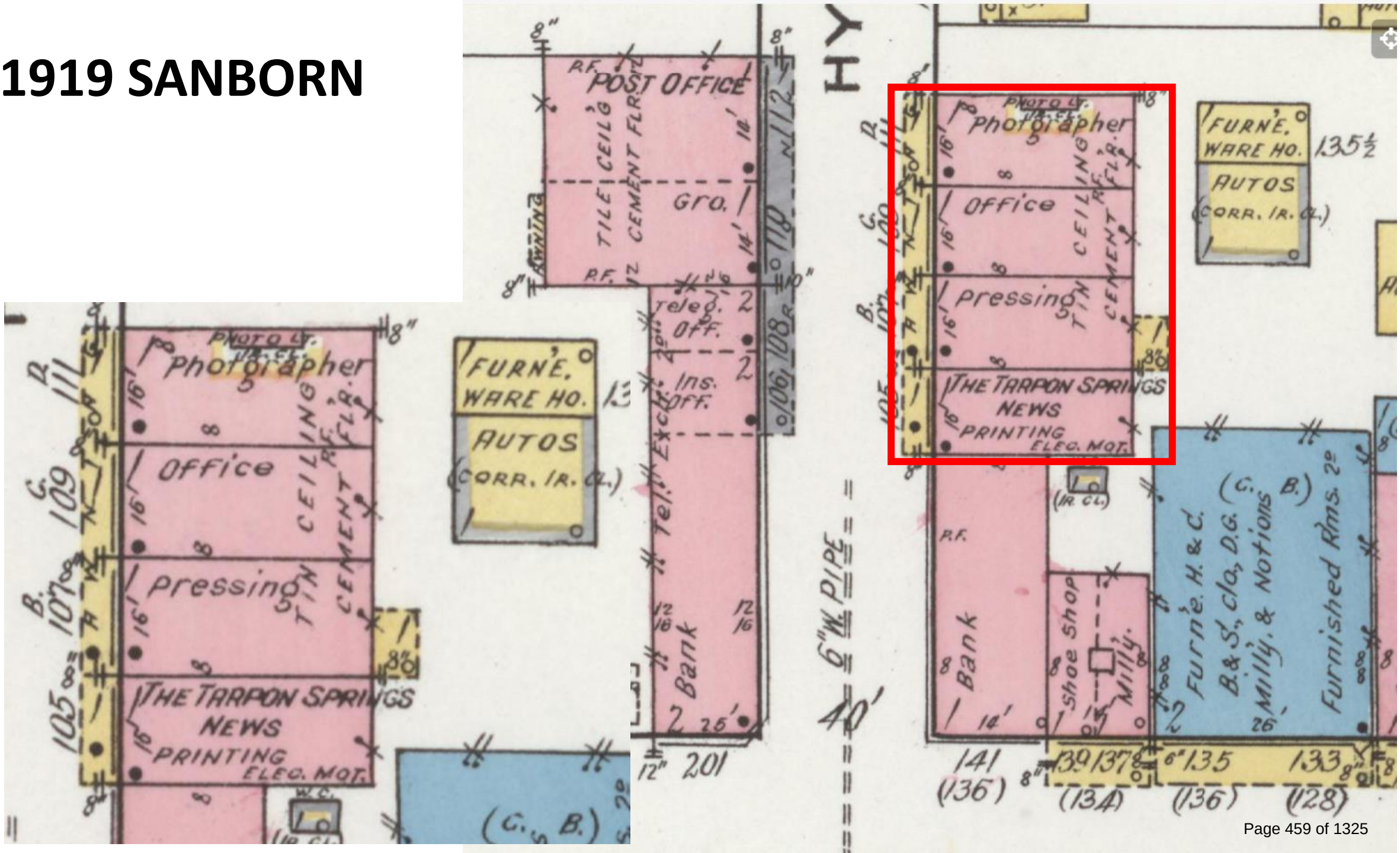
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

1913 SANBORN



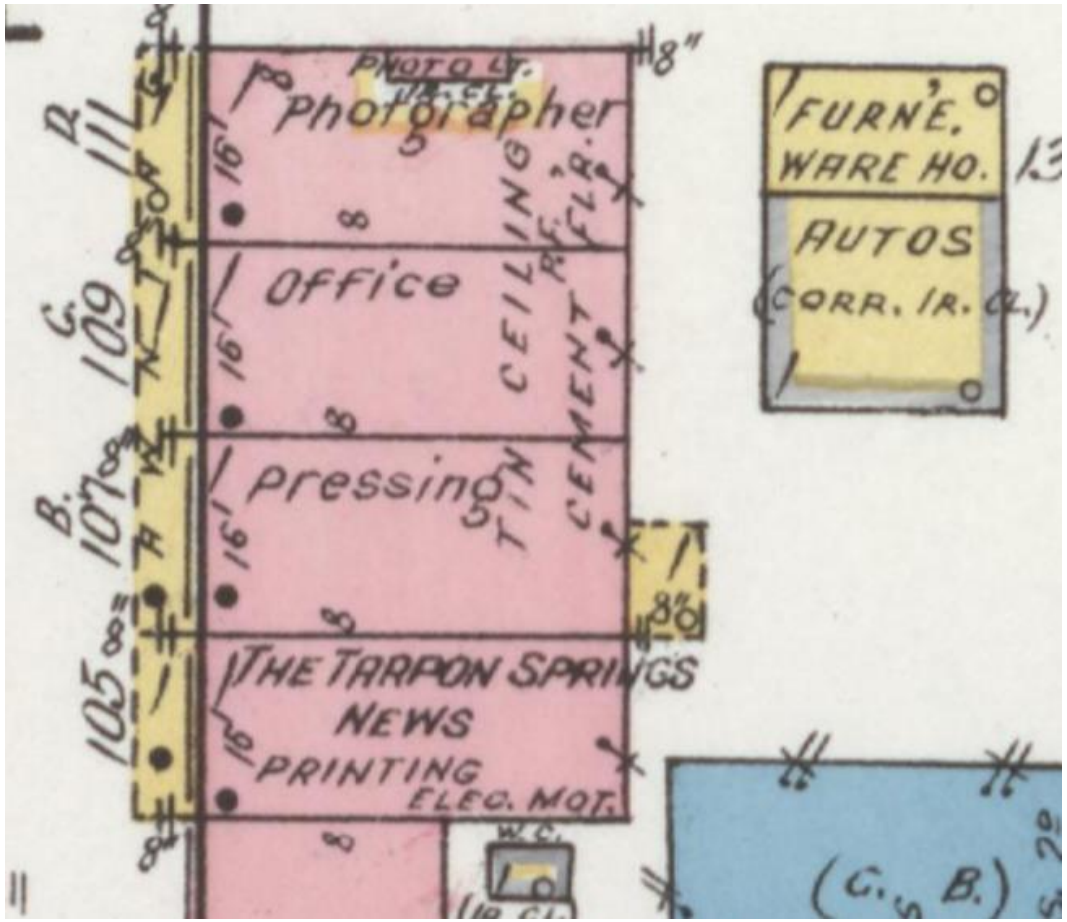
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

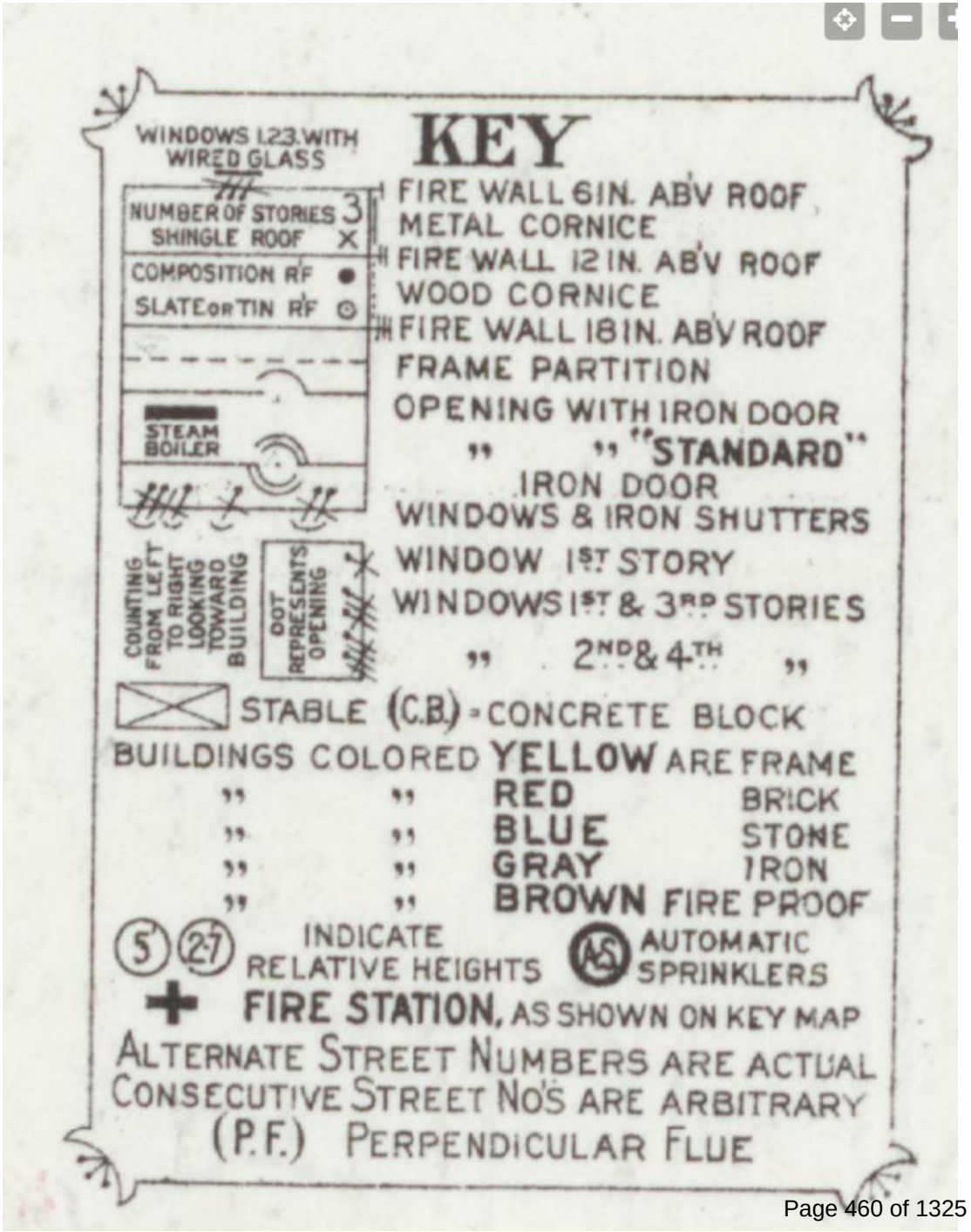
1919 SANBORN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

1919 SANBORN





CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ELEVATION PRESENTED WITH MARCH 2023 APPLICATION FOR CA

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

BACKGROUND 20-26 HIBISCUS STREET

- 11/21/2022 Renovation/Remodel Permit Application Submitted
- 11/22/2022 P&Z Approves
- 12/05/2022 Building Approves Remove/Replace Stucco
- 11/29/2022 HPB Application for a Certificate of Approval received to remove storefront door and fixed glass, reframe at 90-degree angle for additional interior space (the same as the work done at 101 E Tarpon Avenue that staff previously recommended for denial, but was approved by HPB)
- 12/13/2022 P&Z Conducts site review, notices work has begun, but storefront/glass is covered and does not appear altered
- 12/14/2022 Property owner calls P&Z to inform of revealed original façade under the stucco, wants to revise project to preserve
- 1/9/2023 Property owner notifies P&Z that they would like to revise the project to replace the storefronts rather than restore
- 3/6/2023 HPB issues conditional approval for storefront replacement
- 7/6/2023 Technical Review Committee approves the project as presented
- 10/13/2023 It is discovered that work is not within the parameters of the HPB CA
- 10/25/2023 The applicant is notified that they can either alter construction to conform with the CA or present the modified project to the HPB

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

STOREFRONT CORNICE

TRANSOM

DISPLAY WINDOW

ENTRANCE DOORS

MULLION /
STRUCTURAL SUPPORT

APRON / BULKHEAD

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

Window

Sign

Single Entry Door

Recessed Entry Reduced

New/Widened Mullions

151 E Tarpon Avenue was rehabilitated in 2015 with a similar storefront cornice. Restoration was achieved through sealing and painting.

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.

(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.

The subject construction activities demolished the storefronts at this contributing property and significantly altered the height and width of the existing facade features.

(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.

The applicant replaced entries, windows, and doors with a contemporary storefront. The building no longer conveys its historical association. Replacements were not based on duplications of original architectural components.

(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 relationship of the structure with the character and active pedestrian experience along Hibiscus Street has been significantly adversely affected by the subject construction activities.

(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 building's massing has been adversely altered through the reduction of the alcove space at the recently original storefront at 22 Hibiscus Street. The current façade design is inconsistent with the original architectural style.

(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.

The subject construction activities have destroyed and obscured distinctive architectural features.

(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.

The previously altered storefronts may or may not have achieved significance in their own right. However, they retained some of the original architectural features and conveyed a connection to the historic character of the structure.

ADHERENCE TO THE SECRETARY'S GUIDELINES

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.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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.

8. 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.

CONFORMANCE WITH CITY CODE REQUIREMENTS

- Article VII § 114.00 of the Land Development Code notes:

  (B) Violations of the terms of this Article shall be processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances for the City of Tarpon Springs, or any other applicable legal means.

  (C) The violation of any conditions attached to any approval granted by the Heritage Preservation Board or any violation of any type of approval under this Article shall be considered a violation of this Code.

- Reflective glass has been used on all storefronts, in conflict with the requirements of Chapter 4.3.b of the Smart Code to use clear glass.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of Application #24-22 based on substantial inconsistency with the review criteria. If the HPB grants the CA, the following conditions are recommended:

1. The project is ineligible for Community Redevelopment Area Façade Improvement Grant funds.
2. 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.

HERITAGE PRESERVATION BOARD RECOMMENDATION

The Heritage Preservation Board reviewed this item at their regular meeting of June 3, 2024, with four members present.

The Board unanimously voted for **denial** of the after-the-fact request for Certificate of Approval (CA) to alter previously approved façade plans at the contributing structure located in the Tarpon Springs Historic District at 20-26 Hibiscus Street.

RESOLUTION NO. 2024-27

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA; APPROVING APPLICATION 24-49 APPEALING THE UNANIMOUS DECISION OF THE HERITAGE PRESERVATION BOARD TO DENY AN AFTER-THE-FACT CERTIFICATE OF APPROVAL FOR THE REPLACEMENT OF STOREFRONTS AT 20, 22, 24, AND 26 HIBISCUS STREET, A NATIONAL REGISTER HISTORIC DISTRICT AND LOCAL HISTORIC DISTRICT CONTRIBUTING STRUCTURE; PROVIDING FOR A CERITIFICATE OF APPROVAL; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, building permit 22-2747 was issued for the repair and replacement of stucco at the subject property; and,

WHEREAS, additional construction activities beyond repair and replacement of stucco were being conducted at the subject property and the owner was notified of the need for a Certificate of Approval from the Heritage Preservation Board; and,

WHEREAS, Nomiki Vavlas, owner, submitted application 22-139 for a Certificate of Approval to replace storefronts at the subject property; and,

WHEREAS, the Heritage Preservation Board held a public hearing on application 22-139 at their regular meeting of March 6, 2023 and voted to approve a Certificate of Approval subject to conditions; and,

WHEREAS, the construction activities completed do not comply with the plans approved in application 22-139, nor the conditions of the Certificate of Approval, nor the requirements of Chapter 4.3.b of the *Transect-Based Infill Code For The Sponge Docks And Community Redevelopment Area* (“Smart Code”); and,

WHEREAS, Nomiki Vavlas, owner, submitted application 24-22 for an after-the-fact Certificate of Approval to approve the construction completed at the subject property; and,

WHEREAS; the Heritage Preservation Board unanimously denied application 24-22 at a public hearing on June 3, 2024; and,

WHEREAS, Nomiki Vavlas, owner, submitted a timely appeal to the Planning and Zoning Department as provided in Section 110.0 (A) of the Land Development Code; and,

WHEREAS, pursuant to Section 110.0 (C) of the Land Development Code, the Board of Commissioners must conduct a public hearing to affirm, modify or reverse the decision of the Heritage Preservation Board.

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

DRAFT

SECTION 1. FINDINGS

That the construction activities conducted at the National Register Historic District and Local Historic District contributing structure meet the requirements of the applicable sections of the Land Development Code.

That the construction activities conducted at the National Register Historic District and Local Historic District contributing structure is consistent with the Tarpon Springs Comprehensive Plan.

That the construction activities conducted at the National Register Historic District and Local Historic District contributing structure is consistent with the Standards for Review and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

That the construction activities conducted at the National Register Historic District and Local Historic District contributing structure receive a Certificate of Approval pursuant to Section 109.00, et Seq. of the Land Development Code.

SECTION 2.

This Resolution shall become effective upon final passage and adoption, in the manner provided by law.

DRAFT

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

Renea Vincent, AICP, CPM
Director

June 6, 2024

Nomiki Vavlas
Tarpon Springs, FL 34689
nvavlas@vhpenterprises.com

RE: **Certificate of Approval – 20-26 Hibiscus Street**
Application #22-32

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board (Board), at their regular meeting of June 3, 2024, reviewed your request for an after-the-fact Certificate of Approval for your application to remove and replace the storefronts at the contributing building located at the referenced address. ***The Board voted to deny the request***.

The Board found that the subject construction does not comply with the conditions of the Certificate of Approval issued in March 2023, incorporates additional elements not included in the March 2023 application, and does not conform to applicable code as detailed in the staff report for this case. Therefore, the Board is referring the matter to the Code Enforcement Board.

Per Section 111.00 of the Land Development Code (LDC) you may appeal this decision to the City's Board of Commissioners by filing a written notice of appeal with the Planning and Zoning Department within 20 days of the date of this letter, or, ***by Wednesday, June 26, 2024***. The notice of appeal shall state the grounds for the appeal and a summary of the relief which is sought per Section 111.00(A) of the LDC. An application form for appeal to the Board of Commissioners is being transmitted to you with this letter. If you have any questions, please contact me at 727-938-3711, ext. 2379, or clanford@ctsfl.us

Sincerely,

Caroline E. Lanford, AICP CTP
Principal Planner

cc: File #24-22

CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 3, 2024

STAFF REPORT, April 29, 2024

Application No. / Project Title:	24-22 / Nomiki Vavlas
Staff:	Caroline Lanford, AICP CTP Principal Planner
Applicant / Owner:	Nomiki Vavlas
Property Size:	7,100 square feet (building)
Current Zoning:	T5b (Tarpon Ave Main Street)
Future Land Use:	Community Redevelopment District
Location / Parcel ID:	20-26 Hibiscus Street / 12-27-15-64998-000-0031
Architectural Type/District Status:	Masonry Vernacular/Contributing

BACKGROUND SUMMARY

The applicant is seeking an after-the-fact Certificate of Approval (CA) to replace the existing storefronts at 20-26 Hibiscus Street. All storefronts at the contributing structures at 20-26 Hibiscus Street have been replaced with new aluminum framed display windows, aluminum framed single-entry doors, and 12 new aluminum framed windows have been added.

The masonry vernacular commercial structure with three storefronts at 26, 24, and 22 Hibiscus Street were constructed circa 1913. The masonry vernacular commercial structure at 20 Hibiscus Street was constructed circa 1919 with a matching storefront. The Florida Master Site File (FMSF) for this building (8PI11771) and Sanborn maps note past use of 20 Hibiscus Street as the *Tarpon Springs Leader* newspaper. The FMSF also notes that the storefront second from the south end (22 Hibiscus Street) was "intact" as of July 2009. The building was stuccoed in the 1980s and three of the four storefronts were altered.

The applicant was issued a Certificate of Approval (CA) for application 22-139 at the regular meeting of the Heritage Preservation Board (HPB) on March 6, 2023, after the applicant had commenced work on the contributing property without HPB approval or building permits. The HPB approved the request to replace windows and doors at the storefronts as presented in the application with the following conditions:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

It was discovered through the inspection process that what has been constructed is substantially different from the plans presented at the March 2023 HPB meeting:

1. 12 new windows (3 above each storefront) were added.
2. Single entry doors were utilized for each storefront, rather than double entry doors as noted in the March 2023 plans.
3. Additional aluminum framing was added to all storefront windows that was not included in the March 2023 application.
4. The original storefront cornice has been stuccoed over, rather than restored as shown in the March 2023 application and included in the conditions of the March 2023 CA.
5. Signage has been erected that was not included in the March 2023 plans.
6. The depth of the alcove entryway at 22 Hibiscus Street has been reduced from its original configuration.
7. Reflective glass has been used on all storefronts, in conflict with the requirements of Chapter 4.3.b of the *Transect-Based Infill Code For The Sponge Docks And Community Redevelopment Area* ("Smart Code") to use clear glass.

The construction does not comply with the conditions of the CA, has added elements that were not included in the original after-the-fact CA application, and does not comply with applicable codes.

A hold was placed on the building permit in October 2023, and the applicant was notified that they could either comply with the CA or present the modified project for HPB review. On October 26, 2023, the applicant's agent emailed Planning and Zoning staff (emails attached) and stated the following justifications for their inability to comply with the condition of the CA to restore the storefront cornice:

> One of the chief reasons is that the steel beam is recessed back behind the facade by approximately 3". If it were exposed, it would allow water intrusion from the top of the beam and the bottom of the beam.
>
> There is wood framing in front of the rosette beam that supports the brick above it. We had to apply Structalath in order to keep the brick from falling off of the facade. So the Structalath and the framing in front of the steel beam actually support the brick and the stucco and that makes up the entire facade. Essentially, we would have had to re-engineer the entire facade to expose the beam, and also manipulate everything above it, including the parapit wall and the roofing.
>
> Even if it was possible to expose the steel beam to the public, we would be opening up another whole can of worms where the EPA is concerned. The beam would have to be cleaned by sandblasting under negative air pressure in a contained environment. Most likely, you would have to shut down the street because of the lead paint and the dust. After all this, the exposure of the I-beam would oxidize. Oxidisation produces rusting, flaking and scaring and can severely weaken metals left exposed to the elements. Please consider the attached letter where the exposure of the steel beam is concerned.

Staff responded that they could comply with the conditions of the CA or would need to present the modified project to the HPB for consideration.

Staff offers the following response to the emailed justification:

- The storefront cornice is behind the façade because the original brick façade has been stuccoed over. There are architecturally appropriate solutions to prevent water intrusion that could have been explored.
- Alternatives structural solutions to the wood framing over the storefront cornice should have been explored with City staff.
- The basis for the presence of lead is unsubstantiated. While the storefront cornice is likely to have been painted or coated with lead-based materials at some point in its lifespan, no factual evidence was produced to corroborate this conjecture.
- The assertion that the only option for restoration is dry sandblasting under negative air pressure in a contained environment is also unsubstantiated (see attached letter from the applicant's agent and Preservation Brief from the National Park Service). A similar storefront cornice at 151 East Tarpon was restored with sealing and painting in 2015. When the subject storefront cornice was partially exposed, it appeared in good condition and no oxidation was visible.
- Oxidation is a serious concern with cast iron architectural elements. Proper treatment and maintenance can combat this concern (see attached Preservation Brief).

Article VII § 114.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code ("Land Development Code") notes:

> (B) Violations of the terms of this Article shall be processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances for the City of Tarpon Springs, or any other applicable legal means.
>
> (C) The violation of any conditions attached to any approval granted by the Heritage Preservation Board of any violation of any type of approval under this Article shall be considered a violation of this Code.

Therefore, the subject construction activities are subject to referral to the Code Enforcement Board.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends **denial** of the project as presented by the applicant, based on substantial inconsistency with the review criteria as detailed in this staff report. The subject construction activities have replaced historic storefronts with contemporary-styled storefronts, in direct and significant conflict with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, Article VII of the Land Development Code, the Smart Code, and the Historic Preservation Element of the Comprehensive Plan. Additionally, the subject construction activities exhibit repeated disregard for lawful procedure and the powers and duties of the HPB.

If the HPB grants the CA, the following conditions are recommended:

1. The project is ineligible for Community Redevelopment Area Façade Improvement Grant funds.

2. 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 Guidelines 1, 2, 3, 4, 5, 8, 9, 14, 75, 76, 77, 78, 80, 81, 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
2. The applicant has not submitted sufficient evidence supporting the infeasibility of constructing the project consistent with the March 2023 CA.
3. The project demolished the existing storefront and replaced it with storefronts inconsistent with the original building type and style.
4. At a minimum, the subject activities have resulted in the structure being a "contributing altered" resource in the local historic district. It is likely that the structure no longer contributes to the National Register Historic District, as architectural details have been destroyed and obscured to the extent that the structure no longer conveys its historical association.

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

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 subject construction activities demolished the storefronts at this contributing property. The masonry vernacular commercial building type and style typically feature the recessed main entrance storefront with large dominant fixed glass windows (DRGM pages 19 and 36-37) as was previously exhibited at the 22 Hibiscus Street storefront at the subject property. There are six other examples of this early storefront design along this block of East Tarpon Avenue. The subject construction activities significantly alter the height and width of the existing facade features.

(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 applicant replaced entries, windows, and doors with a contemporary storefront. The building no longer conveys its historical association. Replacements were not based on duplications of original architectural components.

Section 4.18 of the DRGM, "Additional Guidelines for Commercial Properties," especially Guidelines 75 through 81, should be consulted. Especially relevant are the following stated guidelines concerning storefront features:

- Guideline 75.e states, "Maintain the historic layout of commercial storefronts."
- Guideline 75.f states, "Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows."
- Guideline 76.a states, "Maintain and restore character-defining features of your commercial building. Character defining features include historic storefronts, transoms, signboards, bulkheads, windows, cornices, and other architectural details."
- Guideline 77.a states, "Preserve or restore the historic size and configuration of glass display windows where possible."
- Guideline 77.c states, "Storefront windows should retain their historic material and be consistent with the prominent styles and eras of the building."
- Guideline 77.f states, "Retain the panel that is located below the display window. Where replacement is necessary, use wood, stone, or painted metal and coordinate the color with the historic color scheme of that of other storefront elements."
- Guideline 80.a states, "Maintain recessed entries where they exist."

Based on the above guidance and the existing documentation available for this building, the proposed storefront replacement is found to be inconsistent with the character of the building's original architectural style.

(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 relationship of the structure with the character and active pedestrian experience along Hibiscus Street has been significantly adversely affected by the subject construction activities. Historically, recessed storefronts functioned as a transitional area that expanded the influence of the business into the public realm, allowing for greater pedestrian interaction with the business, providing temporary respite for patrons and passersby during inclement weather, and protecting the interior of the store from the elements while providing additional areas for merchandise display. While two storefronts retain a recessed configuration, the dark aluminum framing and reflective glass provide a monotonous aesthetic of an unoriginal, suburban quality that is out of character with the vibrant streetscapes that compose the National Register Historic District.

(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 application.

(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 building's massing has been adversely altered through the reduction of the alcove space at the recently original storefront at 22 Hibiscus Street. The current façade design is inconsistent with the original architectural style.

(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 subject construction activities have destroyed and obscured distinctive architectural features. The intact alcove storefront at 22 Hibiscus Street has been destroyed. The remaining altered storefronts that conveyed a connection with the historic character of the subject structure have been replaced with generic contemporary storefronts. The original storefront cornice has been obscured under wood framing and stucco. The unsympathetic destruction and concealment of these architectural features is not in compliance with this standard and is inconsistent with the DRGM. The subject construction activities did not attempt to replicate the property's original architectural style and character with appropriate materials.

(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*:* The previous alterations on the two northern storefronts retained wood doors and transoms, preserving some of the architectural details of the original structure. The altered storefront at 20 Hibiscus Street replaced the bulkhead, mullions, entrance doors, and transoms but retained the alcove entrance configuration with display windows. While these alterations may or may not have achieved significance in their own right, they retained some of the original architectural features and conveyed a connection to the historic character of the structure.

(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 does not meet 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.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. 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 subject construction activities do not conform with the requirements of the Land Development Code, the Smart Code, or the Historic Preservation Element of the Comprehensive Plan.

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

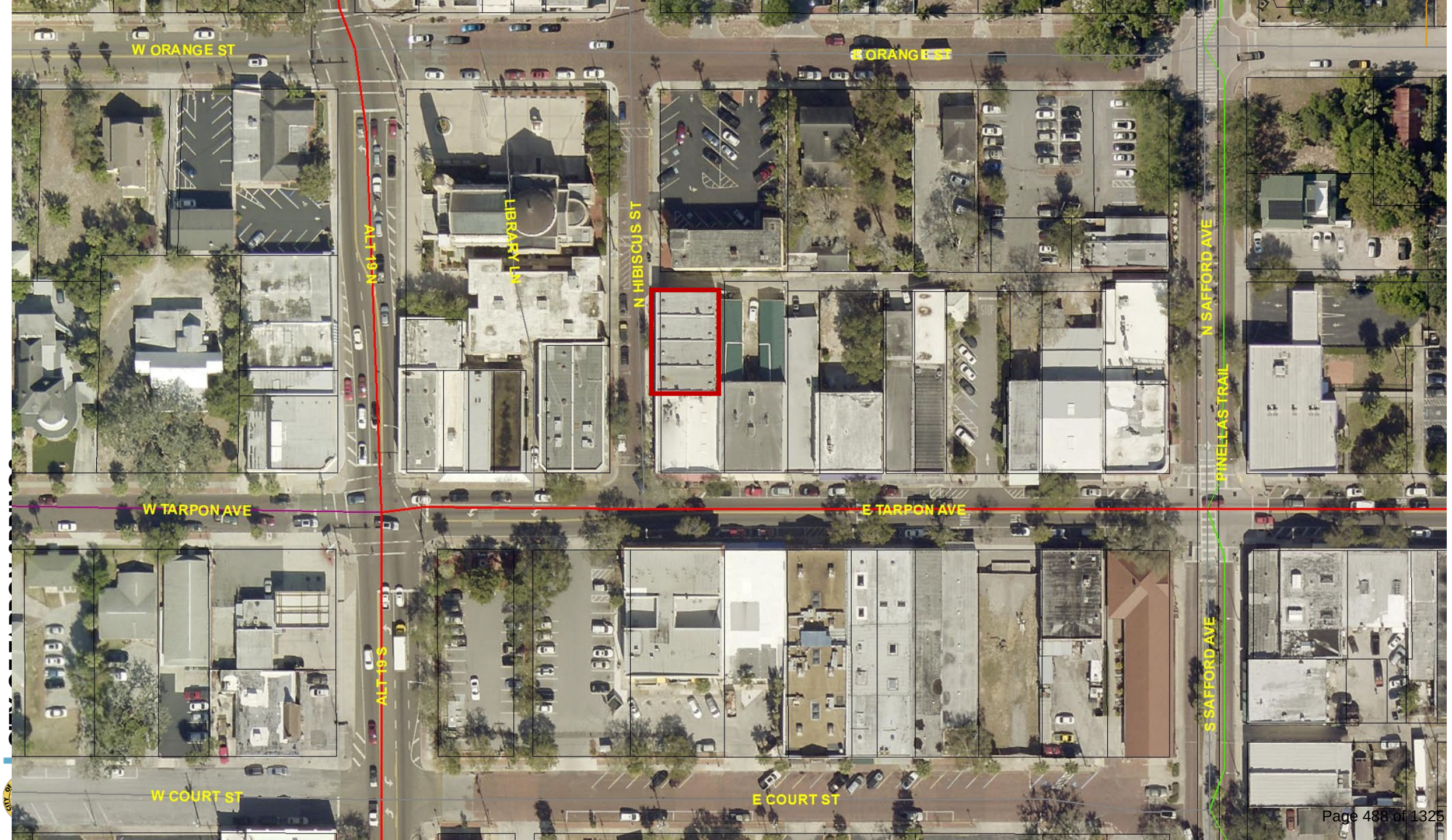
ANALYSIS*:* No archaeological sites were impacted.

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.

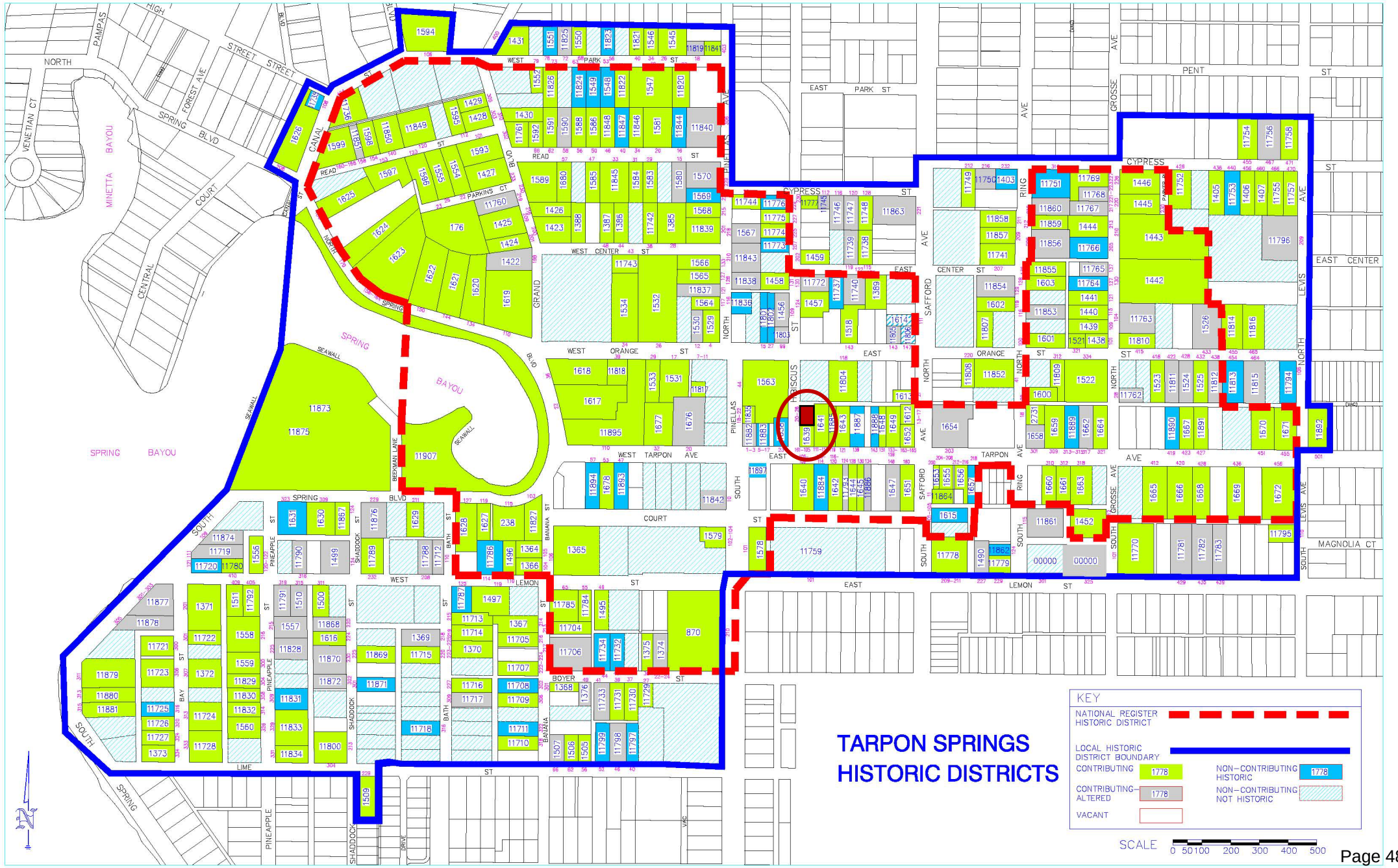
ATTACHMENTS:
1. Slide Presentation
2. Florida Master Site File Form #8PI11771
3. Preservation Briefs 27, *The Maintenance and Repair of Architectural Cast Iron*
4. Email correspondence with the applicant and the applicant's agent
5. Application and supporting materials

VAVLAS
APPLICATION #24-22

Heritage Preservation Board, May 6, 2024


W ORANGE ST
E ORANGE ST
ALT 19 N
LIBRARY LN
N HIBISCUS ST
N SAFFORD AVE
PINELLAS TRAIL
W TARPON AVE
E TARPON AVE
ALT 19 S
S SAFFORD AVE
W COURT ST
E COURT ST

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



C:\Documents and Settings\amasello.GIS\Desktop\Andyfiles\HISTORIC DISTRICT RESOURSES MAPS\Tarpon Springs Historic Districts.dwg, 9/19/2013 11:03:52 AM

REQUEST

- After-the-fact Certificate of Approval for replacement of the storefront facade at 20-26 Hibiscus Street.
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: one-part masonry vernacular storefront
- District Status: Contributing
- Florida Master Site File No. 8PI1639
- Applicant / Owner: Nomiki Vavlas

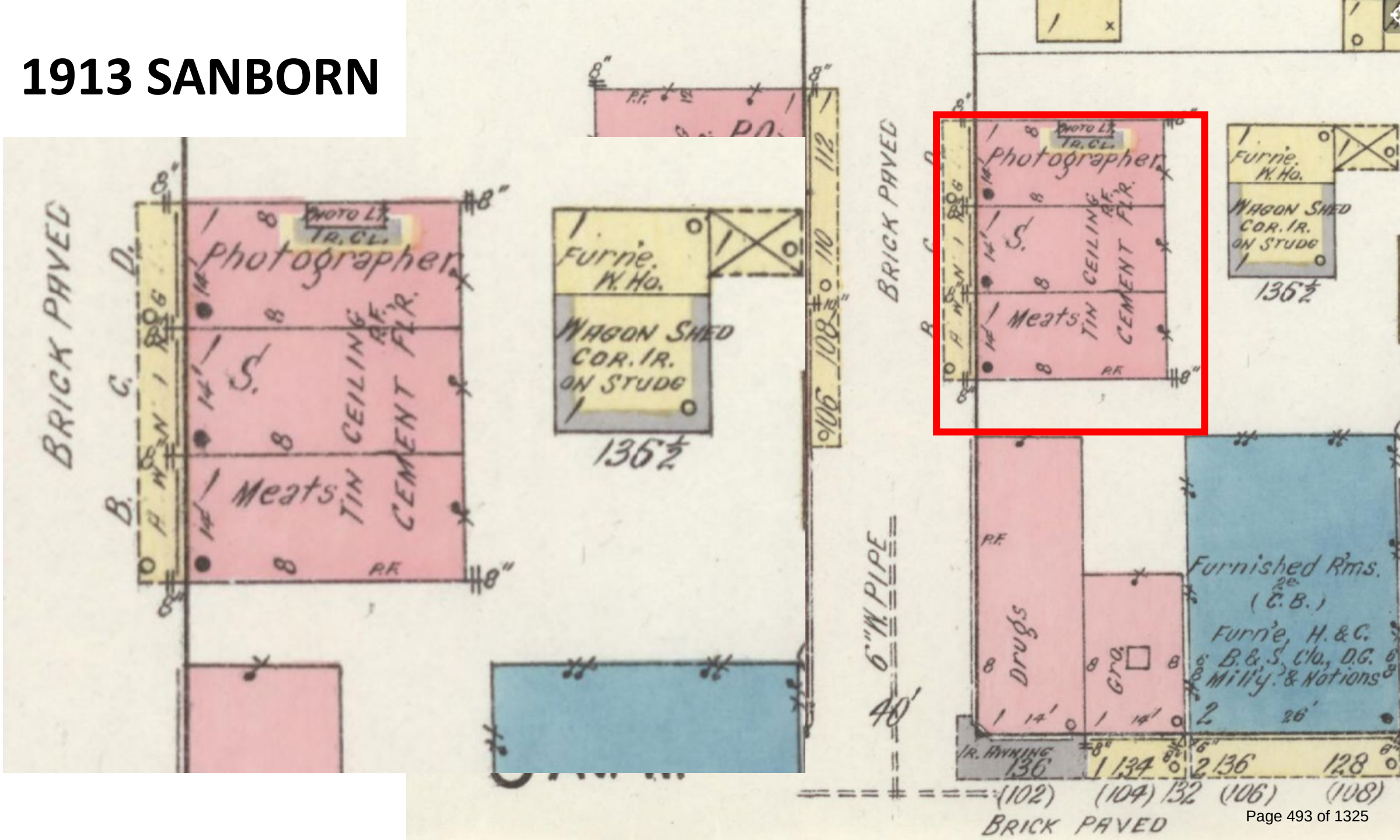
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

RO
SAP
N PINELLAS AVE
E ORANGE ST
HIBISCUS ST
PINELLAS TRL
N SAFFORD AVE
N SPRING BLVD
E TARPON AVE
S PINELLAS AVE
S SAFFORD AVE

FLORIDA MASTER SITE FILE

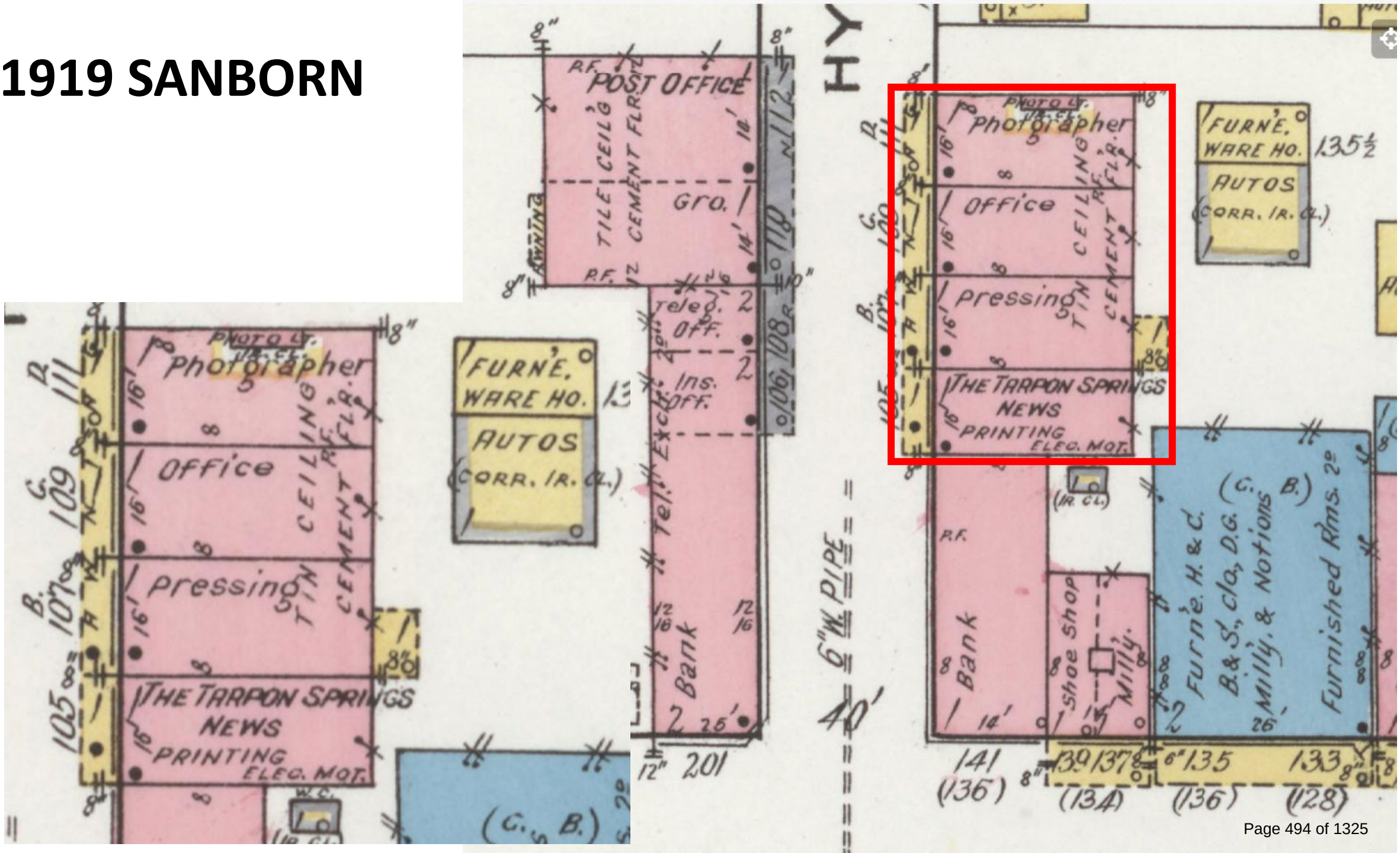
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

1913 SANBORN



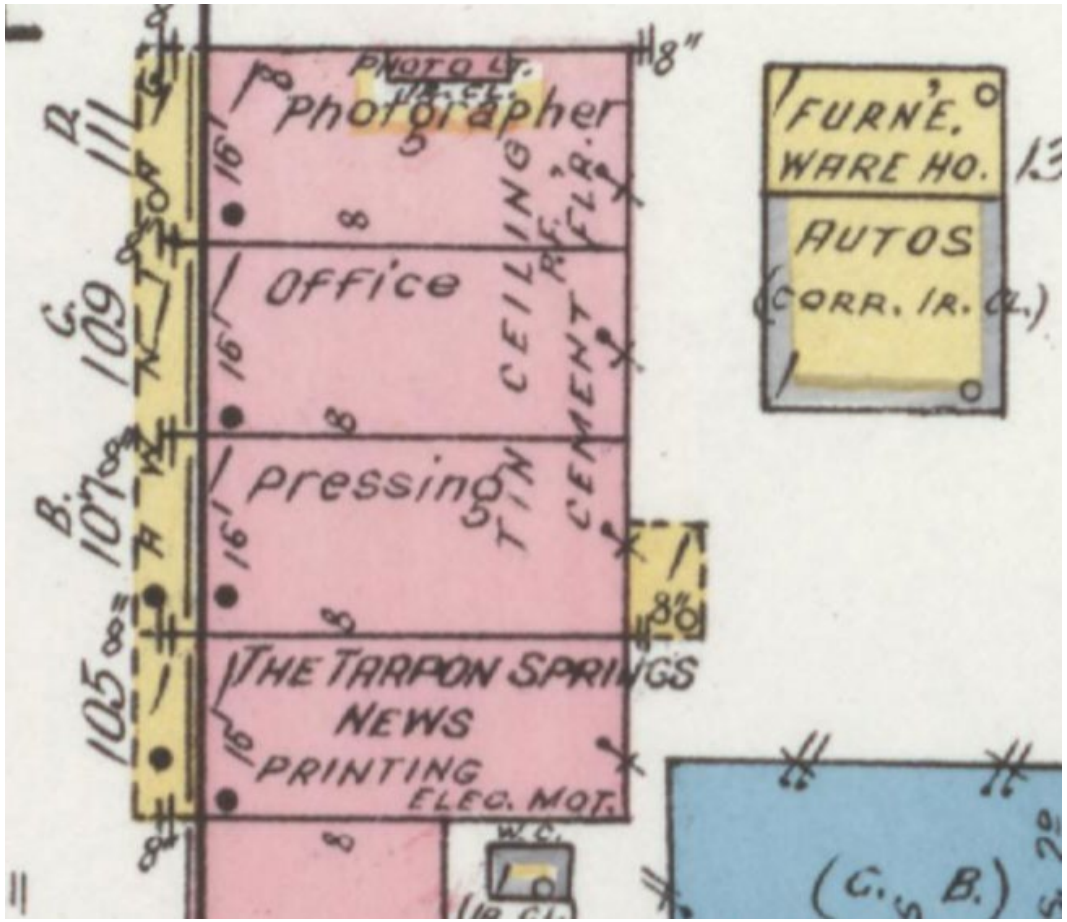
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

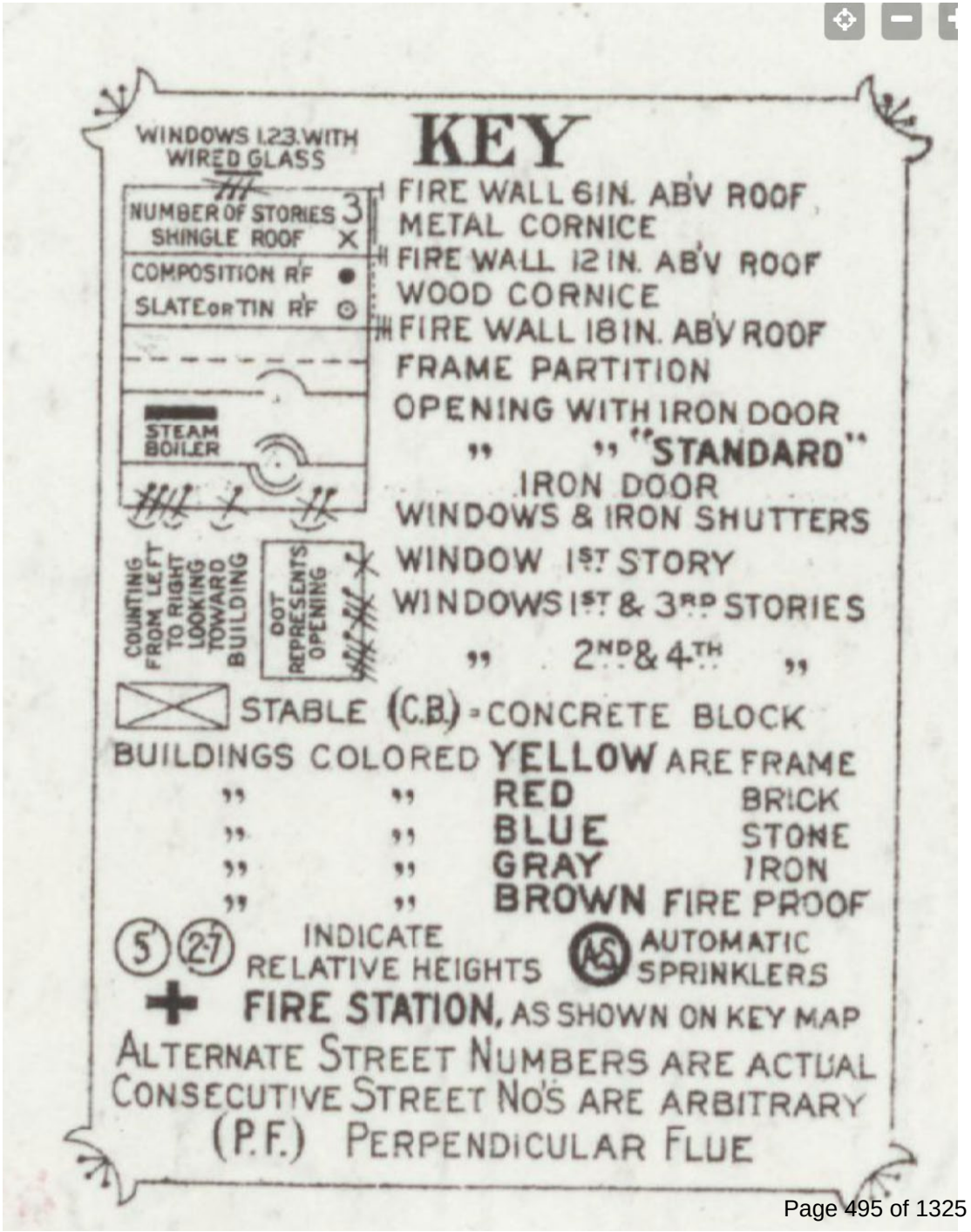
1919 SANBORN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

1919 SANBORN





CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ELEVATION PRESENTED WITH MARCH 2023 APPLICATION FOR CA

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

BACKGROUND 20-26 HIBISCUS STREET

- 11/21/2022 Renovation/Remodel Permit Application Submitted
- 11/22/2022 P&Z Approves
- 12/05/2022 Building Approves Remove/Replace Stucco
- 11/29/2022 HPB Application for a Certificate of Approval received to remove storefront door and fixed glass, reframe at 90-degree angle for additional interior space (the same as the work done at 101 E Tarpon Avenue that staff previously recommended for denial, but was approved by HPB)
- 12/13/2022 P&Z Conducts site review, notices work has begun, but storefront/glass is covered and does not appear altered
- 12/14/2022 Property owner calls P&Z to inform of revealed original façade under the stucco, wants to revise project to preserve
- 1/9/2023 Property owner notifies P&Z that they would like to revise the project to replace the storefronts rather than restore
- 3/6/2023 HPB issues conditional approval for storefront replacement
- 7/6/2023 Technical Review Committee approves the project as presented
- 10/13/2023 It is discovered that work is not within the parameters of the HPB CA
- 10/25/2023 The applicant is notified that they can either alter construction to conform with the CA or present the modified project to the HPB

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

OPEN
22
HIBISCUS
20
HIBISCUS

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

151 E Tarpon Avenue was rehabilitated in 2015 with a similar storefront cornice. Restoration was achieved through sealing and painting.

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.

(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.

The subject construction activities demolished the storefronts at this contributing property and significantly altered the height and width of the existing facade features.

(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.

The applicant replaced entries, windows, and doors with a contemporary storefront. The building no longer conveys its historical association. Replacements were not based on duplications of original architectural components.

(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 relationship of the structure with the character and active pedestrian experience along Hibiscus Street has been significantly adversely affected by the subject construction activities.

(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 building's massing has been adversely altered through the reduction of the alcove space at the recently original storefront at 22 Hibiscus Street. The current façade design is inconsistent with the original architectural style.

(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.

The subject construction activities have destroyed and obscured distinctive architectural features.

(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.

The previously altered storefronts may or may not have achieved significance in their own right. However, they retained some of the original architectural features and conveyed a connection to the historic character of the structure.

ADHERENCE TO THE SECRETARY'S GUIDELINES

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.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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.

8. 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.

CONFORMANCE WITH CITY CODE REQUIREMENTS

- Article VII § 114.00 of the Land Development Code notes:

  (B) Violations of the terms of this Article shall be processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances for the City of Tarpon Springs, or any other applicable legal means.

  (C) The violation of any conditions attached to any approval granted by the Heritage Preservation Board or any violation of any type of approval under this Article shall be considered a violation of this Code.

- Reflective glass has been used on all storefronts, in conflict with the requirements of Chapter 4.3.b of the Smart Code to use clear glass.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of Application #24-22 based on substantial inconsistency with the review criteria. If the HPB grants the CA, the following conditions are recommended:

1. The project is ineligible for Community Redevelopment Area Façade Improvement Grant funds.
2. 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.

Original ☑
Update ☐

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11771
Recorder # 161
Recorder Date 2/16/09

Site Name 20-26 N Hibiscus Street **Other Names**
Project Name Historic Resources Survey of Tarpon Springs
Historic Contexts Spanish-American War **National Register Category** Building

LOCATION and IDENTIFICATION

Address 20-26 N Hibiscus Street
Vicinity of E side of Hibiscus between Tarpon and Orange
City Tarpon Springs **County** Pinellas
Ownership Private-corporate **Subdivision** **Block #** **Lot #**

MAPPING

USGS Map TARPON SPRINGS **Township** 27S **Range** 15E **Section** 12
Quarter **Qtr Qtr** **Irregular Section** ☐ **UTM Zone** 17
Easting 327574 **Northing** 3114707 **Land Grant** Unknown
Latitude **Longitude** **Plat or Other Map** Aerial Photographs

HISTORY

Architect/Builder Unknown **Construction Date** 1913 **Circa** ☑
Alterations ☑ **Date** c.1980+ **Type/Location** south storefront replaced, stucco applied, storefronts altered at north end
Additions ☑ **Date** c.1920 **Type/Location** south end store constructed to match existing
Moved ☐ **Original Location**
Use Original Commercial **Use Present** Vacant

DESCRIPTION

Style Masonry Vernacular **Exterior Plan** Rectangular **Interior Plan** Unknown **Stories** 1
Structural System Concrete block **Exterior Fabric** Stucco
Foundation Slab **Foundation Materials** Poured concrete **Foundation Infill** N/A
No. of Porches 0 **Locations/Features** N/A
Main Entrance (stylistic details): four storefront entries, second from south end intact
Outbldgs. ☐ **Number** **Nature/Location (Describe below)**

Roof Type Shed **Roofing Materials** Built-up roof
Secondary Structures ☐ **Comments** Not applicable **Location**
Chimneys ☐ **Number** 0 **Orientation** N/A **Location** N/A **Material** Not applicable
Wood Windows ☐ **Type** **Light #**
Metal Windows ☑ **Type** Fixed **Light #** Storefront
Exterior Ornament fabric awnings
Condition Fair **Surroundings** Commercial

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

This building consists of four stores with continuous fabric awning and stucco bands at the parapet. Tarpon Springs News was located in the south store originally.

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

HISTORICAL STRUCTURE FORM

Site # 8PI11771

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 commercial 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* ☐ *yes* ☐ *no*	*Date* ___/___/____
	SHPO-NR ELIGIBILITY: ☐ *yes* ☐ *no* ☐ *potentially elig.* ☐ *insufficient info*	*Date* ___/___/____
DELIST DATE ___/___/____	*LOCAL DESIGNATION:*	*Date* ___/___/____
	Local office	
National Register Criteria for Evaluation ☐ *a* ☐ *b* ☐ *c* ☐ *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

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #55, Facing SE

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

E Orange St
19
N Pinellas Ave
Hibiscus St
8PH1771
N Safford Ave
E Tarpon Ave
N

Location of 8PI11771
USGS Quadrangle: **Tarpon Springs (1973 PR 1987)**

27 PRESERVATION BRIEFS

The Maintenance and Repair of Architectural Cast Iron

John G. Waite, AIA

Historical Overview by Margot Gayle

U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance

In Cooperation with the
New York Landmarks Conservancy

The preservation of cast-iron architectural elements, including entire facades, has gained increasing attention in recent years as commercial districts are recognized for their historic significance and revitalized. This Brief provides general guidance on approaches to the preservation and restoration of historic cast iron.

Cast iron played a preeminent role in the industrial development of our country during the 19th century. Cast-iron machinery filled America's factories and made possible the growth of railroad transportation. Cast iron was used extensively in our cities for water systems and street lighting. As an architectural metal, it made possible bold new advances in architectural designs and building technology, while providing a richness in ornamentation (Fig. 1).

This age-old metal, an iron alloy with a high carbon content, had been too costly to make in large quantities until the mid-18th century, when new furnace technology in England made it more economical for use in construction. Known for its great strength in compression, cast iron in the form of slender, non-flammable pillars, was introduced in the 1790s in English cotton mills, where fires were endemic. In the United States, similar thin columns were first employed in the 1820s in theaters and churches to support balconies.

By the mid-1820s, one-story iron storefronts were being advertised in New York City. Daniel Badger, the Boston foundryman who later moved to New York, asserted that in 1842 he fabricated and installed the first rolling iron shutters for iron storefronts, which provided protection against theft and external fire. In the years ahead, and into the 1920s, the practical cast-iron storefront would become a favorite in towns and cities from coast to coast. Not only did it help support the load of the upper floors, but it provided large show windows for the display of wares and allowed natural light to flood the interiors of the shops. Most importantly, cast-iron storefronts were inexpensive to assemble, requiring little on-site labor.

A tireless advocate for the use of cast iron in buildings was an inventive New Yorker, the self-taught architect/engineer James Bogardus. From 1840 on, Bogardus extolled its virtues of strength, structural stability, durability, relative lightness, ability to be cast in almost any shape and, above all, the fire-resistant qualities so sought after in an age of serious urban conflagrations. He also stressed that the foundry casting processes, by which cast iron was made into building elements, were thoroughly compatible with the new concepts of prefabrication, mass production, and use of identical interchangeable parts.

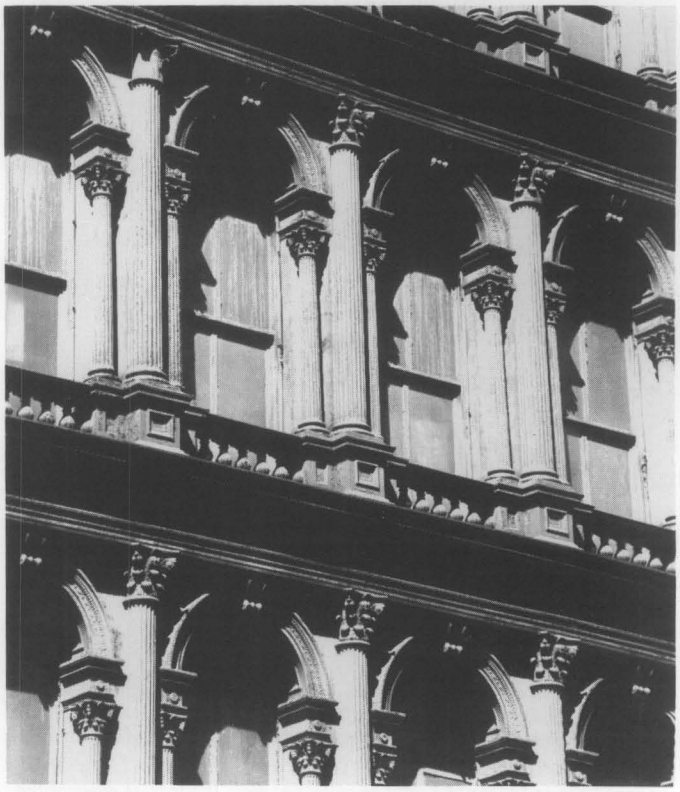


Fig. 1. The Haughwout Building in New York City is an excellent example of the quality and character of mass-produced cast-iron architecture. Once wood patterns were made, any number of elements could be cast, as was done with each of these repetitive bays. Photo: New York City Landmarks Preservation Commission.

In 1849 Bogardus created something uniquely American when he erected the first structure with self-supporting, multi-storied exterior walls of iron. Known as the Edgar Laing Stores, this corner row of small four-story warehouses that looked like one building was constructed in lower Manhattan in only two months. Its rear, side, and interior bearing walls were of brick; the floor framing consisted of timber joists and girders. One of the cast-iron walls was load-bearing, supporting the wood floor joists. The innovation was its two street facades of self-supporting cast iron, consisting of multiples of only a few pieces—Doric-style engaged columns, panels, sills, and plates, along with some applied ornaments (cover photo and Fig. 2). Each component of the facades had been cast individually in a sand mold in a foundry, machined smooth, tested for fit, and finally trundled on horse-drawn drays to the building site. There they were hoisted into position, then bolted together and fastened to the conventional structure of timber and brick with iron spikes and straps (Fig. 3).

The second iron-front building erected was a quantum leap beyond the Laing Stores in size and complexity. Begun in April 1850 by Bogardus, with architect Robert Hatfield, the five-story Sun newspaper building in Baltimore was both cast-iron-fronted and cast-iron-framed. In Philadelphia, several ironfronts were begun in 1850: The Inquirer Building, the Brock Stores, and the Penn Mutual Building (all three have been demolished). The St. Charles Hotel of 1851 at 60 N. Third Street is the oldest ironfront in America. Framing with cast-iron columns and wrought-iron beams and trusses was visible on a vast scale in the New York Crystal Palace of 1853.

In the second half of the 19th century, the United States was in an era of tremendous economic and territorial growth. The use of iron in commercial and public buildings spread rapidly, and hundreds of iron-fronted buildings were erected in cities across the country from 1849 to beyond the turn of the century. Outstanding examples of ironfronts exist in Baltimore, Galveston, Louisville, Milwaukee, New Orleans, Philadelphia, Richmond, Rochester (N.Y.), and especially New York City where the SoHo Cast Iron Historic District alone has 139 iron-fronted buildings (Fig. 1). Regrettably, a large proportion of ironfronts nationwide have been demolished in downtown redevelopment projects, especially since World War II.

Fig. 2. The Edgar Laing Stores Block in New York City was designed by James Bogardus. It was the first building constructed with facades of self-supporting cast iron. This corner view shows the Doric-style engaged columns, panels, and spandrel beams; the loss of most of the original ornamental castings give it an austere look. As part of an urban renewal project, the facades were carefully disassembled in 1971 for later re-erection in another location—only to have its iron parts stolen for scrap. Photo: Jack E. Boucher, HABS Collection.

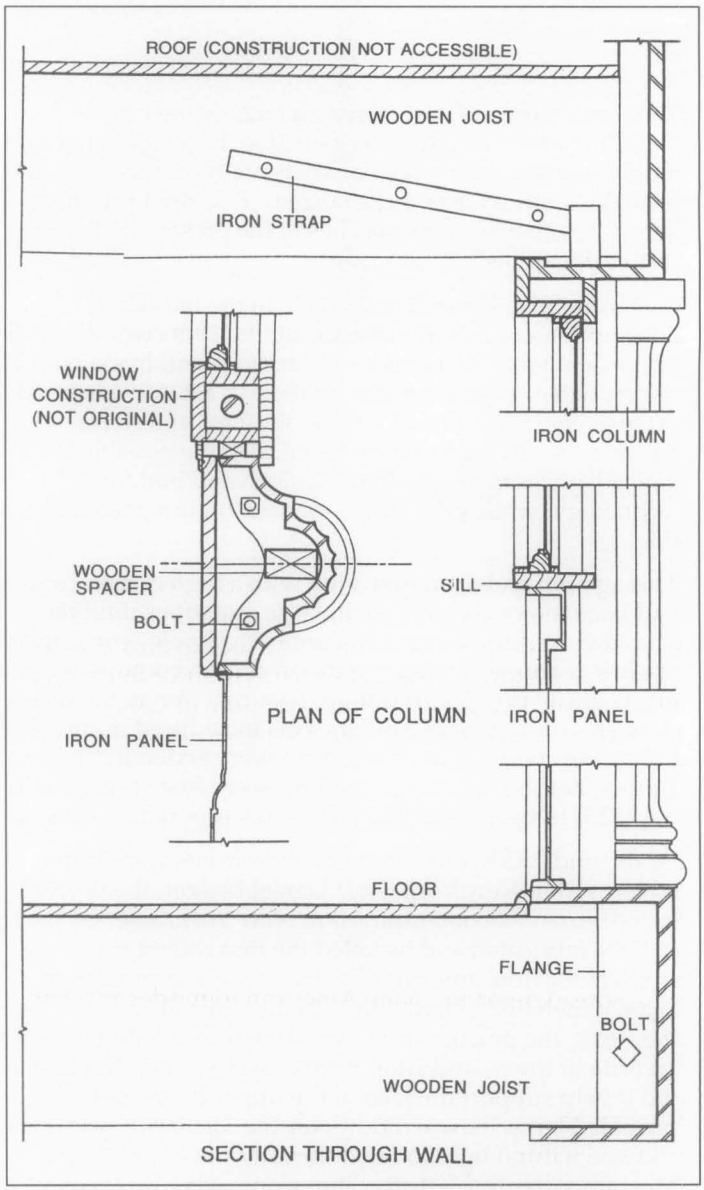


Fig. 3. Section drawing through the wall of Edgar Laing Stores showing how the cast-iron facade components were anchored to the wood floor and roof framing members. Drawing: John G. Waite, HABS Collection.

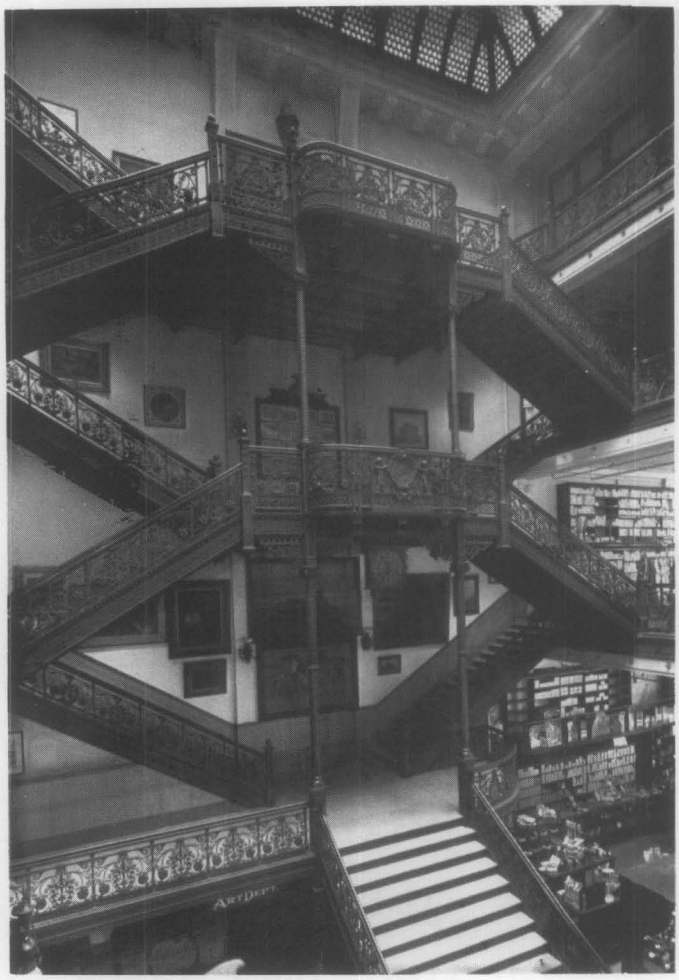


Fig. 4. The 1904 grand stairway of the former Frear's department store in Troy, N.Y. was constructed of cast iron, as was the frame of the skylight above. Some ornamental wrought iron was also employed. This use of iron was typical in major commercial buildings constructed throughout the United States. Courtesy: Rensselaer County Historical Society.

In addition to these exterior uses, many public buildings display magnificent exposed interior ironwork, at once ornamental and structural (Fig. 4). Remarkable examples have survived across the country, including the Peabody Library in Baltimore; the Old Executive Office Building in Washington, D.C.; the Bradbury Building in Los Angeles; the former Louisiana State Capitol; the former City Hall in Richmond; Tweed Courthouse in New York; and the state capitols of California, Georgia, Michigan, Tennessee, and Texas. And it is iron, of course, that forms the great dome of the United States Capitol, completed during the Civil War. Ornamental cast iron was a popular material in the landscape as well, appearing as fences, fountains with statuary, lampposts, furniture, urns, gazebos, gates, and enclosures for cemetery plots (Fig. 5). With such widespread demand, many American foundries that had been casting machine parts, bank safes, iron pipe, or cookstoves added architectural iron departments (Fig. 6). These called for patternmakers with sophisticated design capabilities, as well as knowledge of metal shrinkage and other technical aspects of casting. Major companies included the Hayward Bartlett Co. in Baltimore; James L. Jackson, Cornell Brothers, J. L. Mott, and Daniel D. Badger's Architectural Iron Works in Manhattan; Hecla Ironworks in Brooklyn; Wood & Perot of Philadelphia; Leeds & Co., the

Fig. 5. The Slatter Family Tomb in Mobile, Alabama, consisting of a cast-iron mausoleum and fence, exhibits the wide range of uses of the material in the 19th century. Photo: Jack E. Boucher, HABS Collection.

Shakspeare (sic) Foundry, and Miltenberger in New Orleans; Winslow Brothers in Chicago; and James McKinney in Albany, N.Y.

Cast iron was the metal of choice throughout the second half of the 19th century. Not only was it a fire-resistant material in a period of major urban fires, but also large facades could be produced with cast iron at less cost than comparable stone fronts, and iron buildings could be erected with speed and efficiency. The largest standing example of framing with cast-iron columns and wrought-iron beams is Chicago's sixteen-story Manhattan Building, the world's tallest skyscraper when built in 1890 by William LeBaron Jenney. By this time, however, steel was becoming available nationally, and was structurally more versatile and cost-competitive. Its increased use is one reason why building with cast iron diminished around the turn of the century after having been so eagerly adopted only fifty years before. Nonetheless, cast iron continued to be used in substantial quantities for many other structural and ornamental purposes well into the 20th century: storefronts; marquees; bays and large window frames for steel-framed, masonry-clad buildings; and street and landscape furnishings, including subway kiosks.

The 19th century left us with a rich heritage of new building methods, especially construction on an altogether new scale that was made possible by the use of metals. Of these, cast iron was the pioneer, although its period of intensive use lasted but a half century. Now the surviving legacy of cast-iron architecture, much of which continues to be threatened, merits renewed appreciation and appropriate preservation and restoration treatments.

What is Cast Iron?

Cast iron is an alloy with a high carbon content (at least 1.7% and usually 3.0 to 3.7%) that makes it more resistant to corrosion than either wrought iron or steel. In addition to carbon, cast iron contains varying amounts of silicon, sulfur, manganese, and phosphorus.

While molten, cast iron is easily poured into molds, making it possible to create nearly unlimited decorative and structural forms. Unlike wrought iron and steel, cast iron is too hard and brittle to be shaped by hammering, rolling, or pressing. However, because it is more rigid and more resistant to buckling than other forms of iron, it can withstand great compression loads. Cast iron is relatively weak in tension, however, and fails under tensile loading with little prior warning.

The characteristics of various types of cast iron are determined by their composition and the techniques used in melting, casting, and heat treatment. Metallurgical constituents of cast iron that affect its brittleness, toughness, and strength include ferrite, cementite, pearlite, and graphite carbon. Cast iron with flakes of carbon is called gray cast iron. The "gray fracture" associated with cast iron was probably named for the gray, grainy appearance of its broken edge caused by the presence of flakes of free graphite, which account for the brittleness of cast iron. This brittleness is the important distinguishing characteristic between cast iron and mild steel.

Compared with cast iron, wrought iron is relatively soft, malleable, tough, fatigue-resistant, and readily worked by forging, bending, and drawing. It is almost pure iron, with less than 1% (usually 0.02 to 0.03%) carbon. Slag varies between 1% and 4% of its content and exists in a purely physical association, that is, it is not alloyed. This gives wrought iron its characteristic laminated (layered) or fibrous structure.

Wrought iron can be distinguished from cast iron in several ways. Wrought-iron elements generally are simpler in form and less uniform in appearance than cast-iron elements, and contain evidence of rolling or hand working. Cast iron often contains mold lines, flashing, casting flaws, and air holes. Cast-iron elements are very uniform in appearance and are frequently used repetitively. Cast-iron elements are often bolted or screwed together, whereas wrought-iron pieces are either riveted or forge-molded (heat welded) together.

Mild steel is now used to fabricate new hand-worked metal work and to repair old wrought-iron elements. Mild steel is an alloy of iron and is not more than 2% carbon, which is strong but easily worked in block or ingot form. Mild steel is not as resistant to corrosion as either wrought iron or cast iron.

Maintenance and Repair

Many of the maintenance and repair techniques described in the Brief, particularly those relating to cleaning and painting, are potentially dangerous and should be carried out only by experienced and qualified workmen using protective equipment suitable to the task. In all but the most simple repairs, it is best to involve a preservation architect or building conservator to assess the condition of the iron and prepare contract documents for its treatment.

As with any preservation project, the work must be preceded by a review of local building codes and environmental protection regulations to determine whether any conflicts exist with the proposed treatments. If there are conflicts, particularly with cleaning techniques or painting materials, then waivers or variances need to be negotiated, or alternative treatments or materials adopted.

Deterioration

Common problems encountered today with cast-iron construction include badly rusted or missing elements, impact damage, structural failures, broken joints, damage to connections, and loss of anchorage in masonry (Figs. 7, 8).

Oxidation, or rusting, occurs rapidly when cast iron is exposed to moisture and air. The minimum relative humidity necessary to promote rusting is 65%, but this

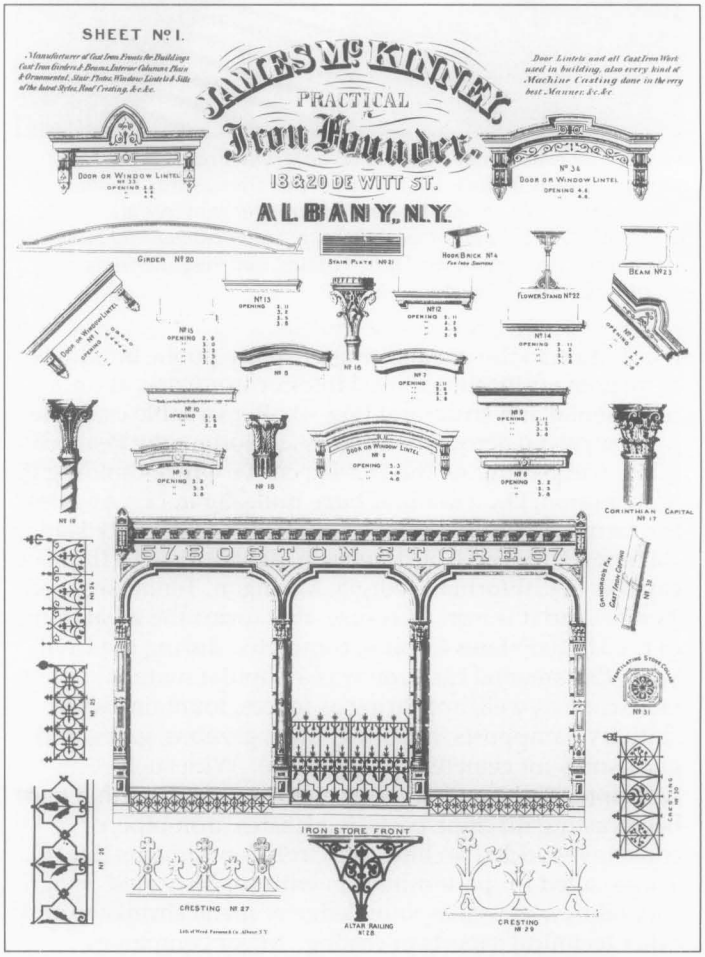


Fig. 6. Sheet from a late 19th century manufacturer's trade catalog illustrates some of the products available from foundries, such as storefronts, girders and beams, columns, stairs, window lintels and sills, and roof crestings. Courtesy: Albany Institute of History and Art.

Fig. 7. Despite an impact that shattered the main castings, this fence post remains upright, demonstrating the great strength of cast iron. Originally, the post was held together by a long bolt that extended from the finial to the base. Photo: John G. Waite.

figure can be lower in the presence of corrosive agents, such as sea water, salt air, acids, acid precipitation, soils, and some sulfur compounds present in the atmosphere, which act as catalysts in the oxidation process. Rusting is accelerated in situations where architectural details provide pockets or crevices to trap and hold liquid corrosive agents. Furthermore, once a rust film forms, its porous surface acts as a reservoir for liquids, which in turn causes further corrosion. If this process is not arrested, it will continue until the iron is entirely consumed by corrosion, leaving nothing but rust.

Galvanic corrosion is an electrochemical action that results when two dissimilar metals react together in the presence of an electrolyte, such as water containing salts or hydrogen ions (Fig. 9). The severity of the galvanic corrosion is based on the difference in potential between the two metals, their relative surface areas, and time. If the more noble metal (higher position in electrochemical series) is much larger in area than the baser, or less noble, metal, the deterioration of the baser metal will be more rapid and severe. If the more noble metal is much smaller in area than the baser metal, the deterioration of the baser metal will be much less significant. Cast iron will be attacked and corroded when it is adjacent to more noble metals such as lead or copper.

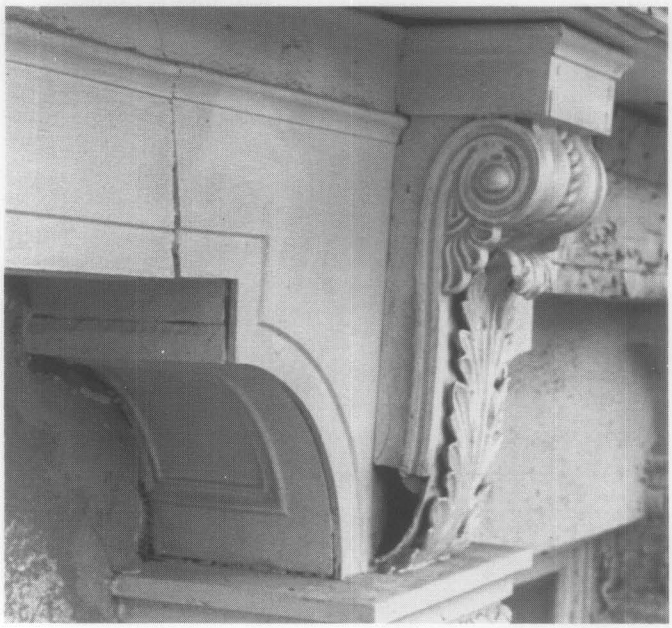


Fig. 8. Structural cracks, gaps at joints between components, and a large opening where part of the console bracket is missing are the problems evident in this cast-iron assembly. Photo: Ford, Powell & Carson.

Fig. 9. Galvanic corrosion occurred where a patch of copper was installed alongside the cast-iron cap at the base of a fountain. The use of terne-coated stainless flashings with appropriate caulking would have been a more suitable repair. Photo: John G. Waite.

Graphitization of cast iron, a less common problem, occurs in the presence of acid precipitation or seawater. As the iron corrodes, the porous graphite (soft carbon) corrosion residue is impregnated with insoluble corrosion products. As a result, the cast-iron element retains its appearance and shape but is weaker structurally. Graphitization occurs where cast iron is left unpainted for long periods or where caulked joints have failed and acidic rainwater has corroded pieces from the backside. Testing and identification of graphitization is accomplished by scraping through the surface with a knife to reveal the crumbling of the iron beneath. Where extensive graphitization occurs, usually the only solution is replacement of the damaged element.

Castings may also be fractured or flawed as a result of imperfections in the original manufacturing process, such as air holes, cracks, and cinders, or cold shuts (caused by the "freezing" of the surface of the molten iron during casting because of improper or interrupted pouring). Brittleness is another problem occasionally found in old cast-iron elements. It may be a result of excessive phosphorus in the iron, or of chilling during the casting process.

Condition Assessment

Before establishing the appropriate treatment for cast-iron elements in a building or structure, an evaluation should be made of the property's historical and architectural significance and alterations, along with its present condition. If the work involves more than routine maintenance, a qualified professional should be engaged to develop a historic structure report which sets forth the historical development of the property, documents its existing condition, identifies problems of repair, and provides a detailed listing of recommended work items

with priorities. Through this process the significance and condition of the cast iron can be evaluated and appropriate treatments proposed. For fences, or for single components of a building such as a facade, a similar but less extensive analytical procedure should be followed.

The nature and extent of the problems with the cast-iron elements must be well understood before proceeding with work. If the problems are minor, such as surface corrosion, flaking paint, and failed caulking, the property owner may be able to undertake the repairs by working directly with a knowledgeable contractor. If there are major problems or extensive damage to the cast iron, it is best to secure the services of an architect or conservator who specializes in the conservation of historic buildings. Depending on the scope of work, contract documents can range from outline specifications to complete working drawings with annotated photographs and specifications

To thoroughly assess the condition of the ironwork, a close physical inspection must be undertaken of every section of the iron construction including bolts, fasteners, and brackets (Fig. 10). Typically, scaffolding or a mechanical lift is employed for close inspection of a cast-iron facade or other large structures. Removal of select areas of paint may be the only means to determine the exact condition of connections, metal fasteners, and intersections or crevices that might trap water.

Fig. 11. Major cracks in the piers of this cast-iron storefront in Galveston, Texas resulted from the transfer of load onto the iron from internal brick piers eroded by rising damp. This crack was inappropriately filled with concrete, which trapped moisture and accelerated internal corrosion, pushing the iron further apart. Photo: Ford, Powell & Carson.

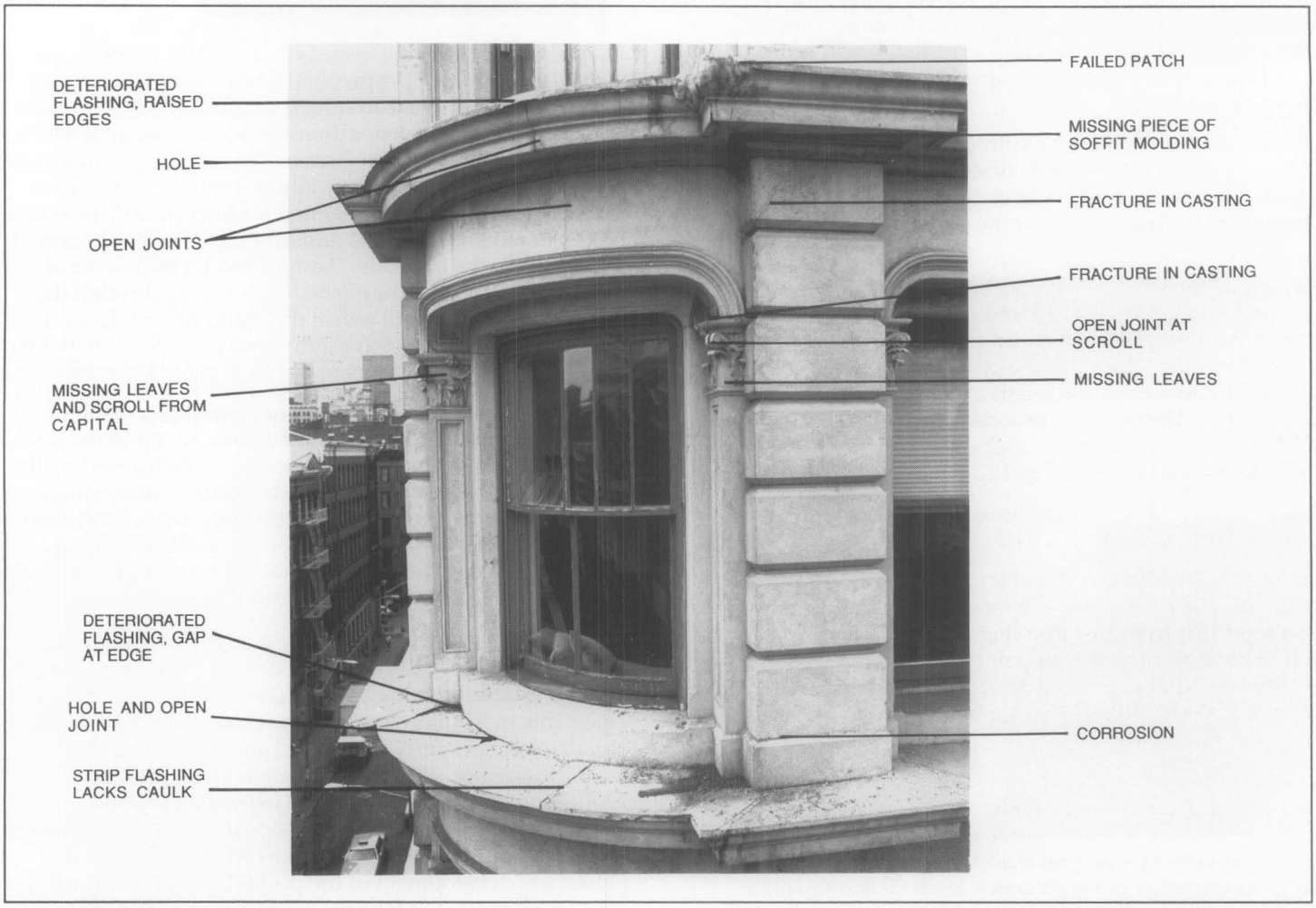


Fig. 10. During close-up inspection of the Gunther Building in New York City, photographs of each bay were taken to use in a survey of existing conditions. Photo: Willcox Dunn.

An investigation of load-bearing elements, such as columns and beams, will establish whether these components are performing as they were originally designed, or the stress patterns have been redistributed. Areas that are abnormally stressed must be examined to ascertain whether they have suffered damage or have been displaced (Fig. 11). Damage to a primary structural member is obviously critical to identify and evaluate; attention should not be given only to decorative features.

The condition of the building, structure, or object; diagnosis of its problems; and recommendations for its repair should be recorded by drawings, photographs, and written descriptions, to aid those who will be responsible for its conservation in the future.

Whether minor or major work is required, the retention and repair of historic ironwork is the recommended preservation approach over replacement. All repairs and restoration work should be reversible, when possible, so that modifications or treatments that may turn out to be harmful to the long-term preservation of the iron can be corrected with the least amount of damage to the historic ironwork.

Cleaning and Paint Removal

When there is extensive failure of the protective coating and/or when heavy corrosion exists, the rust and most or all of the paint must be removed to prepare the surfaces for new protective coatings. The techniques available range from physical processes, such as wire brushing and grit blasting, to flame cleaning and chemical methods. The selection of an appropriate technique depends upon how much paint failure and corrosion has occurred, the fineness of the surface detailing, and the type of new protective coating to be applied. Local environmental regulations may restrict the options for cleaning and paint removal methods, as well as the disposal of materials.

Many of these techniques are *potentially dangerous* and should be carried out only by experienced and qualified workers using proper eye protection, protective clothing, and other workplace safety conditions. Before selecting a process, test panels should be prepared on the iron to be cleaned to determine the relative effectiveness of various techniques. The cleaning process will most likely expose additional coating defects, cracks, and corrosion that have not been obvious before (Fig. 12).

There are a number of techniques that can be used to remove paint and corrosion from cast iron:

Hand scraping, chipping, and wire brushing are the most common and least expensive methods of removing paint and light rust from cast iron (Fig. 13a, b). However, they do not remove all corrosion or paint as effectively as other methods. Experienced craftsmen should carry out the work to reduce the likelihood that surfaces may be scored or fragile detail damaged.

Low-pressure grit blasting (commonly called abrasive cleaning or sandblasting) is often the most effective approach to removing excessive paint build-up or substantial corrosion. Grit blasting is fast, thorough, and economical, and it allows the iron to be cleaned in place. The aggregate can be iron slag or sand; copper slag should not be used on iron because of the potential for electrolytic

Fig. 12. Paint stripping exposed a large defect under a faulty patch at a joint of this wide cast-iron watertable. The damage can be repaired mechanically by splicing in a cast-iron replacement piece. Photo: Peter Jensen, Kapell and Kostow Architects.

reactions. Some sharpness in the aggregate is beneficial in that it gives the metal surface a "tooth" that will result in better paint adhesion. The use of a very sharp or hard aggregate and/or excessively high pressure (over 100 pounds per square inch) is unnecessary and should be avoided. Adjacent materials, such as brick, stone, wood, and glass, must be protected to prevent damage. Some local building codes and environmental authorities prohibit or limit dry sandblasting because of the problem of airborne dust.

Wet sandblasting is more problematic than dry sandblasting for cleaning cast iron because the water will cause instantaneous surface rusting and will penetrate deep into open joints. Therefore, it is generally not considered an effective technique. Wet sandblasting reduces the amount of airborne dust when removing a heavy paint build-up, but disposal of effluent containing lead or other toxic substances is restricted by environmental regulations in most areas.

Flame cleaning of rust from metal with a special multi-flame head oxyacetylene torch requires specially skilled operators, and is expensive and potentially dangerous. However, it can be very effective on lightly to moderately corroded iron. Wire brushing is usually neccessary to finish the surface after flame cleaning.

Chemical rust removal, by acid pickling, is an effective method of removing rust from iron elements that can be easily removed and taken to a shop for submerging in vats of dilute phosphoric or sulfuric acid. This method does not damage the surface of iron, providing that the iron is neutralized to pH level 7 after cleaning. Other chemical rust removal agents include ammonium citrate, oxalic acid, or hydrochloric acid-based products.

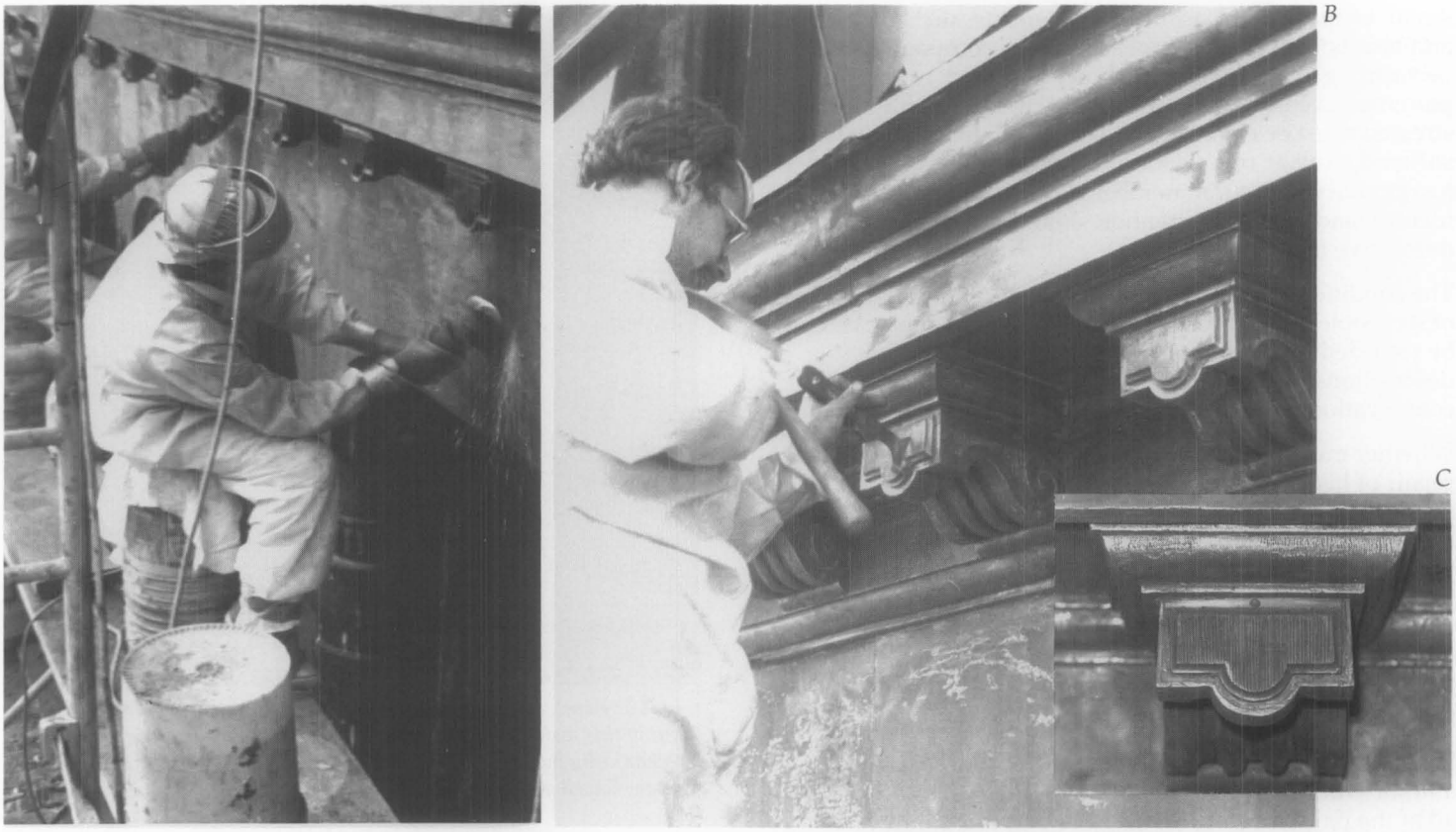


Fig. 13. Surface preparation may involve several different techniques. Where chemical paint stripping is involved, careful planning of the sequence of work and inspection by an architect or conservator to ensure strict compliance with the contract documents is important to minimize the risk of problems. After the chemical paste and paint was scraped off, the remaining paint and chemical residue were removed with a wire brush (a) and scrapers selected or cut to fit the shape of the iron surfaces (b). The surface was then wiped with solvent to create a completely clean surface prior to repainting (c). Photos: Raymond M. Pepi, Building Conservation Associates.

Chemical paint removal using alkaline compounds, such as methylene chloride or potassium hydroxide, can be an effective alternative to abrasive blasting for removal of heavy paint build-up (Fig. 13). These agents are often available as slow-acting gels or pastes. Because they can cause burns, protective clothing and eye protection must be worn. Chemicals applied to a non-watertight facade can seep through crevices and holes, resulting in damage to the building's interior finishes and corrosion to the backside of the iron components. If not thoroughly neutralized, residual traces of cleaning compounds on the surface of the iron can cause paint failures in the future (Fig. 14). For these reasons, field application of alkaline paint removers and acidic cleaners is not generally recommended.

Following any of these methods of cleaning and paint removal, the newly cleaned iron should be painted immediately with a corrosion-inhibiting primer before new rust begins to form. This time period may vary from minutes to hours depending on environmental conditions. If priming is delayed, any surface rust that has developed should be removed with a clean wire brush just before priming, because the rust prevents good bonding between the primer and the cast iron surface and prevents the primer from completely filling the pores of the metal.

Painting and Coating Systems

The most common and effective way to preserve architectural cast iron is to maintain a protective coating of paint on the metal. Paint can also be decorative, where historically appropriate .

Before removing paint from historic architectural cast iron, a microscopic analysis of samples of the historic paint sequencing is recommended. Called paint seriation analysis, this process must be carried out by an experienced architectural conservator. The analysis will identify the historic paint colors, and other conditions, such as whether the paint was matte or gloss, whether sand was added to the paint for texture, and whether the building was polychromed or marbleized. Traditionally many cast-iron elements were painted to resemble other materials, such as limestone or sandstone. Occasionally, features were faux-painted so that the iron appeared to be veined marble.

Thorough surface preparation is necessary for the adhesion of new protective coatings. All loose, flaking, and deteriorated paint must be removed from the iron, as well as dirt and mud, water-soluble salts, oil, and grease. Old paint that is tightly adhered may be left on the surface of the iron if it is compatible with the proposed coatings. The retention of old paint also preserves the historic paint sequence of the building and avoids the hazards of removal and disposal of old lead paint.

It is advisable to consult manufacturer's specifications or technical representatives to ensure compatibility between the surface conditions, primer and finish coats, and application methods.

For the paint to adhere properly, the metal surfaces must be absolutely dry before painting. Unless the paint selected is

specifically designed for exceptional conditions, painting should not take place when the temperature is expected to fall below 50 degrees Fahrenheit within 24 hours or when the relative humidity is above 80 per cent; paint should not be applied when there is fog, mist, or rain in the air. Poorly prepared surfaces will cause the failure of even the best paints, while even moderately priced paints can be effective if applied over well-prepared surfaces.

Selection of Paints and Coatings

The types of paints available for protecting iron have changed dramatically in recent years due to federal, state, and local regulations that prohibit or restrict the manufacture and use of products containing toxic substances such as lead and zinc chromate, as well as volatile organic compounds and substances (VOC or VOS). Availability of paint types varies from state to state, and manufacturers continue to change product formulations to comply with new regulations.

Fig. 14. Major problems can result if work is undertaken without proper sequencing and precautions. On this building, a strong alkaline paint remover was used, and apparently was not adequately rinsed or neutralized. Over a period of months, the newly applied paint began to peel and streaks of rust appeared on the iron. Photo: Kim Lovejoy.

Traditionally, red lead has been used as an anti-corrosive pigment for priming iron. Red lead has a strong affinity for linseed oil and forms lead soaps, which become a tough and elastic film impervious to water that is highly effective as a protective coating for iron. At least two slow-drying linseed oil-based finish coats have traditionally been used over a red lead primer, and this combination is effective on old or partially-deteriorated surfaces. Today, in most areas, the use of paints containing lead is prohibited, except for some commercial and industrial purposes.

Today, alkyd paints are very widely used and have largely replaced lead-containing linseed-oil paints. They dry faster than oil paint, with a thinner film, but they do not protect the metal as long. Alkyd rust-inhibitive primers contain pigments such as iron oxide, zinc oxide, and zinc phosphate. These primers are suitable for previously painted surfaces cleaned by hand tools. At least two coats of primer should be applied, followed by alkyd enamel finish coats.

Latex and other water-based paints are not recommended for use as primers on cast iron because they cause immediate oxidation if applied on bare metal. Vinyl acrylic latex or acrylic latex paints may be used as finish coats over alkyd rust-inhibitive primers, but if the primer coats are imperfectly applied or are damaged, the latex paint will cause oxidation of the iron. Therefore, alkyd finish coats are recommended.

High-performance coatings, such as zinc-rich primers containing zinc dust, and modern epoxy coatings, can be used on cast iron to provide longer-lasting protection. These coatings typically require highly clean surfaces and special application conditions which can be difficult to achieve in the field on large buildings (Fig. 13c). These coatings are used most effectively on elements which have been removed to a shop, or newly cast iron.

One particularly effective system has been first to coat commercially blast-cleaned iron with a zinc-rich primer, followed by an epoxy base coat, and two urethane finish coats. Some epoxy coatings can be used as primers on clean metal or applied to previously-painted surfaces in sound condition. Epoxies are particularly susceptible to degradation under ultraviolet radiation and must be protected by finish coats which are more resistant. There have been problems with epoxy paints which have been shop-applied to iron where the coatings have been nicked prior to installation. Field touching-up of epoxy paints is very difficult, if not impossible. This is a concern since iron exposed by imperfections in the base coat will be more likely to rust and more frequent maintenance will be required.

A key factor to take into account in selection of coatings is the variety of conditions on existing and new materials on a particular building or structure. One primer may be needed for surfaces with existing paint; another for newly cast, chemically stripped, or blast-cleaned cast iron; and a third for flashings or substitute materials; all three followed by compatible finish coats.

Application Methods

Brushing is the traditional and most effective technique for applying paint to cast iron. It provides good contact between the paint and the iron, as well as the effective filling of pits, cracks, and other blemishes in the metal. The use of spray guns to apply paint is economical, but does not always produce adequate and uniform coverage. For best results, airless sprayers should be used by skilled operators. To fully cover fine detailing and reach recesses, spraying of the primer coat, used in conjunction with brushing, may be effective.

Rollers should never be used for primer coat applications on metal, and are effective for subsequent coats only on large, flat areas. The appearance of spray-applied and roller-applied finish coats is not historically appropriate and should be avoided on areas such as storefronts which are viewed close at hand.

Caulking, Patching, and Mechanical Repairs

Most architectural cast iron is made of many small castings assembled by bolts or screws (Fig. 16a). Joints between pieces were caulked to prevent water from seeping in and causing rusting from the inside out. Historically, the seams were often caulked with white lead paste and sometimes backed with cotton or hemp rope; even the bolt and screw heads were caulked to protect them from the elements and to hide them from view. Although old caulking is sometimes found in good condition, it is typically crumbled from weathering, cracked from the structural settlement, or destroyed by mechanical cleaning. It is essential to replace deteriorated caulking to prevent water penetration. For good adhesion and performance, an architectural-grade polyurethane sealant or traditional white lead paste is preferred.

Water that penetrates the hollow parts of a cast-iron architectural element causes rust that may streak down over other architectural elements. The water may freeze, causing the ice to crack the cast iron. Cracks reduce the strength of the total cast-iron assembly and provide another point of entry for water. Thus, it is important that cracks be made weathertight by using caulks or fillers, depending on the width of the crack.

Filler compounds containing iron particles in an epoxy resin binder can be used to patch superficial, non-structural cracks and small defects in cast iron. The thermal expansion rate of epoxy resin alone is different from that of iron, requiring the addition of iron particles to ensure compatibility and to control shrinkage. Although the repaired piece of metal does not have the same strength as a homogeneous piece of iron, epoxy-repaired members do have some strength. Polyester-based putties, such as those used on auto bodies, are also acceptable fillers for small holes.

In rare instances, major cracks can be repaired by brazing or welding with special nickel-alloy welding rods. Brazing or welding of cast iron is very difficult to carry out in the field and should be undertaken only by very experienced welders.

In some cases, mechanical repairs can be made to cast iron using iron bars and screws or bolts. In extreme cases, deteriorated cast iron can be cut out and new cast iron spliced in place by welding or brazing. However, it is frequently less expensive to replace a deteriorated cast-iron section with a new casting rather than to splice or reinforce it. Cast-iron structural elements that have failed must either be reinforced with iron and steel or replaced entirely.

A wobbly cast-iron balustrade or railing can often be fixed by tightening all bolts and screws. Screws with stripped threads and seriously rusted bolts must be replaced. To compensate for corroded metal around the bolt or screw holes, new stainless steel bolts or screws with a larger diameter need to be used. In extreme cases, new holes may need to be tapped.

The internal voids of balusters, newel posts, statuary, and other elements should not be filled with concrete; it is an inappropriate treatment that causes further problems (Fig. 15). As the concrete cures, it shrinks, leaving a space between the concrete and cast iron. Water penetrating this space does not evaporate quickly, thus promoting further rusting. The corrosion of the iron is further accelerated by the alkaline nature of concrete. Where cast-iron elements have been previously filled with concrete, they need to be taken apart, the concrete and rust removed, and the interior surfaces primed and painted before the elements are reassembled.

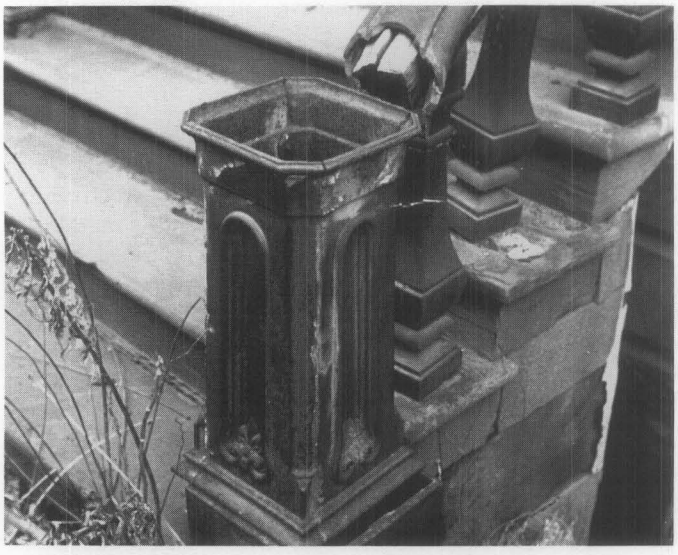


Fig. 15. In an effort to repair this stair railing, concrete was poured around the wood spacer inside the railing casting. Water penetrated the railing and reacted with the concrete to accelerate the corrosion of the iron. Photo: John G. Waite.

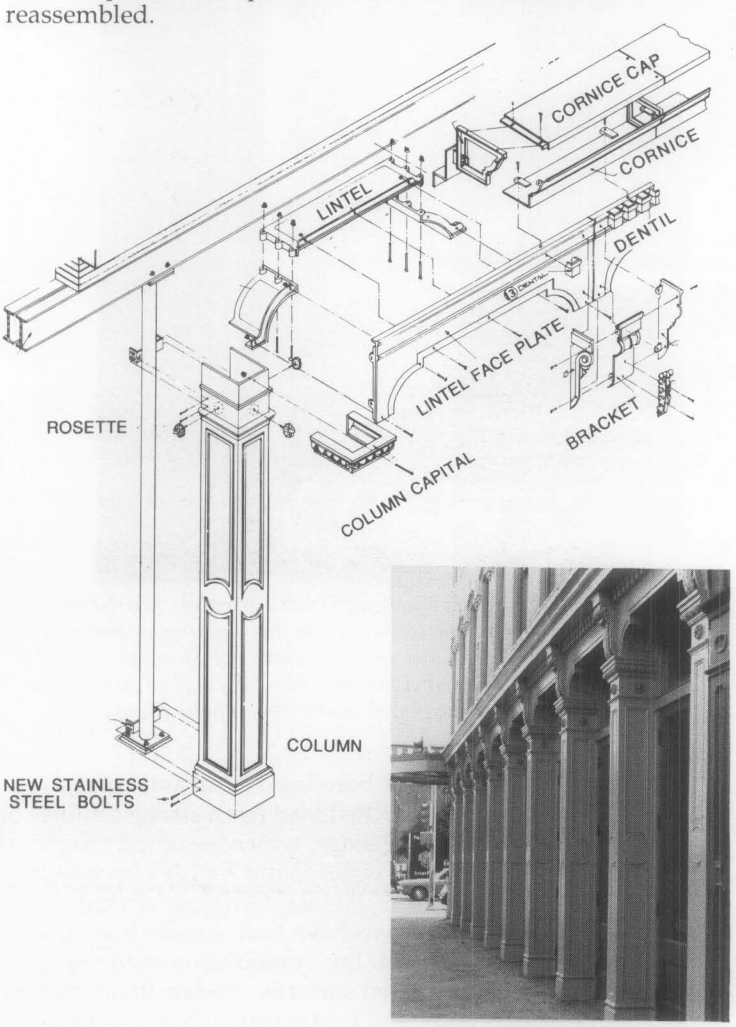


Fig. 16. Architectural cast iron is made of many small components bolted and screwed together. (a) This exploded view of a storefront illustrates the variety of elements, including brackets, fasteners, and holes for bolts. (b) The storefront was replicated in cast iron because of the extensive damage and structural failure, a detail of which is shown in Fig. 11. Drawing and photo: Historical Arts & Casting, Inc.

Duplication and Replacement

The replacement of cast-iron components is often the only practical solution when such features are missing, severely corroded, or damaged beyond repair, or where repairs would be only marginally useful in extending the functional life of an iron element (Fig. 16).

Sometimes it is possible to replace small, decorative, non-structural elements using intact sections of the original as a casting pattern. For large sections, new patterns of wood or plastic made slightly larger in size than the original will need to be made in order to compensate for the shrinkage of the iron during casting (cast iron shrinks approximately 1/8 inch per foot as it cools from a liquid into a solid). Occasionally, a matching replacement can be obtained from the existing catalogs of iron foundries. Small elements can be custom cast in iron at small local foundries, often at a cost comparable to substitute materials. Large elements and complex patterns will usually require the skills and facilities of a larger firm that specializes in replication.

The Casting Process

Architectural elements were traditionally cast in sand molds. The quality of the special sands used by foundries is extremely important; unlike most sands they must be moist. Foundries have their own formulas for sand and its admixtures, such as clay, which makes the sand cohesive even when the mold is turned upside down.

A two-part mold (with a top and a bottom, or cope and drag) is used for making a casting with relief on both sides, whereas an open-top mold produces a flat surface on one side (Fig. 17a). For hollow elements, a third pattern and mold are required for the void. Many hollow castings are made of two or more parts that are later bolted, screwed, or welded together, because of the difficulty of supporting an interior core between the top and bottom sand molds during the casting process.

The molding sand is compacted into flasks, or forms, around the pattern. The cope is then lifted off and the pattern is removed, leaving the imprint of the pattern in the small mold. Molten iron, heated to a temperature of approximately 2700 degrees Fahrenheit, is poured into the mold and then allowed to cool (Fig. 17b). The molds are then stripped from the casting; the tunnels to the mold (sprues) and risers that allowed release of air are cut off; and ragged edges (called "burrs") on the casting are ground smooth.

The castings are shop-primed to prevent rust, and laid out and preassembled at the foundry to ensure proper alignment and fit. When parts do not fit, the pieces are machined to remove irregularities caused by burrs, or are rejected and recast until all of the cast elements fit together properly. Most larger pieces then are taken apart before shipping to the job site, while some small ornamental parts may be left assembled.

Fig. 17. (a) A two-part mold, consisting of a cope (top) and drag (bottom) for a newel post. Photo: Architectural Iron Company, Inc. (b) Molten iron being poured into a mold containing sand at a foundry. The iron casting process has changed little in the past two centuries. Photo: Karen Huebner.

Fig. 18. This cast-iron storefront cornice was corroded beyond the point of repair, and could not be removed easily for replacement. Terne-coated stainless steel, the most durable metal for flashing cast iron, was applied to the cornice and fitted as closely as possible to the historic profile. Although painting is not necessary to protect terne-coated stainless steel, the cornice should be painted to be consistent with the historic character of the building. A primer which is compatible with the terne coating should be used. Photo: Dean Koga, Robert E. Meadows, P.C., Architects.

Dismantling and Assembly of Architectural Components

It is sometimes necessary to dismantle all or part of a cast-iron structure during restoration, if repairs cannot be successfully carried out in place. Dismantling should be done only under the direction of a preservation architect or architectural conservator who is experienced with historic cast iron. Extreme care must be taken since cast iron is very brittle, especially in cold weather.

Dismantling should follow the reverse order of construction and re-erection should occur, as much as possible, in the exact order of original assembly. Each piece should be numbered and keyed to record drawings. When work must be carried out in cold weather, care needs to be taken to avoid fracturing the iron elements by uneven heating of the members.

Both new castings and reused pieces should be painted with a shop-applied prime coat on all surfaces. All of the components should be laid out and preassembled to make sure that the alignment and fit are proper. Many of the original bolts, nuts, and screws may have to be replaced with similar fasteners of stainless steel.

After assembly at the site, joints that were historically caulked should be filled with an architectural-grade polyurethane sealant or the traditional white lead paste White lead has the advantage of longevity, although its use is restricted in many areas.

Flashings

In some instances, it may be necessary to design and install flashings to protect areas vulnerable to water penetration. Flashings need to be designed and fabricated carefully so that they are effective, as well as unobtrusive in appearance. The most durable material for flashing iron is terne-coated stainless steel (Fig. 18). Other compatible materials are terne-coated steel and galvanized steel; however, these require more frequent maintenance and are less durable. Copper and lead-coated copper are not recommended for use as flashings in contact with cast iron because of galvanic corrosion problems. Galvanic problems can also occur with the use of aluminum if certain types of electrolytes are present.

Substitute Materials

In recent years, a number of metallic and non-metallic materials have been used as substitutes for cast iron, although they were not used historically with cast iron. The most common have been cast aluminum, epoxies, reinforced polyester (fiberglass), and glass fiber-reinforced concrete (GFRC). Factors to consider in using substitute materials are addressed in **Preservation Briefs 16**, which emphasizes that "every means of repairing deteriorating historic materials or replacing them with identical materials should be examined before turning to substitute materials."

Cast aluminum has been used recently as a substitute for cast iron, particularly for ornately-detailed decorative elements. Aluminum is lighter in weight, more resistant to corrosion, and less brittle than cast iron. However, because it is dissimilar from iron, its placement in contact with or near cast iron may result in galvanic corrosion, and thus should be avoided. Special care must be taken in the application of paint coatings, particularly in the field. It is often difficult to achieve a durable coating after the original finish has failed. Because aluminum is weaker than iron, careful analysis is required whenever aluminum is being considered as a replacement material for structural cast-iron elements.

Epoxies are two-part, thermo-setting, resinous materials which can be molded into virtually any form. When molded, the epoxy is usually mixed with fillers such as sand, glass balloons, or stone chips. Since it is not a metal, galvanic corrosion does not occur. When mixed with sand or stone, it is often termed epoxy concrete or polymer concrete, a misnomer because no cementitious materials are included. Epoxies are particularly effective for replicating small, ornamental sections of cast iron. Since it is not a metal, galvanic corrosion does not occur. Epoxy elements must have a protective coating to shield them from ultraviolet degradation. They are also flammable and cannot be used as substitutes for structural cast-iron elements.

Reinforced polyester, commonly known as ***fiberglass***, is often used as a lightweight substitute for historic materials, including cast iron, wood, and stone. In its most common form, fiberglass is a thin, rigid, laminate shell formed by pouring a polyester resin into a mold and then adding fiberglass for reinforcement. Like epoxies, fiberglass is non-

Fig. 19. (a) Fiberglass columns and aluminum capitals were installed to replicate the ornamental features on the east facade of the New Market Theater in Portland, Oregon, that had been destroyed by previous occupants. Like cast iron, crisp ornamental details can be achieved with cast aluminum. Although aluminum may be in contact with fiberglass, galvanic corrosion may result when aluminum is in direct contact with cast iron. Photo: William J. Hawkins, III . (b) The west facade of the theatre retains its original cast iron features. Photo: George McMath.

corrosive, but is susceptible to ultraviolet degradation. Because of its rather flimsy nature, it cannot be used as a substitute for structural elements, cannot be assembled like cast iron and usually requires a separate anchorage system. It is unsuitable for locations where it is susceptible to damage by impact (Fig. 20), and is also flammable.

Glass fiber-reinforced concrete, known as *GFRC*, is similar to fiberglass except that a lightweight concrete is substituted for the resin. GFRC elements are generally fabricated as thin shell panels by spraying concrete into forms. Usually a separate framing and anchorage system is required. GFRC elements are lightweight, inexpensive, and weather resistant. Because GFRC has a low shrinkage coefficient, molds can be made directly from historic elements.

Fig. 20. The location of the feature must be taken into account if a substitute replacement material is being considered. This lightweight fiberglass column at street level sustained damage from impact within a few years of installation. The great strength of cast iron makes it ideal for storefronts and elements that must withstand heavy use. Photo: Building Conservation Associates.

However, GFRC is very different physically and chemically from iron. If used adjacent to iron, it causes corrosion of the iron and will have a different moisture absorption rate. Also, it is not possible to achieve the crisp detail that is characteristic of cast iron.

Maintenance

A successful maintenance program is the key to the long-term preservation of architectural cast iron. Regular inspections and accurate record-keeping are essential. Biannual inspections, occurring ideally in the spring and fall, include the identification of major problems, such as missing elements and fractures, as well as minor items such as failed caulking, damaged paint, and surface dirt.

Records should be kept in the form of a permanent maintenance log which describes routine maintenance tasks and records the date a problem is first noted, when it was corrected, and the treatment method. Painting records are important for selecting compatible paints for touch-up and subsequent repainting. The location of the work and the type, manufacturer, and color of the paint should be noted in the log. The same information also should be assembled and recorded for caulking.

Superficial dirt can be washed off well-painted and caulked cast iron with low-pressure water. Non-ionic detergents may be used for the removal of heavy or tenacious dirt or stains, after testing to determine that they have no adverse effects on the painted surfaces. Thick grease deposits and residue can be removed by hand scraping. Water and detergents or non-caustic degreasing agents can be used to clean off the residue. Before repainting, oil and grease must be removed so that new coatings will adhere properly.

The primary purpose of the maintenance program is to control corrosion. As soon as rusting is noted, it should be carefully removed and the protective coating of the iron renewed in the affected area. Replacement of deteriorated caulking, and repair or replacement of failed flashings are also important preventive maintenance measures.

Summary

The successful conservation of cast-iron architectural elements and objects is dependent upon an accurate diagnosis of their condition and the problems affecting them, as well as the selection of appropriate repair, cleaning, and painting procedures. Frequently, it is necessary to undertake major repairs to individual elements and assemblies; in some cases badly damaged or missing components must be replicated. The long-term preservation of architectural cast iron is dependent upon both the undertaking of timely, appropriate repairs and the commitment to a regular schedule of maintenance.

Detail of polychromed cast-iron facade at 23 Petaluma Boulevard, Petaluma, Calif. (1886; O'Connell and Lewis, Architectural Iron Work, San Francisco). Photo: Don Meacham.

Reading List

Ashurst, John, and Nicola Ashurst with Geoff Wallis and Dennis Toner. *Practical Building Conservation: English Heritage Technical Handbook: Volume 4 Metals.* Aldershot, Hants: Gower Technical Press, 1988.

Badger, Daniel D., with a new introduction by Margot Gayle. *Badger's Illustrated Catalogue of Cast-Iron Architecture.* New York: Dover Publications, Inc., 1981; reprint of 1865 edition published by Baker & Godwin, Printers, New York.

Gayle, Margot, and Edmund V. Gillon, Jr. *Cast-Iron Architecture in New York: A Photographic Survey.* New York: Dover Publications Inc., 1974.

Gayle, Margot, David W. Look, AIA, and John G. Waite. *Metals in America's Historic Buildings: Part I. A Historical Survey of Metals; Part II. Deterioration and Methods of Preserving Metals.* Washington, D.C.; Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1980.

Hawkins, William John III. *The Grand Era of Cast Iron Architecture in Portland.* Portland, Oregon: Binford & Mort, 1976.

Howell, J. Scott. *"Architectural Cast Iron: Design and Restoration," The Journal of the Association for Preservation Technology.* Vol XIX, Number 3 (1987), pp. 51-55.

Park, Sharon C., AIA. *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors.* Washington D. C.: Preservation Assistance Division, National Park Service, U. S. Department of the Interior, 1988.

Robertson, E. Graeme, and Joan Robertson. *Cast Iron Decoration: A World Survey.* New York: Watson-Guptill Publications, 1977.

Southworth, Susan and Michael. *Ornamental Ironwork: An Illustrated Guide to Its Design, History, and Use in American Architecture.* Boston: David R. Godine, 1978.

Waite, Diana S. *Ornamental Ironwork: Two Centuries of Craftsmanship in Albany and Troy, New York.* Albany, NY: Mount Ida Press, 1990.

Acknowledgements

This Preservation Brief was developed by the New York Landmarks Conservancy's Technical Preservation Services Center under a cooperative agreement with the National Park Service's Preservation Assistance Division, and with partial funding from the New York State Council on the Arts. The following individuals are to be thanked for their technical assistance: Robert Baird, Historical Arts & Casting; Willcox Dunn, Architect and Cast Iron Consultant; William Foulks, Mesick Cohen Waite Architects; Elizabeth Frosch, New York City Landmarks Preservation Commission; William Hawkins, III, FAIA, McMath Hawkins Dortignacq; J. Scott Howell, Robinson Iron Company; David Look, AIA, National Park Service; Donald Quick, Architectural Iron Company; Maurice Schickler, Facade Consultants International; Joel Schwartz, Schwartz and Schwartz Metalworks; and Diana Waite, Mount Ida Press. Kim Lovejoy was project coordinator and editor for the Conservancy; Charles Fisher was project coordinator and editor for the National Park Service.

This publication has been prepared pursuant to the National Historic Preservation Act amendments of 1980, which direct the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this information and information on how to obtain copies may be directed either to the Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, P.O. Box 37127, Washington, D.C. 20013-7127, or to the Director, Technical Preservation Services Center, New York Landmarks Conservancy, 141 Fifth Avenue, New York, NY 10010.

This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors, the New York Landmarks Conservancy, and the National Park Service are appreciated.

ISSN: 0885-7016 **October 1991**

For sale by the Superintendent of Documents, U.S. Government Printing Office
Washington, D.C. 20402

International Rigging Group, LLC.
20 Hibiscus Street
Tarpon Springs, FL 34689
Phone: (727) 938-6557
Fax: (727) 942-1450
E-Mail: Info@intlrigging.com

10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abetment such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal
SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings

Patricia McNeese

From: Niki Vavlas <nvavlas@vhpenterprises.com>
Sent: Thursday, January 26, 2023 11:18 AM
To: Patricia McNeese
Subject: RE: Heritage Preservation Board hearing

External Email- Use caution with links and attachments

Pat
No problem I will make a note of that, thank you 😊
Please see attached photo this is how I want the store front to look like and proceed with approval of the board.
Disregard all other drawings.

Thank again

Niki Vavlas
20 Hibiscus Street
Tarpon Springs, FL 34689
(727) 938-6557

From: Patricia McNeese <pmcneese@ctsfl.us>
Sent: Thursday, January 26, 2023 10:25 AM
To: Niki Vavlas <nvavlas@vhpenterprises.com>
Cc: Caroline Lanford <clanford@ctsfl.us>; Karen Lemmons <klemmons@ctsfl.us>; Kim Yothers <kyothers@ctsfl.us>; Renea Vincent <rvincent@ctsfl.us>; Allie Keen <AKeen@ctsfl.us>
Subject: Heritage Preservation Board hearing

Niki,

Your project must be delayed to the March 6, 2023 meeting of the Heritage Preservation Board. We will send you the staff report and packet materials about a week ahead of that meeting.

Let me know if you have any questions on this.

Thanks! -Pat

Patricia L. McNeese, AICP
Principal Planner
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

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

(Please type or print clearly)

Property Owner(s)

Name	Email
Nomiki Vavlas	nvavlas@vhpenterprises.com
Address: 1403 Circle Drive	
City: Tarpon Springs	State: Florida / Zip: 34689
Phone: 727-421-7716	Fax: 727-942-1450 / Cellular: 727-421-7716

Applicant

Name	Email
Bokova Industrial Center, Inc	nvavlas@vhpenterprises.com
Address: 20 Hibiscus Street	
City: Tarpon Springs	State: Florida / Zip: 34689
Phone: 727-421-7716	Fax: 727-942-1450 / Cellular: 727-421-7716

Agent (if applicable)

Name	Email
Address	
City	State / Zip
Phone	Fax / Cellular

General Information

Property Location or Address: 20, 22, 24, 26 Hibiscus Street	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s): 12/27/15/64998/000/0031	**Current Designations of Property** — Land Use Category / Zoning District
Current Use of Property: office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO

Type of Proposed Activity: [please check all that apply]

- ☐ Demolition
- ☐ Relocation *
- ☐ Structural Addition
- ☐ Driveway
- ■ Renovation
- ☐ New Construction
- ☐ New Roof
- ☐ Other_____

*** If Relocation, please indicate new location:**

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property** — Land Use Category / Zoning District

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built	Architectural Style	Porches? ☐ YES ■ NO
1895	Masonry Vernacular	

Original Use	Present Use	Proposed Use
George McArpy Building	Office, Bakery, Restaurant	Commercial

Roof Type & Material	Exterior Siding Material
Flat	Stucco / Venier Brick

Previous Additions or Modifications: [please describe and include dates]

Application #22-139, approved by HPB to replace windows and doors on the storefronts at the contributing atructure at 20-26 Hibiscus Street

After removal of existing stucco, the original brick, upper windows and steel beam were revealed however, due to the age of the building original material was not suitable to support the structure see attached

Description of Proposed Work:

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

the building has received new store front doors and window with the existing recessed remaining alcove entryuways, over door windows and brick veneir columns

Requirements for Submission:
Please submit those items which have been checked by City staff:

- ■ **Completed original application with digital copies of all application documents**
- ■ $50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ $50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 02/12/2024 Title Holder/Property Owner: owner

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of February, A.D., 20 ___ by Nomiki Vavlas (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nomiki Kambourakis
Signature: Kambourakis
Stamp:

Notary Public State of Florida
Nomiki Kambourakis
My Commission
HH 184756
Exp.10/11/2025

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

Renea Vincent, AICP, CPM
Director

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

RE: **Certificate of Approval – Vavlas**
Application #22-139

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

1

International Rigging Group, LLC.
20 Hibiscus Street
Tarpon Springs, FL 34689
Phone: (727) 938-6557
Fax: (727) 942-1450
E-Mail: Info@intlrigging.com

10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

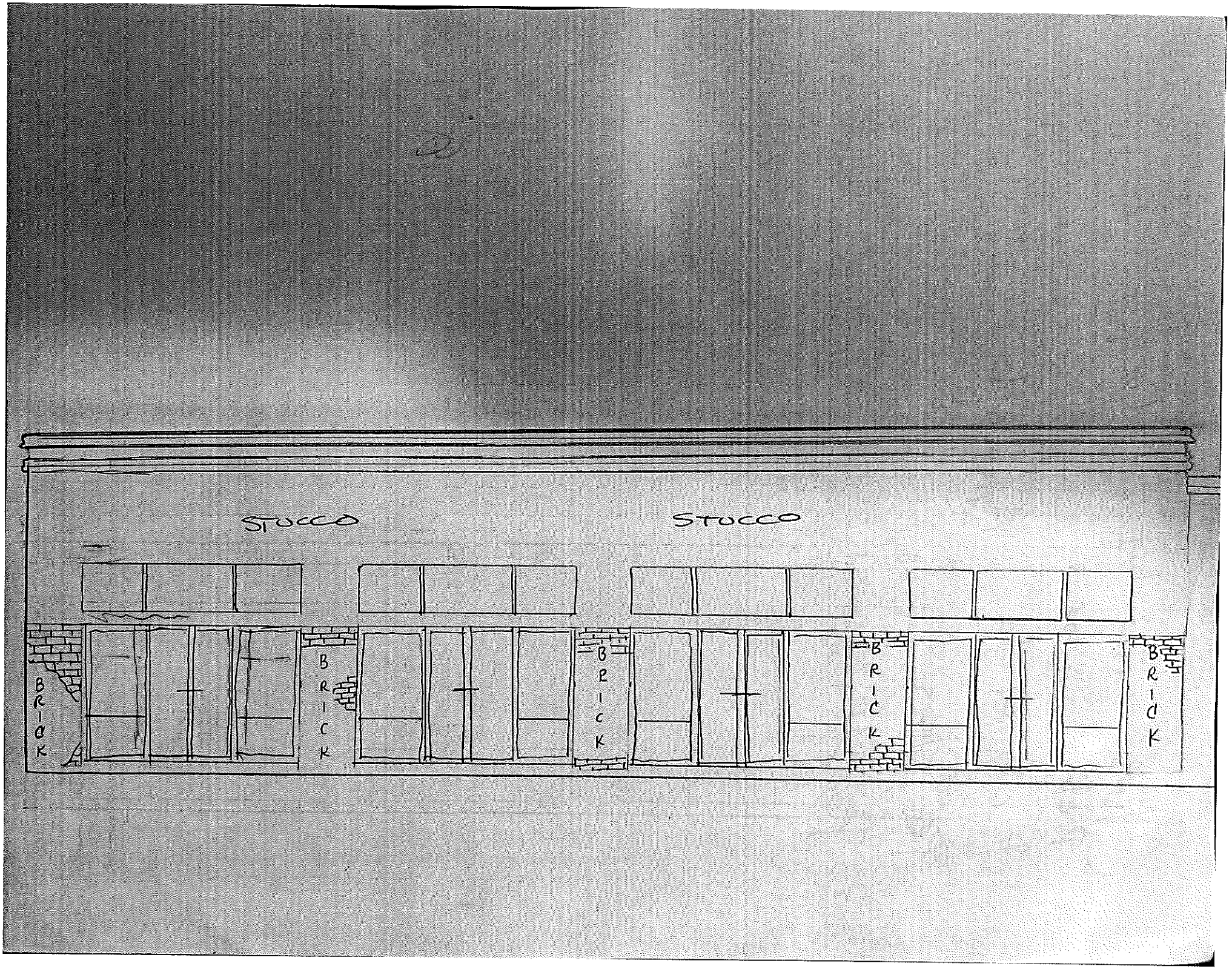
Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abetment such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal
SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings

26
24
22
20
Motto
Motto
Motto
Motto


STUCCO
STUCCO
BRICK
BRICK
BRICK
BRICK
BRICK

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

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

(Please type or print clearly)

Property Owner(s)

Name	Email
Nomiki Vavlas	nvavlas@vhpenterprises.com
Address	
1403 Circle Drive	
City	**State** / **Zip**
Tarpon Springs	Florida / 34689
Phone	**Fax** / **Cellular**
727-421-7716	727-942-1450 / 727-421-7716

Applicant

Name	Email
Bokova Industrial Center, Inc	nvavlas@vhpenterprises.com
Address	
20 Hibiscus Street	
City	**State** / **Zip**
Tarpon Springs	Florida / 34689
Phone	**Fax** / **Cellular**
727-421-7716	727-942-1450 / 727-421-7716

Agent (if applicable)

Name	Email
Address	
City	**State** / **Zip**
Phone	**Fax** / **Cellular**

General Information

Property Location or Address	
20, 22, 24, 26 Hibiscus Street	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property**
12/27/15/64998/000/0031	Land Use Category / Zoning District
Current Use of Property	Contributing Structure? ☐ YES ☐ NO
office, bakery, cafe	

Type of Proposed Activity: [please check all that apply]

- ☐ Demolition
- ☐ Relocation *
- ☐ Structural Addition
- ☐ Driveway
- ■ Renovation
- ☐ New Construction
- ☐ New Roof
- ☐ Other_____

*** If Relocation, please indicate new location:**

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property**
	Land Use Category / Zoning District

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built	Architectural Style	Porches? ☐ YES ■ NO
1895	masonry vernacular	

Original Use	Present Use	Proposed Use
George McAroy	Office Commercial	Office

Roof Type & Material	Exterior Siding Material
Flat	Stucco

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work: 20, 22, 24, 26 Hibiscus St.

Remove storefront door and fixed glass

Reframe at a 90 degree angle to accommodate additional interior space

Product approval code and specifications will be the same as Bakdraughs and Twisted Orange

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:
Please submit those items which have been checked by City staff:

- ■ **Completed original application with digital copies of all application documents**
- ■ $50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ $50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ■ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 01/09/2023 Title Holder/Property Owner: Nomiki Vavlas

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

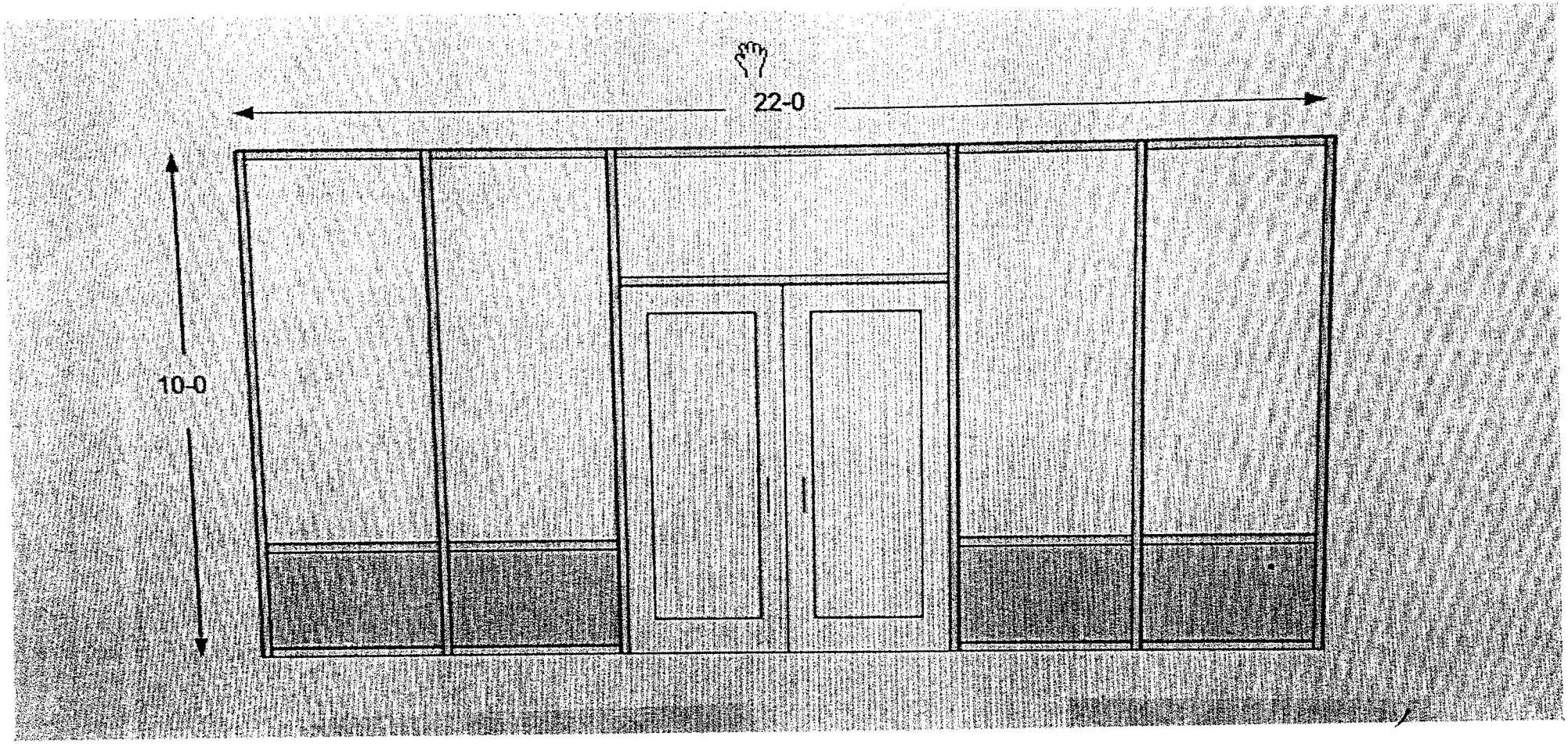
STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 09 day of January, A.D., 20 ___ by Nomiki Vavlas (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nomiki Kambourakis
Signature: Kambourakis
Stamp:

Notary Public State of Florida
Nomiki Kambourakis
My Commission
HH 184756
Exp.10/11/2025

105 Tarpon Avenue
Tarpon Springs, Florida 34689



New dark bronze aluminum hurricane impact store front
Window and door system glazed with clear 9/16 impact Laminated glass.
There is one pair of 3-0 x 7-0 doors with a transom and comes with Mtg. standard
Door hardware package. Approx. size from 20-0 x 10-0.

26
24
22
20
Motto
Motto
Motto
Motto

FLORIDA DEPARTMENT OF
Business & Professional Regulation

DBPR HOME

BCIS Home | Log In | User Registration | Hot Topics | Submit Surcharge | Stats & Facts | Publications | Contac

Florida dbpr Department of Business & Professional Regulation

Product Approval
USER: Public User

Product Approval Menu > Product or Application Search > **Application List**

OFFICE OF THE SECRETARY

Search Criteria

Code Version	2017	FL#	
Application Type	ALL	Product Manufacturer	
Category	ALL	Subcategory	
Application Status	ALL	Compliance Method	
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	
Product Model, Number or Name	ALL	Product Description	
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	
Impact Resistant	ALL	Design Pressure	
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer
FL17693-R1 History	Revision	OLDCASTLE BUILDING ENVELOPE DOORS **FL#:** FL17693.1 **Model:** SERIES MSD-375 AND WSD-500 ALUMINUM ENTRANCE DOOR **Description:** MSD-375 MEDIUM STILE AND WSD-WIDE STILE IMPACT ALUMINUM ENTRANCE DOORS (WET GLAZED) **Category:** Exterior Doors **Subcategory:** Swinging Exterior Door Assemblies

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-18

The State of Florida is an AA/EEO employer. Copyright 2007-2013 State of Florida. :: Privacy Statement :: Accessil

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a pu mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contac 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Dep one. The emails provided may be used for official communication with the licensee. However email addresses are public rec address, please provide the Department with an email address which can be made available to the public. To determine if please click here.

Product Approval Accepts:

Credit Card Safe securityMETRICS

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY

WALTER A. TILLIT, JR., P.E.

tilteco@aol.com
FL P.E. License No. 44167
FL E.B. License No. 0006719

PRODUCT EVALUATION REPORT

REPORT No.:	**18-0410.01**
DATE:	**April 10, 2018**
PRODUCT CATEGORY:	**Exterior Doors**
PRODUCT SUB-CATEGORY:	**Swinging Exterior Door Assemblies**
PRODUCT NAME:	**Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact**
MANUFACTURER:	**Oldcastle BuildingEnvelope™** 803 Airport RD. Terrell, TX 75160

1. PURPOSE OF EVALUATION:

This is a Product Evaluation Report issued by **Walter A. Tillit, Jr., P.E.** (System ID # 1906) to **OLDCASTLE BUILDING ENVELOPE** based on **Rule Chapter No. 61G20-3, Method 1D of the Florida Department of Business and Professional Regulation.**

This product is being issued an Evaluation Report as described herein, and has been verified for compliance in accordance with the 2017 Sixth Edition of the Florida Building Code, and to verify that the product is for the purpose intended at least equivalent to that required by the Code.

This Product Evaluation Report shall be subject to review and revision in case of a Building Code Change that may affect its limitations and conditions.

2. EVIDENCE SUBMITTED:

2.1. PRODUCT EVALUATION DOCUMENT (P.E.D.):

Drawing No. **18-019 (Revises Drawing # 15-029)**, titled "**Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact**" sheets 1 thru 26 of 26 prepared by **Tilteco, Inc.**; signed and sealed by **Walter A. Tillit, Jr., P.E.**; dated **04/10/18**. This drawing is an integral part of this Evaluation Report.

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

6355 N.W. 36th Street, Suite 305, Miami, Florida 33166 - Phone: (305) 871-1530 - Fax: (305) 871-1531

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE OUT SWING ALUMINUM ENTRANCE DOORS W/ LARGE & SMALL MISSILE IMPACT RESISTANT GLASS

GENERAL NOTES:

1. ALUMINUM ENTRANCE DOOR SHOWN ON THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) HAS BEEN VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH THE 2014 (5th EDITION) OF THE FLORIDA BUILDING CODE. PRODUCT MAY BE INSTALLED WITHIN HIGH VELOCITY HURRICANE ZONES (HVHZ) AND OUT OF THEM (NHVHZ).
   DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 (HVHZ) &1609 (NHVHZ) OF THE ABOVE MENTIONED CODE, FOR A BASIC WIND SPEED AS REQUIRED BY THE JURISDICTION WHERE THIS PRODUCT TO BE INSTALLED FOR A DIRECTIONALITY FACTOR Kd=0.85, USING ASCE 7-10 & SHALL NOT EXCEED THE MAXIMUM (A.S.D.) DESIGN PRESSURE RATING INDICATED ON NOTE 2.
   IN ORDER TO VERIFY THE ABOVE CONDITION, ULTIMATE DESIGN WIND LOADS DETERMINED PER ASCE 7-10 SHALL BE FIRST REDUCED TO A.S.D. DESIGN WIND LOADS BY MULTIPLYING THEM BY 0.6 IN ORDER TO COMPARE THESE W/ MAX. (A.S.D) DESIGN PRESSURE RATINGS INDICATED ON NOTE 2.
   IN ORDER TO VERIFY THAT ANCHORS ON THIS P.E.D., AS TESTED, WERE NOT OVERSTRESSED, A 33% INCREASE IN ALLOWABLE STRESS FOR WIND LOADS WAS NOT USED IN THEIR ANALYSIS. FASTENERS SPACING TO WOOD HAS BEEN DETERMINED IN ACCORDANCE WITH N.D.S. 2012.
   THIS PRODUCT'S ADEQUACY FOR IMPACT AND WIND RESISTANCE HAS BEEN VERIFIED IN ACCORDANCE WITH SECTION 1626 & 1609.1.2 OF THE ABOVE MENTIONED CODE AS PER PROTOCOLS TAS-201, TAS-202, TAS-203, PER HURRICANE TESTING LABORATORY REPORTS # HTL-0105-1030-02, HTL-0105-0712-03, HTL-0105-0205-03, HTL-0105-0810-03, HTL-0105-0210-04 AND HTL-0105-0407-04; PER CERTIFIED TESTING LABORATORIES REPORT # CTLA-1177W (FOR DOOR CERTIFICATION INSTALLATION WITH FG-5000 AND FG-5100 WINDOW WALL SYSTEM); PER ARCHITECTURAL TESTING LAB REPORTS # C0344.01-450-18, 95631.01-401-18 (NEW PANIC HARDWARE) PER CONSTRUCTION CONSULTING LABORATORY REPORTS #CCLI-14-128, AND AS PER SUBMITTED STRUCTURAL CALCULATIONS, PERFORMED AS PER SECTIONS 1616 & 1604 OF THE FLORIDA BUILDING CODE.
2. MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"X8'-0" PAIR OF DOORS SHALL BE +70 psf, -80 psf. WHEN USED WITH LAMINATED GLASS, AND MAX. +70 psf, -70 psf WHEN USED WITH INSULATED GLASS.
   MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"X8'-0" PAIR OF DOORS SHALL BE +60 psf, -60 psf. WHEN SARGENT OR CORBIN RUSSWIN EXIT DEVICES ARE USED (SEE SHEETS 6 & 7).
   USE SEALANT #37 FOR UP TO +70 psf, -80 psf A.S.D. DESIGN PRESSURE RATING. USE SEALANT # 37A FOR UP TO +70 psf, -70 psf A.S.D DESIGN PRESSURE RATING.
3. MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 4'-0"X8'-0" SINGLE OR 8'-0"x8'-0" PAIR OF DOORS SHALL BE +70 psf, -70 psf AND SHALL ONLY BE USED WITH EITHER LAMINATED OR INSULATED GLASS. USE SEALANTS #37 AND #37A FOR THESE DOORS.
4. THIS PRODUCT WILL NOT REQUIRE A HURRICANE PROTECTION DEVICE.
5. THIS PRODUCT IS NOT APPROVED FOR WATER INFILTRATION.
6. PROVIDE 1/4" MAX. LOAD BEARING SHIM (TYP.), WHEN ALLOWED BY THIS DRAWING.
7. ALL SCREWS USED FOR ASSEMBLY CONNECTIONS (METAL TO METAL TO BE STAINLESS STEEL 304 OR 316 AISI SERIES OR CORROSION RESISTANT COATED CARBON STEEL AS PER DIN 50018 AND SECTION 2411.3.3.4 OF THE FLORIDA BUILDING CODE WITH 50 ksi YIELD STRENGTH AND 90 ksi TENSILE STRENGTH.
8. WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE BUILDING STRUCTURE. WOOD BUCKS MUST BE SOUTHERN PINE, G = 0.55, AND SHALL COMPLY WITH SECTIONS 2411.3.3.3 & 2326 OF THE FLORIDA BUILDING CODE.
9. REMAINING COMPONENTS FOR THIS PRODUCT SHALL BE AS INDICATED ON BILL OF MATERIALS, SHEETS 4 & 5 OF THIS DRAWING AND AT HARDWARE SCHEDULES ON SHEETS 6 & 7 OF THE DRAWING.
10. ALL ALUMINUM EXTRUSIONS IN CONTACT WITH STEEL, CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD SHALL COMPLY WITH SECTIONS 2003.8.4.2, 2003.8.4.4, 2003.8.4.5 AND 2003.8.4.6 OF THE FLORIDA BUILDING CODE, RESPECTIVELY.
11. SHOP DRAWINGS PREPARED BASED ON THIS APPROVAL AND TAKING INTO ACCOUNT THE SPECIFIC JOB CONDITIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS PART OF THE PERMIT DOCUMENTS.
12. SUBSTRATE MATERIAL NOTED ON THIS DRAWING AS EXISTING BY OTHERS, POURED CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD MUST WITHSTAND THE LOADS IMPOSED BY THIS PRODUCT.
13. THIS PRODUCT'S INSTALLATION SHALL COMPLY WITH ALL SPECS INDICATED IN THIS DRAWING PLUS ANY BUILDING AND ZONING REGULATIONS PROVIDED BY THE JURISDICTION WHERE PERMIT IS APPLIED TO.
14. (a) THIS P.E.D. PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT; i.e. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.
    (b) CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION INCLUDING LIFE SAFETY OF THIS PRODUCT, BASED ON THIS P.E.D., PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT. CONSTRUCTION SAFETY AT SITE IS THE CONTRACTOR'S RESPONSIBILITY.
    (c) THIS P.E.D. WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
    (d) SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS DELEGATED ENGINEER TO THE P.E.D. ENGINEER, SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
    (e) ORIGINAL P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.
15. PRODUCT MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION AT PRODUCT IN ACCORDANCE WITH SECTION 1710.5 OF THE FLORIDA BUILDING CODE. ONE LABEL SHALL BE PLACED FOR EVERY OPENING.

THIS DRAWING SHALL ONLY BE USED TO OBTAIN PERMITS IN THE STATE OF FLORIDA

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: T.M.L. 03/18/15 DATE

15-029 DRAWING No

SHEET 1 OF 26

Oldcastle BuildingEnvelope®
803 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-469-4567

REV. No	DESCRIPTION	DATE
1	OLD 14-043	03/18/15

© 2015 TILTECO INC.

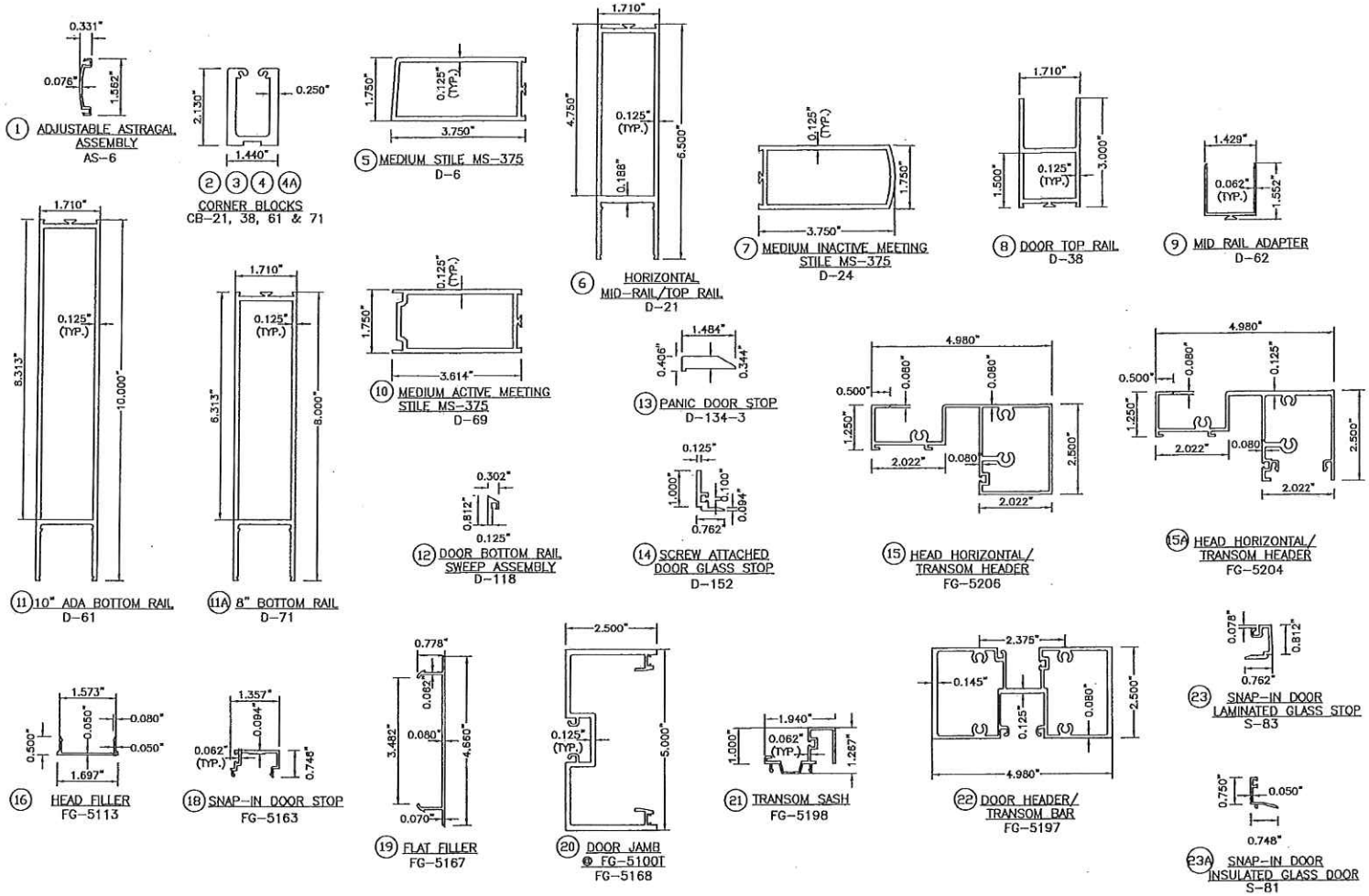
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6556 N.W. 74th Court, Miami, Florida 33166
Phone # (305)871-4556 Fax # (305)871-1531
e-mail: tilteco@aol.com
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL, SIGNATURE AND DATE

SERIES MSD-375 & WSD-500 ALUMINUM MEDIUM & WIDE STILE ENTRANCE DOORS (WET GLAZED) COMPONENTS

SCALE: 4" = 1"



FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. DATE: 03/18/15

15-029 DRAWING No

SHEET 2 OF 25

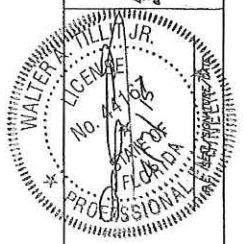
Oldcastle BuildingEnvelope®
603 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-659-4307

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 15-042	03/18/15			

© 2015 TILLECO INC.

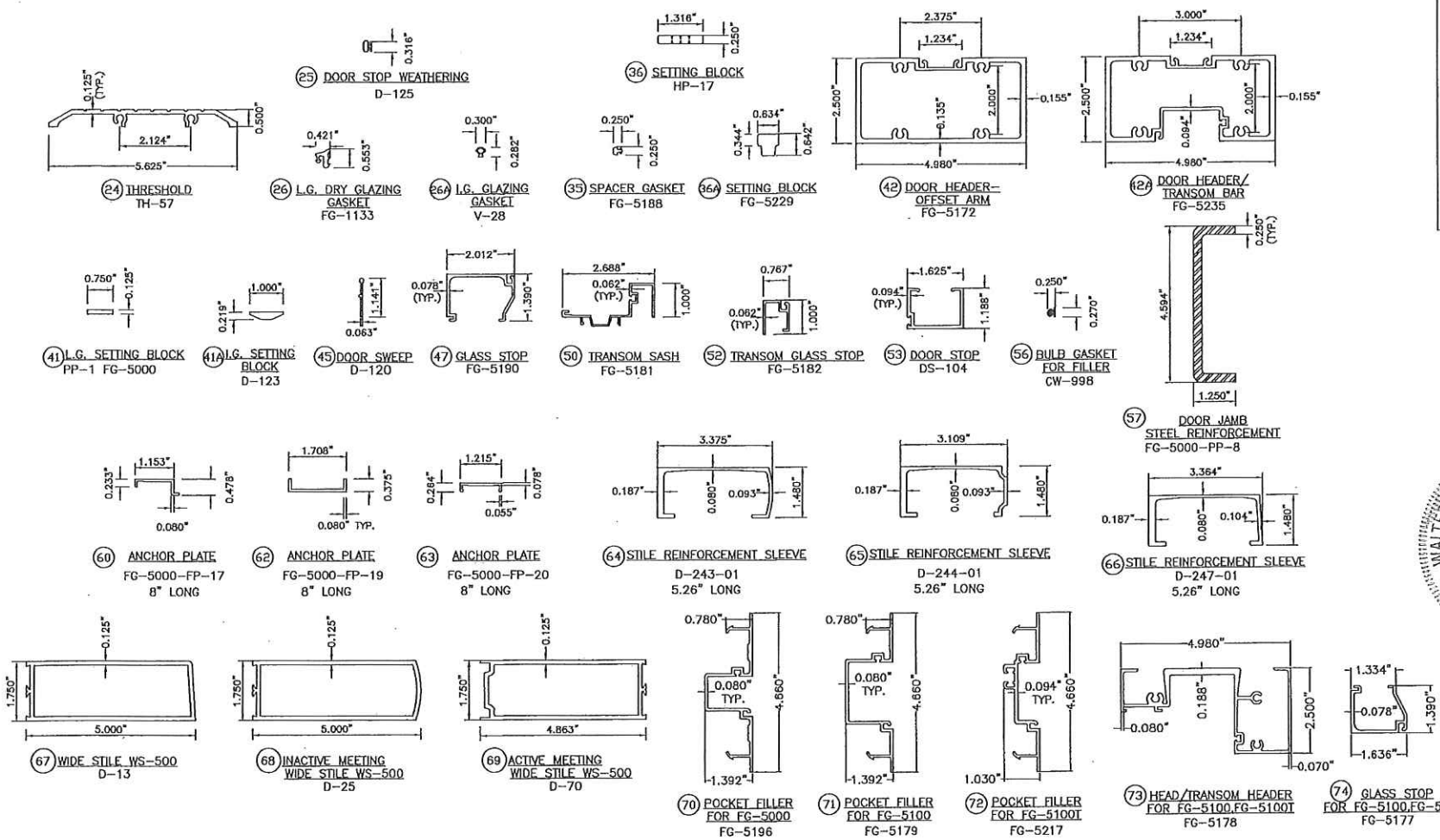
TILLECO INC.

TILLIT TESTING & ENGINEERING COMPANY
6555 N.W. 36th St., Ste. 205, Virginia Gardens, FL 33166
Phone: (305)871-0551 Fax: (305)871-0552
E-mail: tillit@bellsouth.net
EB-0002719
WALTER A. TILLIT JR., P.E.
FLORIDA LIC. # 44167



SERIES MSD-375 & WSD-500 ALUMINUM MEDIUM & WIDE STILE ENTRANCE DOORS (WET GLAZED) COMPONENTS

SCALE: 4" = 1"



FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

DATE

15-029 DRAWING No

SHEET 3 OF 26

Oldcastle BuildingEnvelope

803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800-869-4567

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY
8333 N.W. 36th St., Ste. 303, VIRGINIA GARDENS, FL 33166
Phone: (305)871-1630 Fax: (305)871-1631
e-mail: tiltecoeng@aol.com
EB-0005719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

© 2015 TILTECO INC.

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL/SIGNATURE/DATE

BILL OF MATERIALS MSD-375 & WSD-500 DOORS

ITEM No.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
1.	AS-6	ADJUSTABLE ASTRAGAL ASSEMBLY	.331" X 1.562" X .076"	6063-T6 ALUMINUM	OBE	
2.	CB-21	CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	4.437" LONG
3.	CB-38	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	1.23" LONG
4.	CB-61	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	8" LONG
4A.	CB-71	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	6" LONG
5.	D-6	MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	OBE	
6.	D-21	HORIZONTAL MID-RAIL/TOP RAIL	6.50" X 1.71" X .125"	6063-T5 ALUMINUM	OBE	
7.	D-24	INACTIVE MEETING MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	OBE	
8.	D-38	DOOR TOP RAIL	3.00" X 1.71" X .125"	6063-T5 ALUMINUM	OBE	
9.	D-62	MID-RAIL ADAPTER	1.429" X 1.552" X .062"	6063-T5 ALUMINUM	OBE	
10.	D-69	ACTIVE MEETING MEDIUM STILE MS-375	3.614" X 1.75" X .125"	6063-T5 ALUMINUM	OBE	
11.	D-61	10" ADA BOTTOM RAIL	10.00" X 1.71" X .125"	6063-T6 ALUMINUM	OBE	
11A.	D-71	8" BOTTOM RAIL	8.00" X 1.71" X .125"	6063-T6 ALUMINUM	OBE	
12.	D-118	DOOR BOTTOM RAIL SWEEP ASSEMBLY	.812" X .302" X .125"	6063-T5 ALUMINUM	OBE	CUT TO DOOR WIDTH MINUS 5/8"
13.	D-134-3	PANIC DOOR STOP	.344" X 1.484" X 3.00"	6063-T5 ALUMINUM	OBE	
14.	D-152	SCREW ATTACHED DOOR GLASS STOP	1.00" X .762" X .125"	6063-T6 ALUMINUM	OBE	ATTACH W/ (30) 12" ON CENTER
15.	FG-5206	HEAD HORIZONTAL/TRANSOM HEADER	2.50" X 4.98" X .080"	6063-T6 ALUMINUM	OBE	FOR FG-5000 SYSTEMS
15A.	FG-5204	HEAD HORIZONTAL/TRANSOM HEADER	2.50" X 4.98" X .080"	6063-T6 ALUMINUM	OBE	FOR FG-5000 SYSTEMS
16.	FG-5113	HEAD FILLER	.50" X 1.69" X .050"	6063-T5 ALUMINUM	OBE	
18.	FG-5163	SNAP-IN DOOR STOP	.746" X 1.357" X .062"	6063-T6 ALUMINUM	OBE	
19.	FG-5167	FLAT FILLER	.778" X 4.66" X .080"	6063-T6 ALUMINUM	OBE	RUNS FULL LENGTH
20.	FG-5168	DOOR JAMB @ FG-5000, FG-5100 & FG-5100T	2.50" X 5.00" X .125"	6063-T6 ALUMINUM	OBE	
21.	FG-5198	TRANSOM SASH	1.00" X 1.940" X .062"	6063-T6 ALUMINUM	OBE	
22.	FG-5197	DOOR HEADER/TRANSOM BAR	2.50" X 4.90" X .080"	6063-T6 ALUMINUM	OBE	
23.	S-83	SNAP-IN DOOR LAMINATED GLASS STOP	.812" X .762" X .078"	6063-T6 ALUMINUM	OBE	
23A.	S-81	SNAP-IN DOOR INSULATED GLASS STOP	.748" X .75" X .050"	6063-T5 ALUMINUM	OBE	
24.	TH-57	THRESHOLD	.50" X 5.625" X .125"	6063-T5 ALUMINUM	OBE	
25.	D-125	DOOR STOP WEATHERING	.125" SPACE	SANTOPRENE	UNIVERSAL RUBBER	
26.	FG-1133	GLAZING GASKET	.197" SPACE	EPDM	VARIES	70 DUROMETER, USE AT LAMINATED GLASS
26A.	V-28	GLAZING GASKET	.30" X .282"	VINYL	OBE	USE AT INSULATED GLASS
27.	FS-2	ATTACH D-118 SWEEP TO DOOR BOTTOM	#8 X 3/8" PPHSMS	STEEL	VARIES	
28.	FS-7	ATTACH RAILS TO CORNER BLOCKS	#10 X 3/4" PFH	STEEL	VARIES	
29.	FS-8	SPLINE ASSEMBLY SCREW	#14 X 1" HHSTS	STEEL	VARIES	
30.	FS-114	ATTACH D-152 TO DOOR	#8 X 3/8" PPHSMS	STEEL	VARIES	SPACED @ 12" O.C.
31.	SM-5601	JOINT SEALANT TAPE	.125" X .50" VARIES	BUTYL	SCHNEE-MOREHEAD	
32.	WP-085	ADJUSTABLE ASTRAGAL WEATHERING	VARIABLE SPACE	WOOL PILE	SCHLEGEL	
33.	FS-56	ATTACH D-134-2 PANIC STOP	#12 X 3/4" PFHSMS	STEEL	VARIES	
34.	FS-49	ADJUSTABLE ASTRAGAL SCREW	#8 X 1/2" PPHSMS	STEEL	VARIES	
35.	FG-5188	SPACER GASKET	.25" X .25"	EPDM	VARIES	85 DUROMETER
36.	HP-17	SETTING BLOCK	1.316" X .25" X 4" LONG	EPDM	VARIES	90 DUROMETER
36A.	FG-5229	SETTING BLOCK	.634" X .642" X 4" LONG	EPDM	VARIES	85 DUROMETER

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.M.L. DATE: 03/16/15
DRAWING No: 15-029
SHEET 4 OF 26

Oldcastle BuildingEnvelope
903 AIRPORT RD. TERRELL, TX. 75160
www.OldcastleBE.com Phone 800-869-4367

DRN. No.	DESCRIPTION	DATE	ECO / CHANGE

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4333 N.W. 35th. St., Ste. 305, Gainesville, FL. 32606
Phone / Fax: (352) 333-3933 / (352) 377-1507
e-mail: tilteco@aol.com
EB-0008719
WALTER A. TILLIT JR., P.E.
FLORIDA Lic. # 44187

WALTER A. TILLIT JR. LICENSE No. 44187 STATE OF FLORIDA PROFESSIONAL ENGINEER

BILL OF MATERIALS MSD-375 & WSD-500 DOORS (CONTINUED)

ITEM No.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
37.	995 SEALANT	STRUCTURAL SILICONE	FILL SPACE	SILICONE	DOW CORNING 995	USE FOR UP TO +70, -80 psf. ASD PRESSURE RATING
37A.	SEALANT	STRUCTURAL SILICONE PROGLAZE II	FILL SPACE	SILICONE	TREMCO	USE FOR UP TO +70, -70 psf. ASD PRESSURE RATING
38.	921	USED AS PERIMETER SEALANT	FILL SPACE	POLYURETHANE	VULKEM	
40.	FS-39	ATTACH CORNER BLOCK TO STILES	¼" X 20 X ¾": HHMS	STEEL	VARIES	
41.	FG-5000-PP1	SETTING BLOCK	⅛" X ¾" X 4"	EPDM	VARIES	USE FOR LAMINATED GLASS
41A.	D-123	SETTING BLOCK	1.00" X 0.219"	RIGID PVC	VARIES	USE FOR INSULATED GLASS
42.	FG-5172	DOOR HEADER-OFFSET ARM	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	OBE	
42A.	FG-5235	DOOR HEADER/TRANSOM BAR	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	OBE	
43.	DS-104	OFFSET ARM COVER	1.188" X 1.625" X .094"	6063-T6 ALUMINUM	OBE	
44.	FASTENER	ATTACH DS-104 TO FG-5172	#10 X 2" FHPSMS	STEEL	VARIES	SINGLE DOOR: 1 EA. 6" FROM LOCK STILE PAIR OF DRS: 1 EA. 6" EACH SIDE OF DR C/L
45.	D-120	DOOR WEATHERING STRIP	VARIABLE SPACE	VINYL	OBE	DOOR WIDTH MINUS 5/8"
46.	FG-5185	SPACER GASKET	.25" X .25"	SILICONE	VARIES	
47.	FG-5190	GLASS STOP	2.01" X 1.39" X .080"	6063-T6 ALUMINUM	OBE	FOR FG-5000 SYSTEMS
50.	FG-5181	TRANSOM SASH	1.00" X 2.69" X .062"	6063-T5 ALUMINUM	OBE	
51.	FS-55	ATTACH SC-1 CLIP	#10 X 1/2" PH ROUND	STEEL	VARIES	9" O.C.
52.	FG-5182	TRANSOM GLASS STOP	1.00" X .767" X .062"	6063-T5 ALUMINUM	OBE	
53.	DS-104	DOOR STOP	1.625" X 1.188" X .094"	6063-T5 ALUMINUM	OBE	USES SC-1 CLIP
56.	CW-998	BULB GASKET FOR FILLER	VARIES	FOAM-TITE	AMESBURY	
57.	FG-5000-PP-8	DOOR JAMB MULLION STL REINFORCING	1 1/4" X 4 9/16" X 1/4"	A-36 STEEL(ZINC PLATED)	VARIES	FULL LENGTH OF MULLION. COAT RICH PRIMER
58.	FS-38	ATTACH STL. REINFORCEMENT	1/4"-20 X 1/2" HH TYPE "F"	STEEL	VARIES	
59.	SC-1	STAINLESS STEEL CLIP	.281" X .968" X .032"	STAINLESS STEEL	OBE	9" O.C.
60.	FG-5000-FP-17	ANCHOR PLATE	1.153" X .478" X .080"X 8" LONG	6063-T5 ALUMINUM	OBE	USED @ 22
62.	FG-5000-FP-19	ANCHOR PLATE	.1.708" X .375" X .080"X 8" LONG	6063-T5 ALUMINUM	OBE	USED @ 24
63.	FG-5000-FP-20	ANCHOR PLATE	.1.215" X .264" X .078"X 8" LONG	6063-T5 ALUMINUM	OBE	USED @ 42
64.	D-243-01	STILE REINFORCEMENT SLEEVE	3.375" X 1.480" X .093"X 5.26LG	6063-T6 ALUMINUM	OBE	USED AT DOOR STILE SILL WITH REGENT HARDWARE
65.	D-244-01	STILE REINFORCEMENT SLEEVE	3.109" X 1.480" X .093"X 5.26LG	6063-T6 ALUMINUM	OBE	USED AT DOOR STILE SILL WITH REGENT HARDWARE
66.	D-247-01	STILE REINFORCEMENT SLEEVE	3.364" X 1.480" X .104"X 5.26LG	6063-T6 ALUMINUM	OBE	USED AT DOOR STILE SILL WITH REGENT HARDWARE
67.	D-13	WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	OBE	
68.	D-25	INACTIVE MEETING WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	OBE	
69.	D-70	ACTIVE MEETING WIDE STILE WS-500	4.863" X 1.75" X .125"	6063-T5	OBE	
70.	FG-5196	POCKET FILLER FOR FG-5000	4.660" X 1.392" X .080"	6063-T5	OBE	
71.	FG-5179	POCKET FILLER FOR FG-5100	4.660" X 1.392" X .080"	6063-T5	OBE	
72.	FG-5217	POCKET FILLER FOR FG-5100T	4.660" X 1.030" X .094"	6063-T5	OBE	
73.	FG-5178	HEAD/TRANSOM HEADER	2.500" X 4.980" X VARIES	6063-T6 ALUMINUM	OBE	FOR FG-5100,FG-5100T SYSTEMS
74.	FG-5177	GLASS STOP	1.390" X 1.636" X .078"	6063-T6 ALUMINUM	OBE	FOR FG-5100,FG-5100T SYSTEMS

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.A.L. 03/18/15 DATE
15-029 DRAWING No
SHEET 5 OF 25

Oldcastle BuildingEnvelope®
800 AIRPORT RD. TEMPLE, TX 76501
www.OldcastleBE.com Phone 800-580-4567

REV. No	DESCRIPTION	DATE
	OLD 14-062	03/18/15

REV. No	DESCRIPTION	DATE

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6363 NW 36th St. Cir. Suite 100, Virgina Gardens, FL 33166
Phone: (305) 591-8935 Fax: (305) 871-0831
e-mail: tiltecoBE@aol.com
EB-0003718
WALTER A. HILTUR, P.E.
FLORIDA LIC. # 44167

WALTER A. HILTUR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE DATE

HARDWARE SCHEDULE 3'-6" X 8'-0" OR 4'-0" X 8'-0" (Max.) SINGLE MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	3'-6' X 8'-0'	
3-POINT LOCK	MS 1850S + 4015 + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	4'-0' X 8'-0'	
RIM PANIC	ED4200S RIM PANIC	CORBIN RUSSWIN	+60 / -60 PSF	3'-6' X 8'-0'	
CONCEALED PANIC	1285 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6' X 8'-0'	
CONCEALED PANIC	2086 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6' X 8'-0'	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	REGENT	+70 / -80 PSF	3'-6' X 8'-0'	ONLY ALLOWED TO USED FOR MEDIUM STILES ⑤, ⑦ & ⑩
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	3'-6' X 8'-0'	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	3'-6' X 8'-0'	
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6' X 8'-0'	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6' X 8'-0'	
SURFACE CLOSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLOSER	21-211 HVY DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4' X 4 1/2'	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	3'-6' X 8'-0'	(3) PER DOOR LEAF
BUTT HINGES 4' X 4 1/2'	BB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	4'-0' X 8'-0'	(4) PER DOOR LEAF
BUTT HINGES 4' X 4 1/2'	RCTA2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6' X 8'-0'	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FORMED ALUMINUM	OBE	N/A	N/A	
PUSH BARS	PB-21 FORMED ALUMINUM	OBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	OBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	CY-3	OBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	OBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	OBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT (24)	OBE	+70 / -80 PSF	3'-6' X 8'-0'	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
DOOR BOTTOM SWEEP	D-118 / D120	OBE	N/A	N/A	
TOP PIVOTS	DP-6 / DP-7	OBE	+70 / -80 PSF	3'-6' X 8'-0'	
INTERMEDIATE PIVOTS	M-19	RIXON	+70 / -80 PSF	3'-6' X 8'-0'	
BOTTOM PIVOTS	DP-9 / DP-10	OBE	+70 / -80 PSF	3'-6' X 8'-0'	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	3'-6' X 8'-0'	
THRESHOLD	TH-43	OBE	+70 / -80 PSF	3'-6' X 8'-0'	
CONT. GEAR HINGE	KCFM-95HDI CONTINUOUS GEAR HINGES	PEMKO	+70 / -70 PSF	4'-0" X 8'-0"	

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. DATE: 03/18/15
15-029 DRAWING No
SHEET 6 OF 26

Oldcastle BuildingEnvelope®
903 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-469-4557

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-043	03/14/15			

© 2015 TILTECO INC.

TILTECO INC.
TILT-UP TESTING & ENGINEERING COMPANY
13333 N.W. 38th. Ave., Suite 100, Opa-Locka, FL 33168
Phone 1 (800) 327-3932 Fax (305) 687-1531
e-mail: tilteco@aol.com
WALTER A. TILT, JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILT, JR.
LICENSE NO. 44167
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HARDWARE SCHEDULE 7'-0" X 8'-0" OR 8'-0" X 8'-0" (Max.) PAIRS MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	7'-0" X 8'-0"	ACTIVE DOOR
FLUSH BOLTS	FB-1201-VRM TOP & BOTTOM-STEEL TIPS	OBE	+70 / -80 PSF	7'-0" X 8'-0"	INACTIVE DOOR
3-POINT LOCK	MS 1850S + 4015 + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	ACTIVE DOOR
2-POINT LOCK	MS 2180 AUTO RELEASE FLUSH BOLT	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	INACTIVE DOOR
RIM PANIC	ED4200S RIM PANIC	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	
REMOVABLE MULLION	WS708AKM REMOVABLE MULLION	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH ED4200S RIM DEVICE EXCLUSIVELY
CONCEALED PANIC	1285 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	2096 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	REGENT	+70 / -80 PSF	7'-0" X 8'-0"	ONLY ALLOWED TO USED FOR MEDIUM STILES ⑤, ⑦ & ⑩
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 8' X 8' ALLOWED UP TO +70 / -70 psf
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	7'-0" X 8'-0"	
REMOVABLE MULLION	HC L980 REMOVABLE MULLION	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH AD8500 RIM DEVICE EXCLUSIVELY
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
SURFACE CLOSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLOSER	21-211 HVY DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4" X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	7'-0" X 8'-0"	(3) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	BB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	8' X 8'	(4) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	RCTA2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FORMED ALUMINUM	OBE	N/A	N/A	
PUSH BARS	PB-21 FORMED ALUMINUM	OBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	OBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	CY-3	OBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	OBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	OBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT ㉔	OBE	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
DOOR BOTTOM SWEEP	D-118 / D120	OBE	N/A	N/A	
TOP PIVOTS	OP-6 / OP-7	OBE	+70 / -80 PSF	7'-0" X 8'-0"	
INTERMEDIATE PIVOTS	M-19	RIXON	+70 / -80 PSF	7'-0" X 8'-0"	
BOTTOM PIVOTS	OP-9 / OP-10	OBE	+70 / -80 PSF	7'-0" X 8'-0"	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	7'-0" X 8'-0"	
THRESHOLD	TH-43	OBE	+70 / -80 PSF	7'-0" X 8'-0"	
CONT. GEAR HINGE	KCFM-95HD1 CONTINUOUS GEAR HINGES	PENKO	+70 / -70 PSF	8'-0" X 8'-0"	

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15 DATE
15-029 DRAWING No
SHEET 7 OF 26

Oldcastle BuildingEnvelope®
1103 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com • Phone 800-869-4567

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-043	03/26/15			

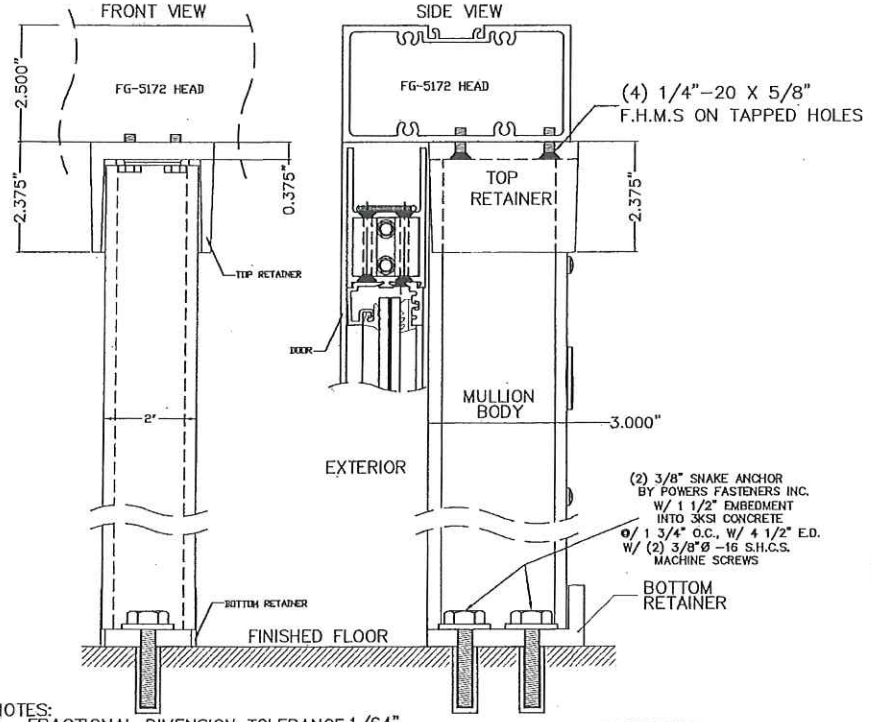
© 2015 TILLECO INC.

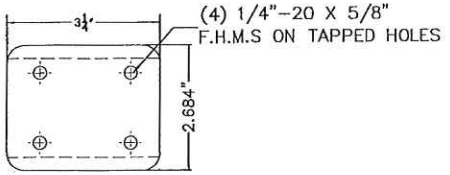
TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4333 NW 35th Terr. Ste. 300, Miami Gardens, FL 33166
Phone # (786) 845-1801 Fax # (786) 845-1811
e-mail: tilleco@aol.com
EB-0003719
WALTER A. TILLIT, JR. P.E.
FLORIDA LIC. # 44167

WALTER A. TILLIT, JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

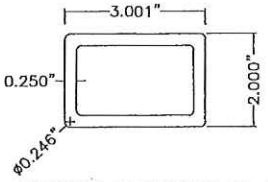
REMOVABLE MULLION ASSEMBLY DETAILS FOR SARGENT & CORBIN RUSSWIN EXIT DEVICES: MAX. A.S.D DESIGN PRESSURE RATING IS +60, −60 psf. FOR THESE EXIT DEVICES TO BE USED ONLY AT 3'−6"x8'−0" SINGLE OR 7'−0"x8'−0" PAIR OF DOORS

SARGENT HC L980
REMOVABLE MULLION
OR CORBIN RUSSWIN
KRM 200 FWS
REMOVABLE MULLION

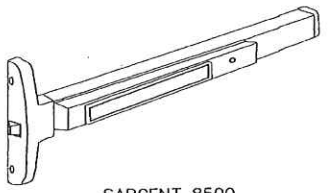




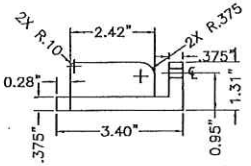
BOTTOM VIEW OF TOP RETAINER



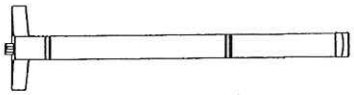
REMOVABLE MULLIONS HC−L980HC
& KRM 200 FWS



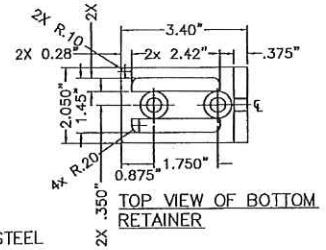
SARGENT 8500
NARROW RIM EXIT
FBC APPROVED



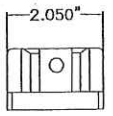
BOTTOM RETAINER
SIDE VIEW



CORBIN RUSSWIN ED4200S
NARROW EXIT
FBC APPROVED



TOP VIEW OF BOTTOM
RETAINER



FRONT VIEW

NOTES:
1. FRACTIONAL DIMENSION TOLERANCE 1/64".
2. OUTSIDE DIMENSIONS ARE MAX PART SIZE.
3. MOUNTING HOLES TO BE PREPARED AT INSTALLATION.

MATERIALS:
MULLION BODY – CARBON STEEL
HOT ROLLED, WELDED SEAM
PER ASTM A500 GRADE B
FINISH: PRIME COAT RED PAINT
TOP & BOTTOM RETAINER – CAST IRON, PRIMED.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD−375 (MEDIUM) & WSD−500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L
DATE: 03/18/15
15−029
DRAWING No
SHEET 8 OF 26

Oldcastle BuildingEnvelope®
800 ASHLEY DR. S. TEXARKANA, TX 75501
www.OldcastleBE.com Phone 800-869-4567

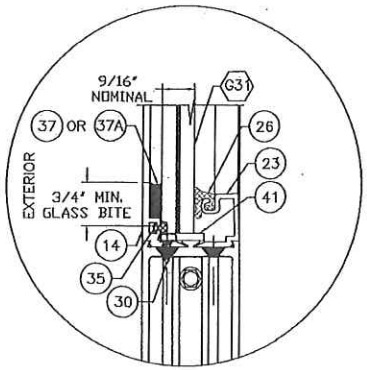
REV. No	DESCRIPTION	INIT	REV. IN	DESCRIPTION	DATE
	OLD 14-043	03/16/15			

© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6350 N.W. 36th St., Ste. 203, Virginia Gardens, FL 33166
Phone: (305) 871-1551 Fax: (305) 871-1551
E-mail: 1stTillit@gmail.com
EB−00006719
WALTER A. TILLIT JR., P.E.
FLORIDA LIC. # 44167

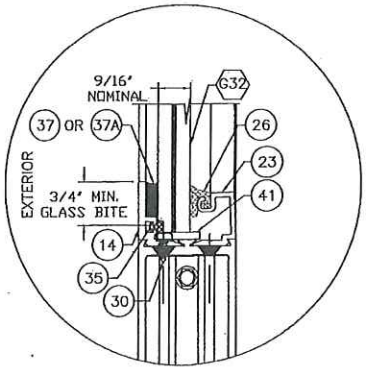
WALTER A. TILLIT JR.
LICENSE
No. 44167
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SIGNATURE/DATE

TYPICAL GLAZING DETAILS AT DOORS

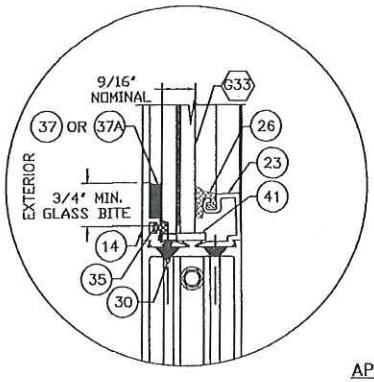


GLASS TYPE (G31)

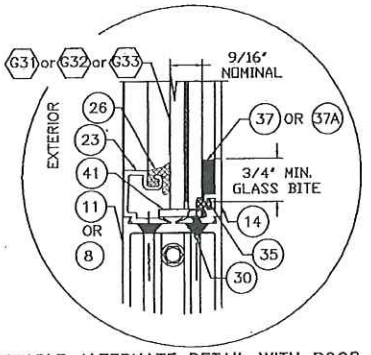
SCALE: 6" = 1"



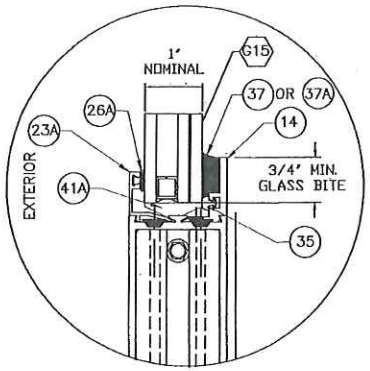
GLASS TYPE (G32)



GLASS TYPE (G33)



APPLICABLE ALTERNATE DETAIL WITH DOOR GLASS STOPS REVERSED FOR ALL GLASS TYPES VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x7'-0" SINGLE/PAIR OF DOORS RESPECTIVELY



GLASS TYPE (G15)

GLASS SCHEDULE FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS *

GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ (37) SILICONE	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ (37A) SILICONE
(G31)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.090" SAFLEX PVB INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16" x 82 3/16"	+70, -80	+70, -70
(G32)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.100" SAFLEX PVB INTERLAYER	EASTMAN CHEMICAL COMPANY		+70, -80	+70, -70
(G33)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.075" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY		+70, -80	+70, -70
(G15)	1" NOMINAL THICKNESS INSULATED GLASS CONSISTING OF 3/16" TEMPERED GLASS OB , 5/16" SPACER & 3/16" H.S. GLASS OVER 0.075" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70	+70, -70

GLASS SCHEDULE FOR 4'-0"x8'-0" OR 8'-0"x8'-0" DOORS

GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ (37) OR (37A) SILICONE
(G33)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.075" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	38 3/4" x 82 9/16"	+70, -70
(G15)	1" NOMINAL THICKNESS INSULATED GLASS CONSISTING OF 3/16" TEMPERED GLASS OB , 5/16" SPACER & 3/16" H.S. GLASS OVER 0.075" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70

TYPICAL DOOR GLASS SIZE= DLO +1 1/2"

* SEE SHEET 1, GENERAL NOTE #3, FOR MAX. ASD PRESSURE RATING WHEN SPECIFIC HADWARE IS USED.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L | DATE: 03/18/15 | DRAWING No: 15-029 | SHEET 9 OF 26

Oldcastle BuildingEnvelope®
903 ASHPOINT RD. TERRELL, TX. 75160
www.OldcastleBE.com Phone 800-869-4567

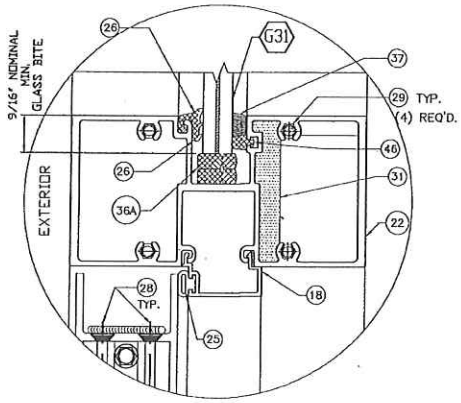
REV. No.	DESCRIPTION	DATE
	ADD 1+1=2	03/18/15

© 2015 TILTECO INC.

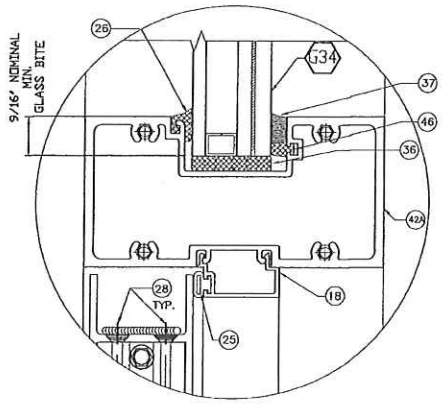
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4333 N.W. 35th. St. Ste. 333, MIAMI GARDENS, FL. 33160
Phone # (305)871-1511 Fax # (305)871-1521
E-mail: tilteco@bellsouth.net
EB-0008719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

TYPICAL GLAZING DETAILS FOR TRANSOMS
VALID ONLY FOR 3'-6"x8'-0" & 7'-0"x8'-0" SINGLE/PAIR OF DOORS RESPECTIVELY



GLASS TYPE G31
SCALE: 6" = 1"



GLASS TYPE G34
SCALE: 6" = 1"

GLASS SCHEDULE FOR 3'-6"x8'-0" (MAX.) OR 7'-0"x8'-0" (MAX.) DOORS TRANSOMS				
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ 37 SILICONE
G31	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.090" SAFLEX PVB INTERLAYER	EASTMAN CHEMICAL COMPANY	SEE SCHEDULE ON SHEET 16	+70, -80
G34	1 5/16" NOMINAL THICKNESS INSULATED LAMINATED GLASS CONSISTING OF TWO 1/4" H.S.-O.B + 1/2" AIR SPACE + 1/4" H.S. + 0.090" SAFLEX PVB INTERLAYER + 1/4" H.S.	EASTMAN CHEMICAL COMPANY		+70, -80

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L
03/18/15
DATE
15-029
DRAWING No
SHEET 10 OF 26

Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800-869-4567

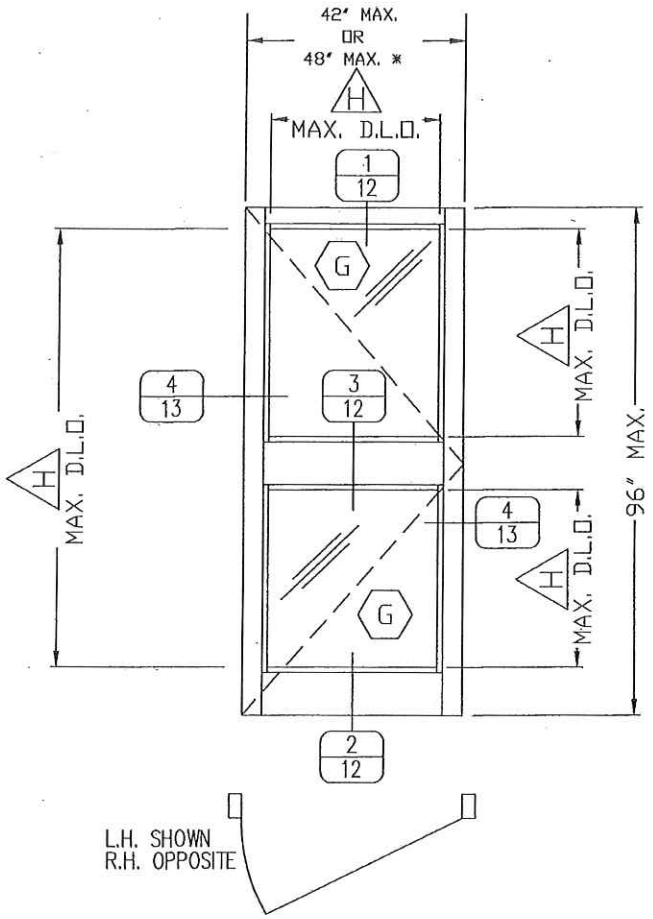
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

© 2015 TILTECO INC.

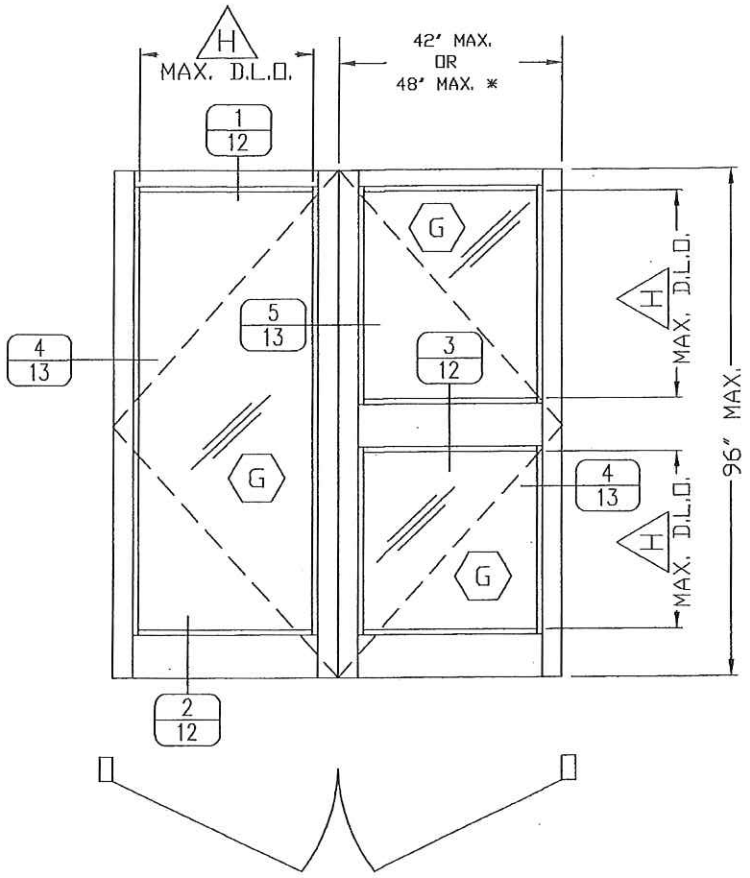
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6355 N.W. 36th. St., Ste. 355, VIRGINIA GARDENS, FL 33166
Phone : (305)871-1530 Fax : (305)871-1531
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSED No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL/SIGNATURE DATE

TYPICAL PANEL ELEVATIONS FOR MSD-375 & WSD-500 IMPACT SINGLE/PAIR OF DOORS (WET GLAZED)



SINGLE PANEL



DOUBLE PANEL

FOOT NOTES:

(G) FOR GLAZING DETAILS AND GLASS SCHEDULE SEE SHEET 9.

(H) FOR MAXIMUM DAYLIGHT OPENING (D.L.O.) SEE SCHEDULE ON SHEET 9.

* SEE GENERAL NOTES #2 & 3 ON SHEET 1 FOR LIMITATIONS ON MAX. A.S.D PRESSURE RATINGS, USABLE GLASS & HARDWARE.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.B.L. DATE: 03/18/15

15-029 DRAWING No

SHEET 11 OF 28

Oldcastle BuildingEnvelope

903 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-580-4557

REV. No	DESCRIPTION	DATE
	OLD 14-065	02/16/15

© 2015 TILTECO INC.

TILTECO INC.

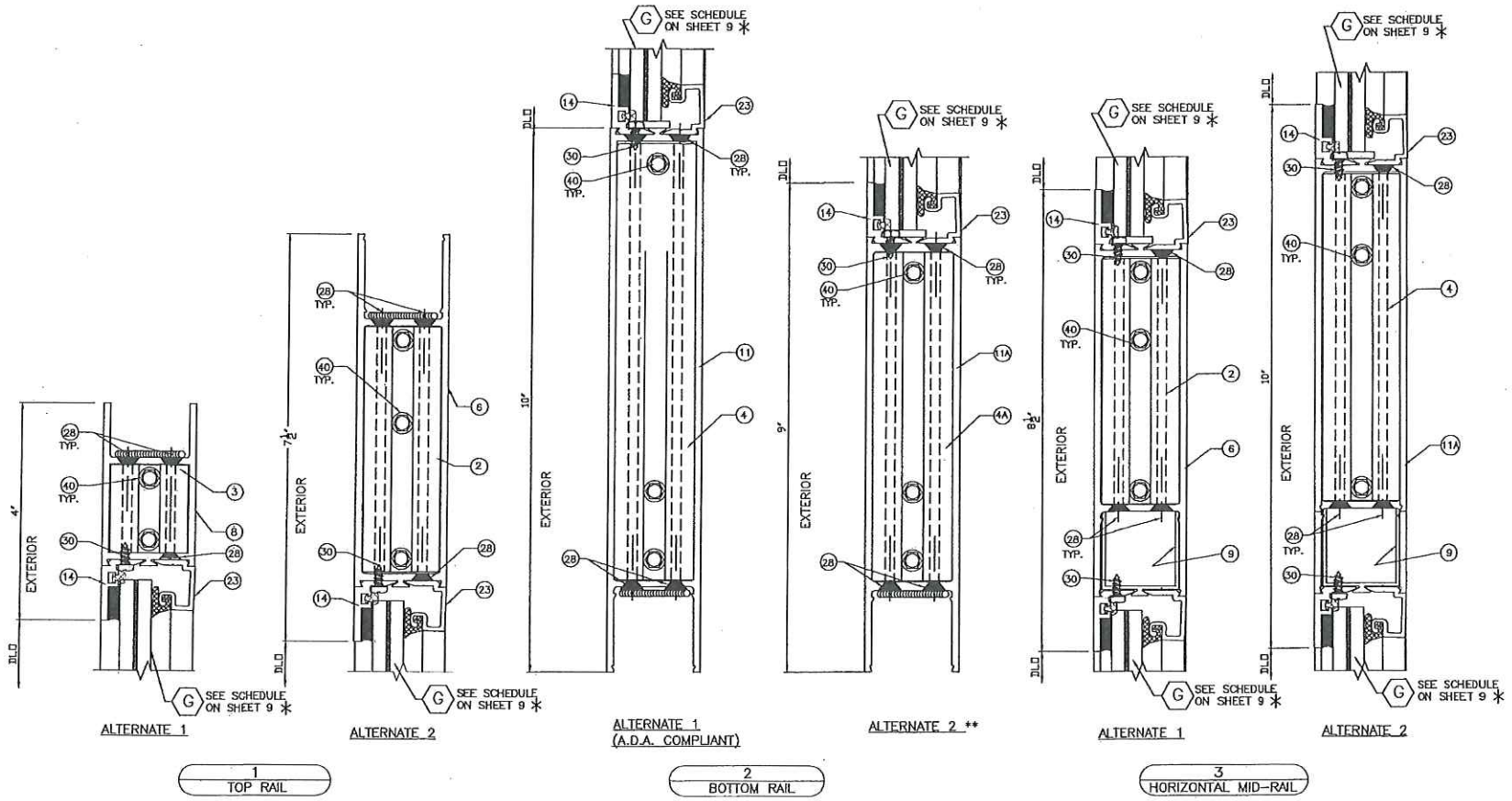
TILLIT TESTING & ENGINEERING COMPANY
6353 N.W. 35th. Ct., Suite 305, Virginia Gardens, FL. 33166
Phone: (305) 887-7174 Fax: (305) 887-7175
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT, JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. SEAL/SIGNATURE/DATE

DOOR'S TOP AND BOTTOM RAILS AND HORIZONTAL MID-RAIL DETAILS (SIDE VIEWS)

SCALE: 6" = 1"



* LAMINATED GLASS SHOWN. SEE GLAZING DETAIL FOR G15 INSULATED GLASS ON SHEET 9.

** BOTTOM RAIL 11A ONLY ALLOWED AT 3'-6" WIDE DOOR PANELS (SINGLE OR PAIR OF DOORS).

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

DATE

15-029 DRAWING No

SHEET 12 OF 26

Oldcastle BuildingEnvelope™
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com-Phone 800-869-4567

REV. No | DESCRIPTION | DATE | REV. No | DESCRIPTION | DATE

OLD 14-043 | 03/18/15

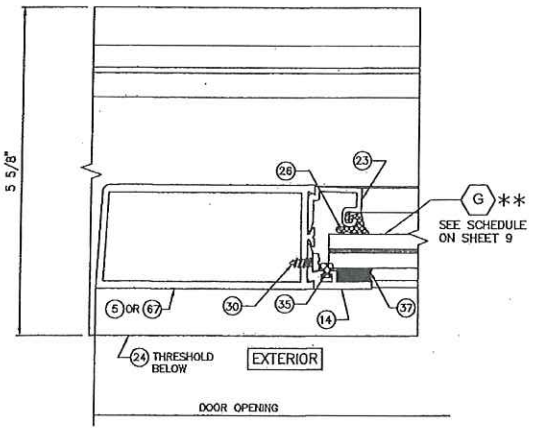
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
8335 N.W. 35th St., Ste. 305, VIRGINIA GARDENS, FL 33166
Phone 1 (305)671-1530 . Fax 1 (305)671-1531
e-mail: tiltecoGeol.com
EB-0008719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

© 2015 TILTECO INC.

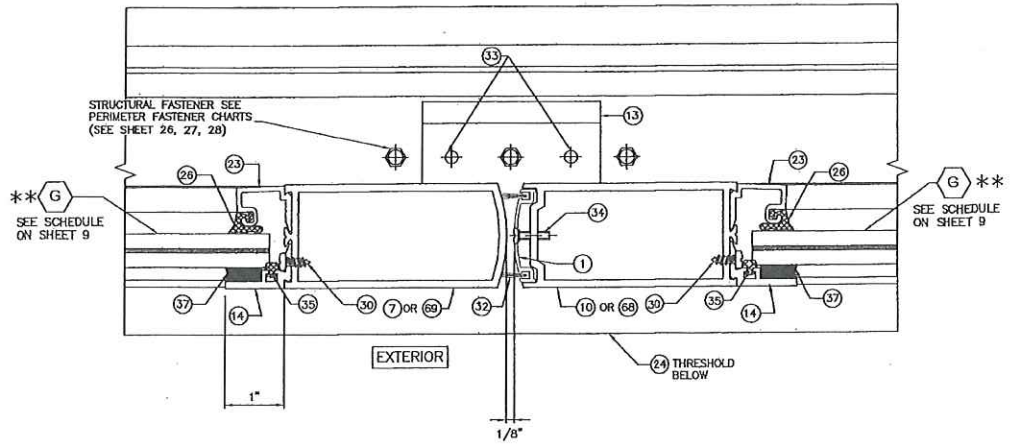
WALTER A. TILLIT JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. SEAL/SIGNATURE/DATE

DOOR'S HINGE/LOCK/MEETING STILES AND THRESHOLD CONNECTION DETAILS (PLAN VIEWS)

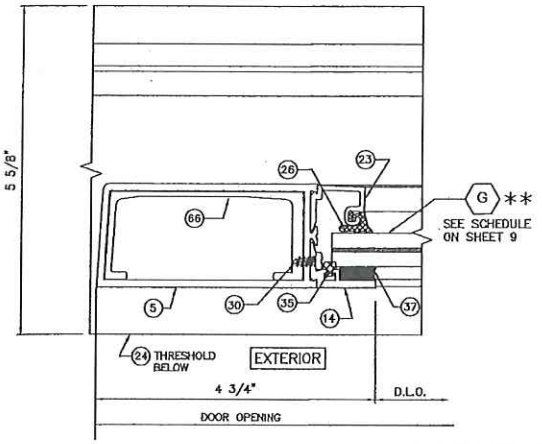
SCALE: 6" = 1"



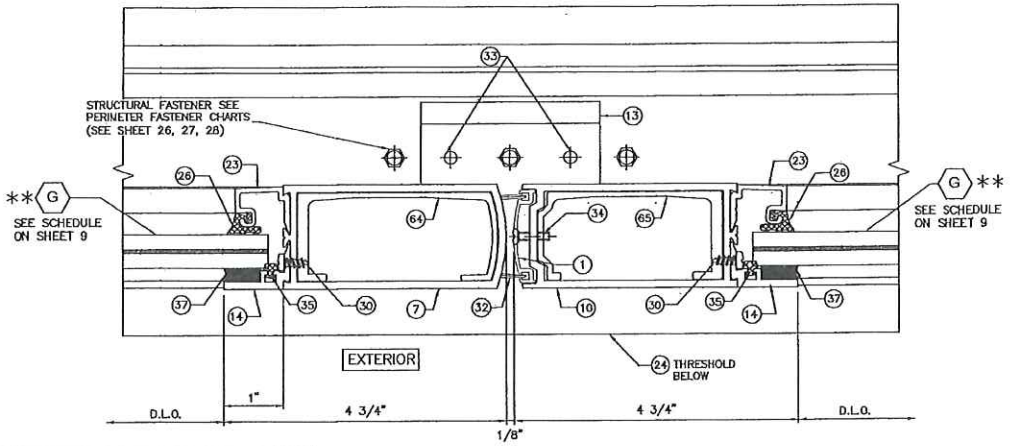
4
JAMB



5
MEETING STILES & THRESHOLD CONNECTION



4A*
LOCK STILE AT SINGLE DOOR ONLY



5A*
MEETING STILES & THRESHOLD CONNECTION

* DETAILS 4A AND 5A ARE ONLY REQUIRED AND APPLICABLE WHEN A REGENT 5770 CONCEALED PANIC DEVICE IS USED.

** LAMINATED GLASS SHOWN, SEE GLAZING DETAIL FOR (G15) INSULATING GLASS ON SHEET 9.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

Oldcastle BuildingEnvelope®
800 AIRPORT RD, TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4557

DRAWN BY: F.B.L.
DATE: 03/18/15
15-029
DRAWING No
SHEET 13 OF 26

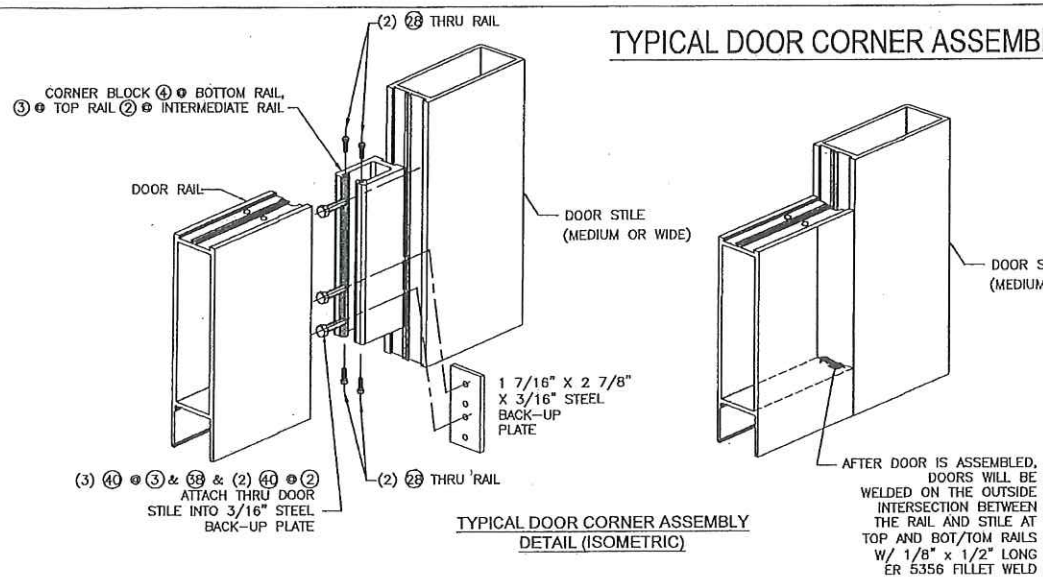
REV. No	DESCRIPTION	DATE
	ADD 14-0403	10/16/15

© 2015 TILTECO INC.

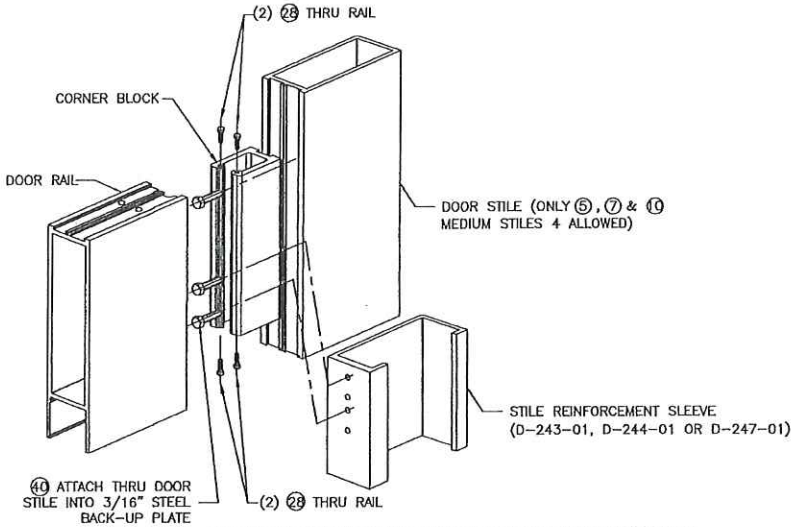
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6358 N.W. 36th St., Ste. 205, Virginia Gardens, FL 33166
Phone 1 (305) 871-1551 Fax 1 (305) 871-1571
www.Tilteco-Dade.com
EB-0006719
WALTER A. TILLIT JR., P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

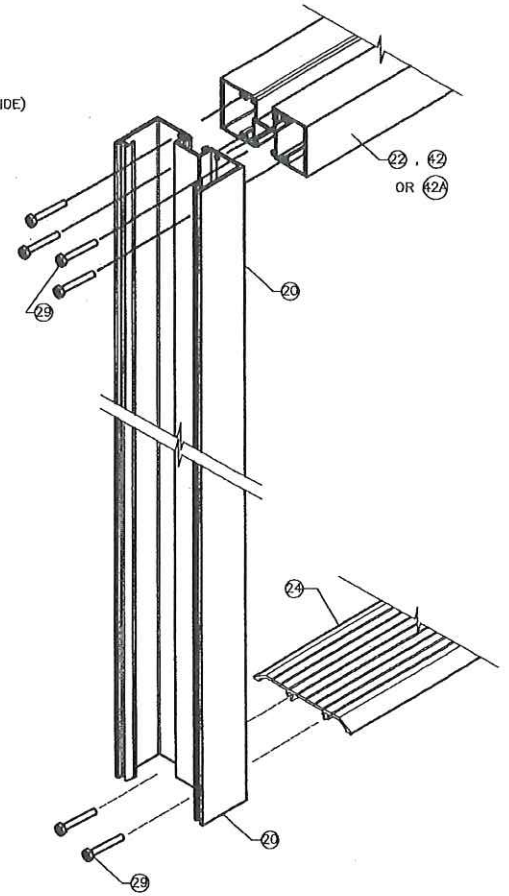
TYPICAL DOOR CORNER ASSEMBLY DETAILS (ISOMETRIC)



TYPICAL DOOR CORNER ASSEMBLY DETAIL (ISOMETRIC)



DOOR CORNER ASSEMBLY DETAIL (ISOMETRIC), ONLY FOR REGENT 5770 CVR PANIC DEVICE HARDWARE



HEAD AND THRESHOLD ASSEMBLY

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

DATE

15-029

DRAWING No

SHEET 14 OF 26

Oldcastle BuildingEnvelope

© 2015 TILTECO INC.

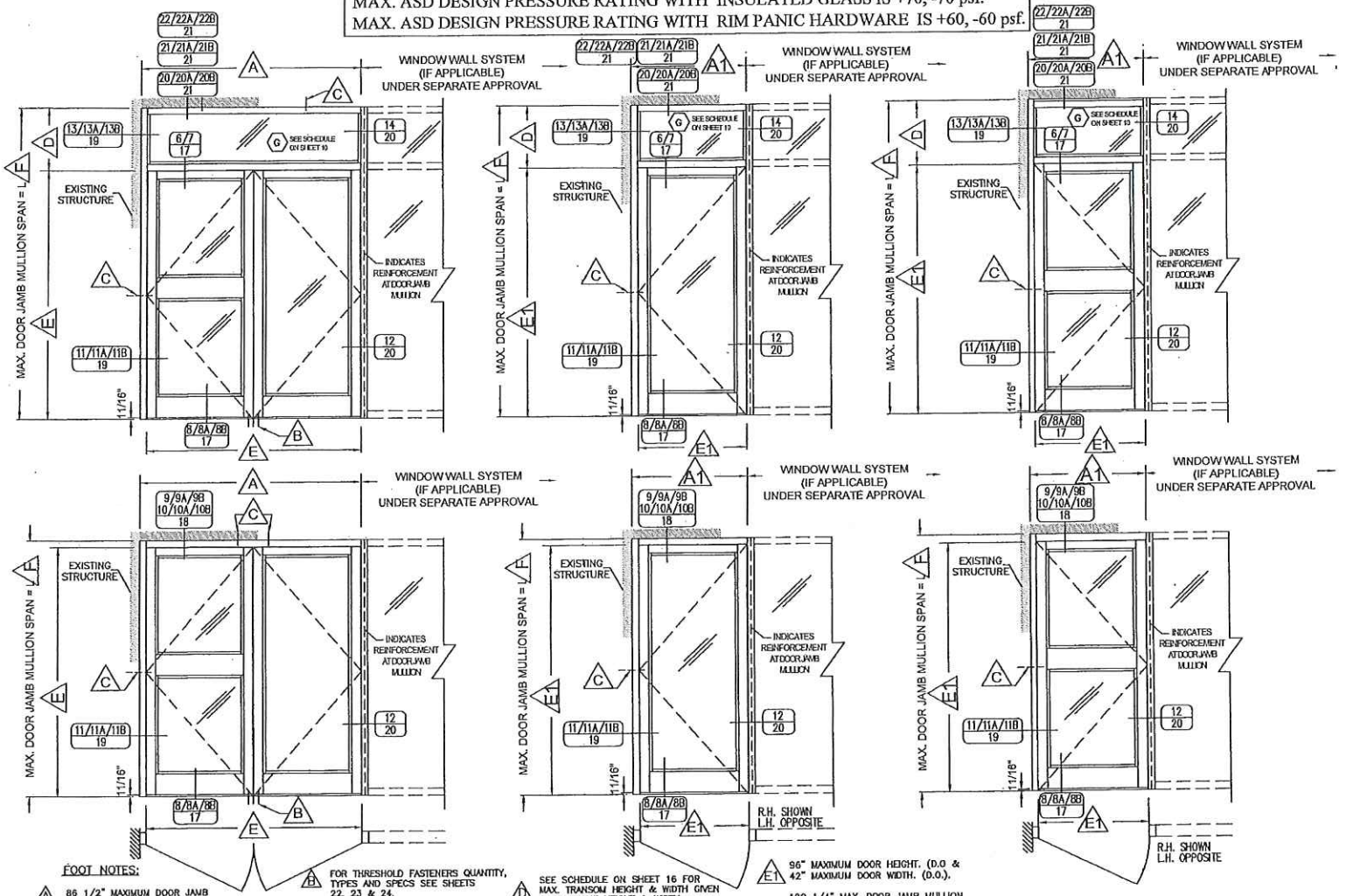
TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY

WALTER A. TILLIT JR. LICENSE No 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 3'-6"x8'-0" (SINGLE) & 7'-0"x8'-0" (PAIR) CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD DESIGN PRESSURE RATING WITH LAMINATED GLASS IS +70, -80 psf.
MAX. ASD DESIGN PRESSURE RATING WITH INSULATED GLASS IS +70, -70 psf.
MAX. ASD DESIGN PRESSURE RATING WITH RIM PANIC HARDWARE IS +60, -60 psf.



FOOT NOTES:

A 86 1/2" MAXIMUM DOOR JAMB MULLION DISTANCE TO END OF DOOR.

A1 44 1/2" MAX. DOOR JAMB MULLION DISTANCE TO END OF DOOR.

B FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 22, 23 & 24.

C FOR JAMB & HEAD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 22, 23 & 24.

D SEE SCHEDULE ON SHEET 16 FOR MAX. TRANSOM HEIGHT & WIDTH GIVEN DOOR FRAME HEIGHT & WIDTH

E 88" MAXIMUM DOOR HEIGHT (D.O.) & 84" MAXIMUM DOOR WIDTH (D.O.).

E1 96" MAXIMUM DOOR HEIGHT. (D.O & 42" MAXIMUM DOOR WIDTH. (D.O.).

F 120 1/4" MAX. DOOR JAMB MULLION SPAN FOR DOOR W/ TRANSOM & 98 1/2" MAX. DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L
DATE: 03/18/15
15-029
DRAWING No
SHEET 15 OF 25

Oldcastle BuildingEnvelope®
603 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4567

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-042	03/18/15			

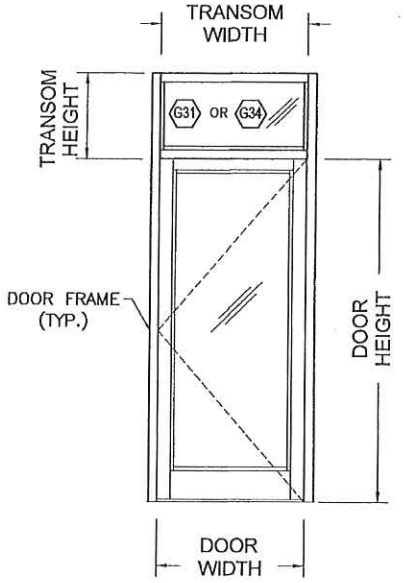
© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
30303 N.W. 107th Ave., Suite 204, Miami, Florida, FL 33166
Phone: (305) 887-1221 Fax: (305) 887-1231
e-mail: tillecoinc@aol.com
EB-0006719
WALTER A. TILLIT JR., P.E.
FLORIDA LIC. # 44167

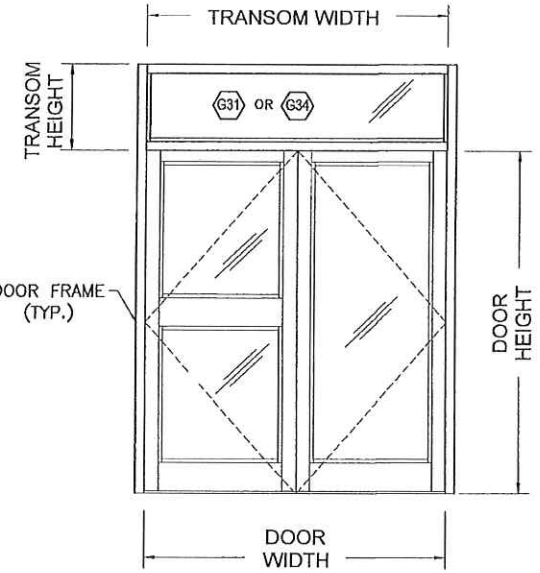
WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE/DATE

MAXIMUM TRANSOM WIDTH & HEIGHT SCHEDULE GIVEN MAX. WIDTH & HEIGHT FOR DOOR (VALID ONLY FOR 3'-6"x8'-0" (MAX) OR 7'-0"x8'-0" (MAX) SINGLE & PAIR OF DOORS RESPECTIVELY)

DOOR WIDTH (IN)		DOOR HEIGHT (IN)	TRANSOM WIDTH(IN)		TRANSOM HEIGHT (IN)
SINGLE	DOUBLE		SINGLE	DOUBLE	
30"	60"	84"	30"	60"	36"
30"	60"	96"	30"	60"	24"
36"	72"	84"	36"	72"	36"
36"	72"	96"	36"	72"	24"
42"	84"	84"	42"	84"	30"
42"	84"	96"	42"	84"	24"



SINGLE DOOR



DOUBLE DOOR

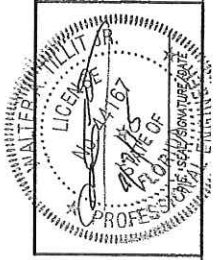
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT
DRAWN BY: F.R.J. 03/18/15 DATE
15-029 DRAWING No
SHEET 16 OF 26

Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800.860-4557

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	DLO 14-063	03/18/15			

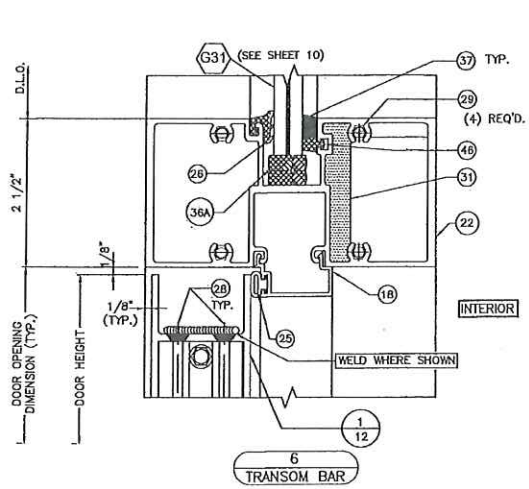
© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
5333 NW. 35th. Blvd. STE. 105, VIRGINIA GARDENS, FL. 33166
Phone: (305)-599-1124 Fax: (305)-871-0501
e-mail: tilteco@aol.com
EB-0026719
WALTER A. TILLIT, P.E.
FLORIDA Lic. # 44167

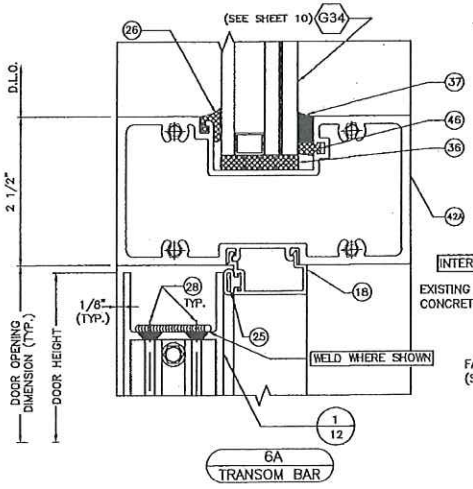


TRANSOM BAR CONNECTION DETAILS TO FG-5000, FG-5100 AND FG-5100T *

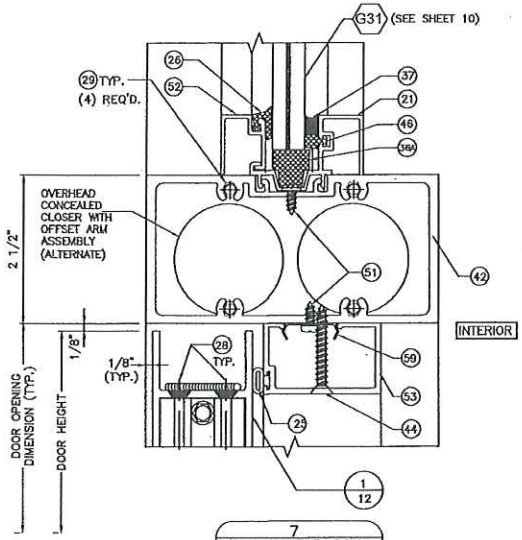
* VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x8'-0" DOORS AT FG-500, FG-5100 & FG-5100T



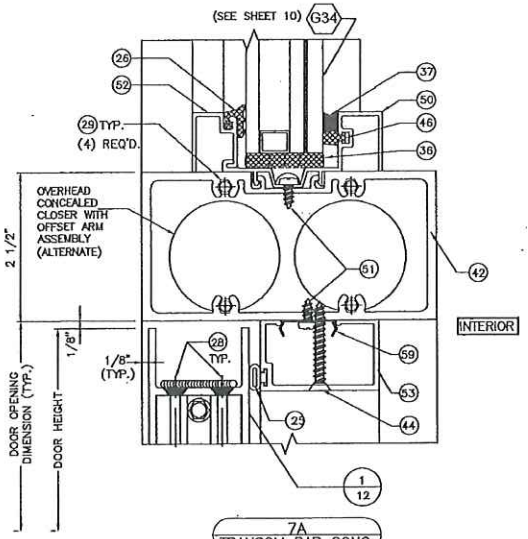
6 TRANSOM BAR



6A TRANSOM BAR

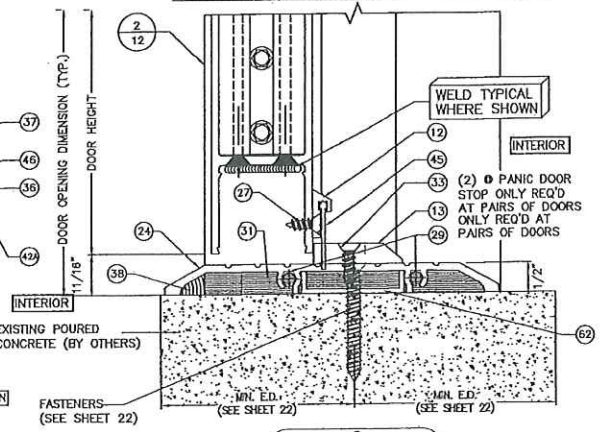


7 TRANSOM BAR CONC.

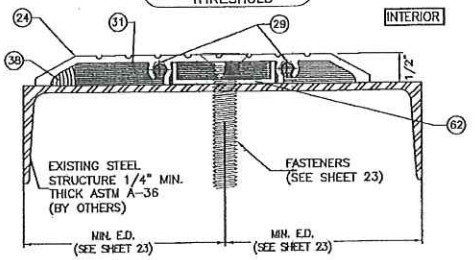


7A TRANSOM BAR CONC.

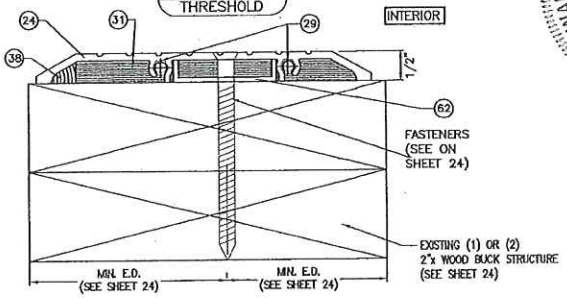
THRESHOLD CONNECTION DETAILS TO FG-5000, FG-5100 & FG-5100T



8 THRESHOLD



8A THRESHOLD



8B THRESHOLD

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L
DATE: 03/18/15

Oldcastle BuildingEnvelope®
903 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com - Phone 800-869-4567

15-029
DRAWING No

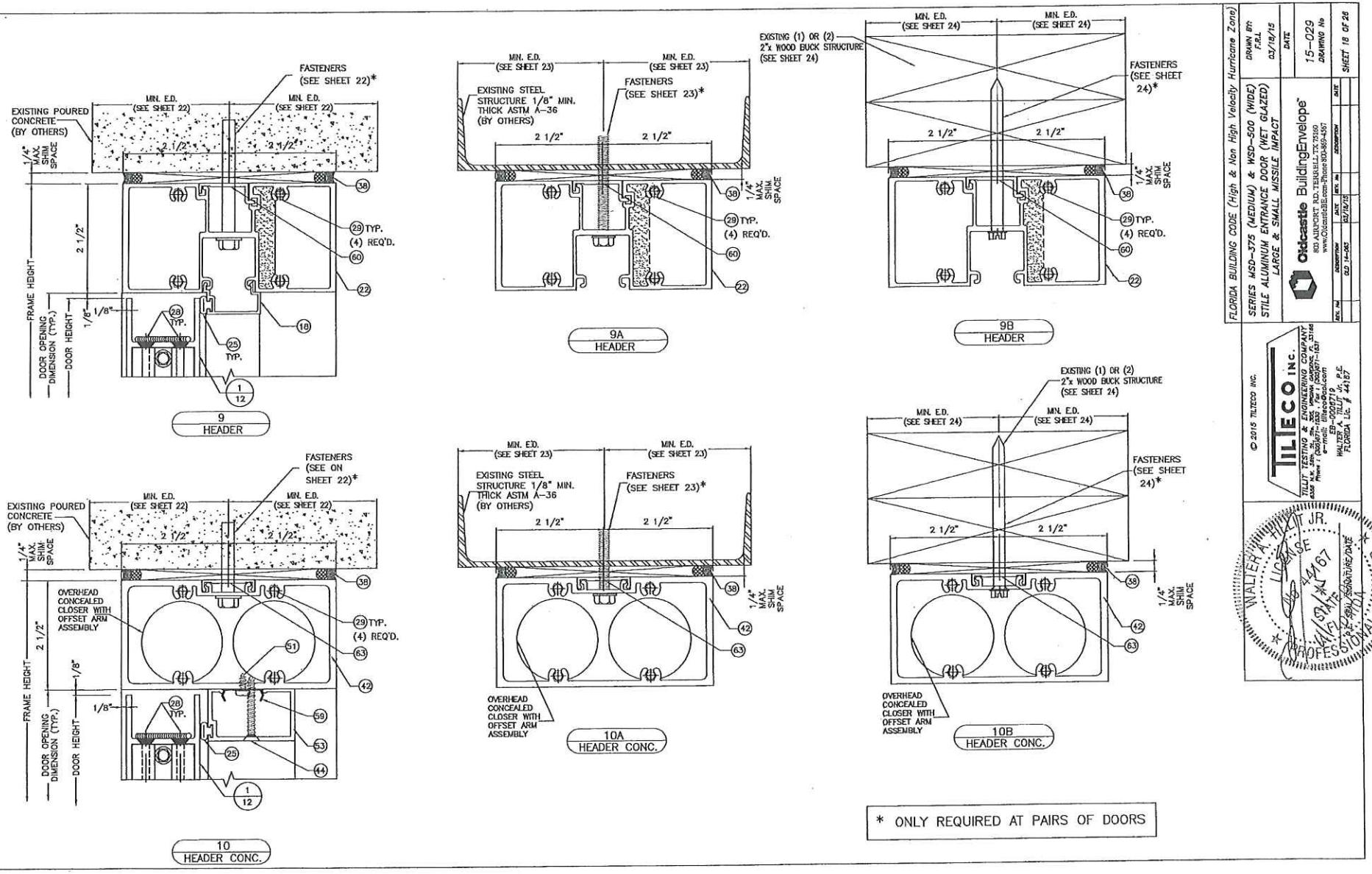
SHEET 17 OF 25

REV. NO	DESCRIPTION	DATE	REV. NO	DESCRIPTION	DATE
	OLD 14-043	03/19/15			

© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6330 N.W. 30th Pl., Ste. 300, Miami Gardens, FL 33166
Phone: (305) 418-0000 Fax: (305) 418-0001
e-mail: tilleco@aol.com
EB-0002719
WALTER A. TILLIT, JR., P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT, JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER



FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES WSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: T.R.L.
DATE: 03/18/15

15-029
DRAWING No

SHEET 18 OF 28

Oldcastle BuildingEnvelope®
803 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4567

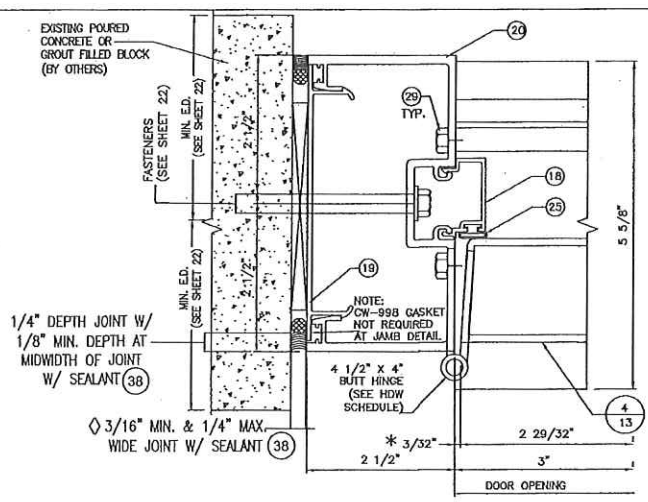
REV. No.	DESCRIPTION	DATE	REV. No.	DESCRIPTION	DATE
	OLD 14-265	03/18/15			

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
ADDR. P.O. BOX 2577 ... Phone (903)877-1833
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

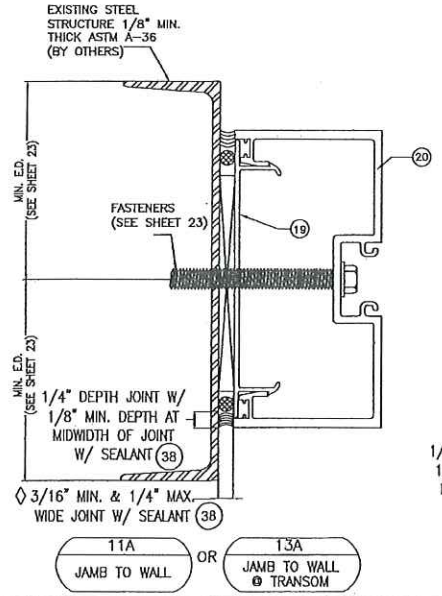
WALTER A. TILLIT JR.
LICENSE
No. 44167
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SIGNATURE/DATE

◊ NOTE:
INDICATED MAXIMUM AND MINIMUM VALUES FOR SPECIFIED SEALANT VERTICAL JOINT WIDTH AT JAMBS CONNECTED TO WALL HAVE BEEN DETERMINED ONLY TAKING INTO CONSIDERATION THE ACTUAL MOVEMENT OF GLASS WALL AT JAMBS DUE TO THERMAL, WIND AND ITS OWN CONSTRUCTION TOLERANCE, AND NOT PERFORMANCE FACTORS FROM THE SURROUNDING STRUCTURE.

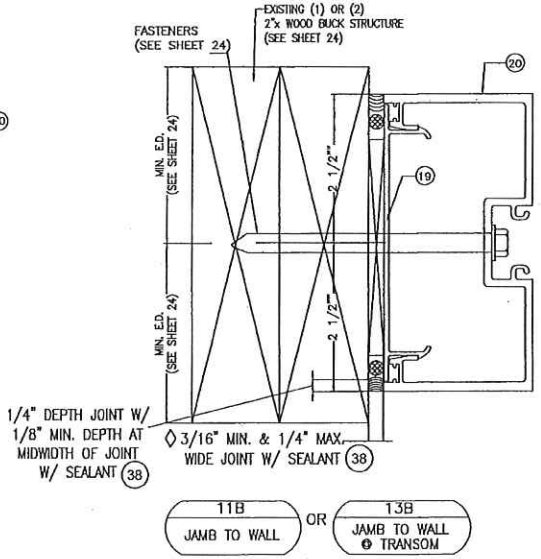


* NOTE:
3/32" CLEARANCE DIMENSIONS SHOWN ARE TYPICAL FOR BUTT HINGES OR OFFSET PIVOTS. GEAR HINGES REQUIRE 5/16" CLEARANCE AT JAMBS.

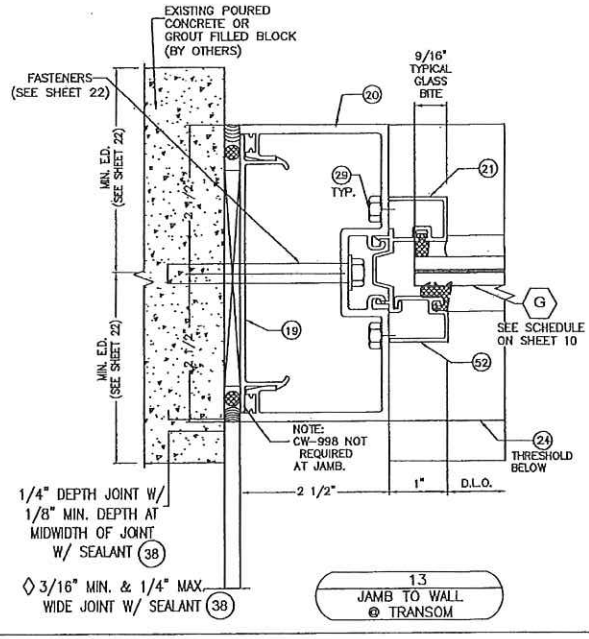
11
JAMB TO WALL @ DOOR



11A
JAMB TO WALL
OR
13A
JAMB TO WALL @ TRANSOM



11B
JAMB TO WALL
OR
13B
JAMB TO WALL @ TRANSOM



13
JAMB TO WALL @ TRANSOM

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. DATE: 03/18/15
15-029 DRAWING No
SHEET 19 OF 26

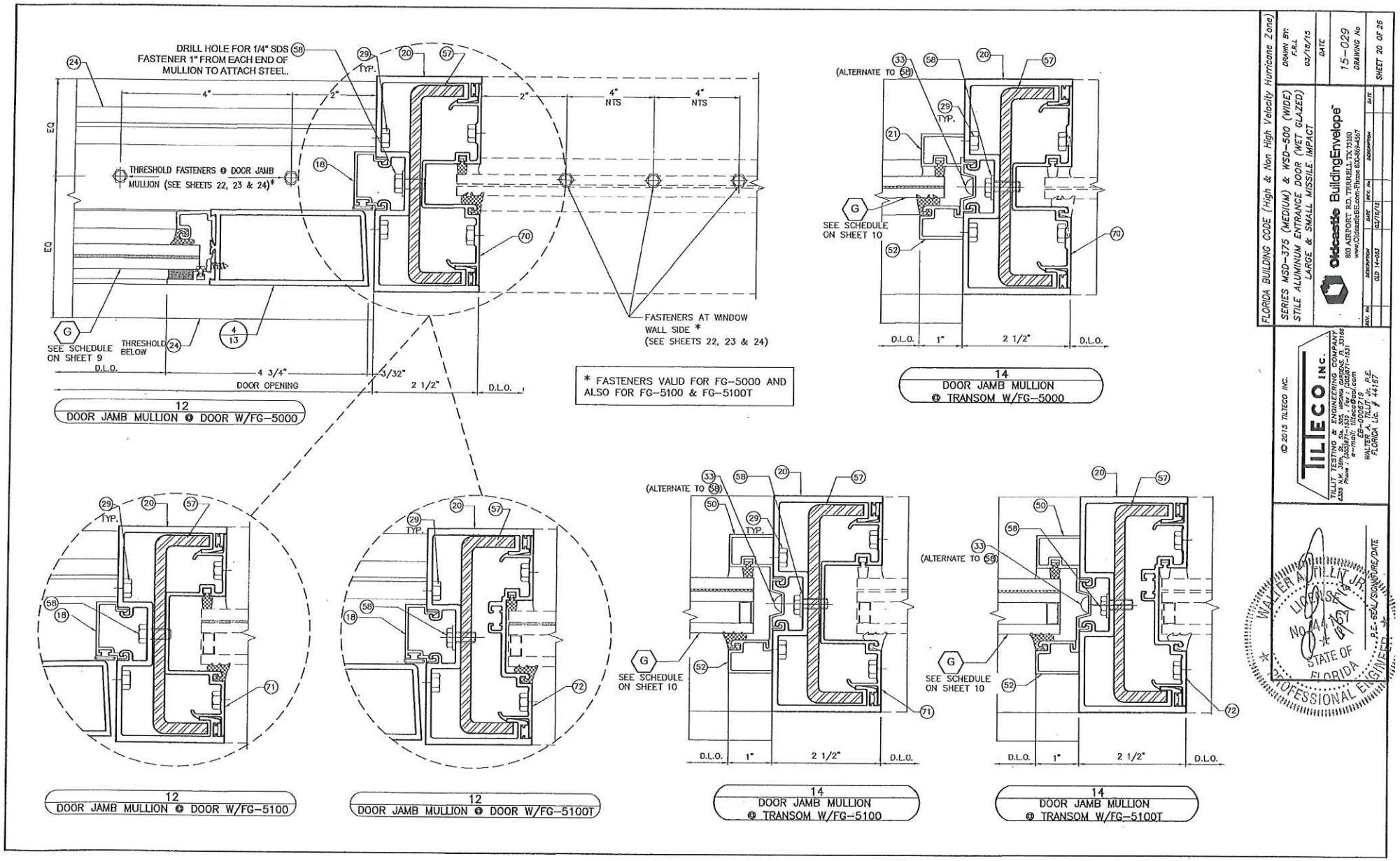
Oldcastle BuildingEnvelope®
903 ASPERPORT RD. TERRELL, TX. 75160
www.OldcastleBE.com Phone 800-366-4567

DRT. No.	DESCRIPTION	DATE	DRT. No.	DESCRIPTION	DATE
	OLD 14-042	02/19/15			

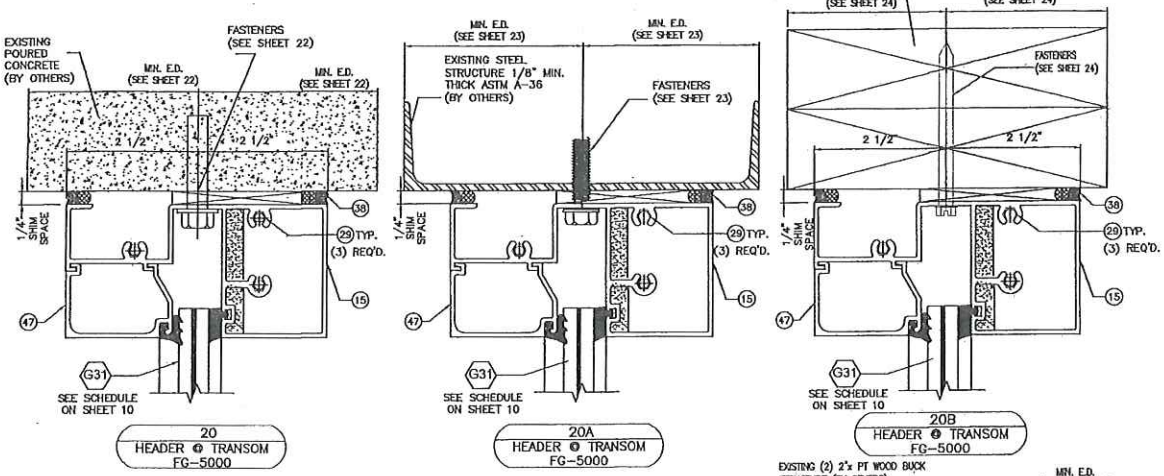
© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6556 N.W. 35TH CIR. STE. 330, OCALA, FLORIDA 34482
Phone 1-352-351-8556 Fax 1-352-351-1501
e-mail: tillecoinc@aol.com
WALTER A. TILLIT JR. P.E.
FL-0008719
FLORIDA LIC. # 44167

WALTER A. TILLIT JR.
LICENSED
No. 44167
STATE OF FLORIDA
PROFESSIONAL ENGINEER


DRILL HOLE FOR 1/4" SDS FASTENER 1" FROM EACH END OF MULLION TO ATTACH STEEL.
THRESHOLD FASTENERS @ DOOR JAMB MULLION (SEE SHEETS 22, 23 & 24)*
SEE SCHEDULE ON SHEET 9
THRESHOLD BELOW
FASTENERS AT WINDOW WALL SIDE * (SEE SHEETS 22, 23 & 24)
* FASTENERS VALID FOR FG-5000 AND ALSO FOR FG-5100 & FG-5100T
12 DOOR JAMB MULLION @ DOOR W/FG-5000
14 DOOR JAMB MULLION @ TRANSOM W/FG-5000
12 DOOR JAMB MULLION @ DOOR W/FG-5100
12 DOOR JAMB MULLION @ DOOR W/FG-5100T
14 DOOR JAMB MULLION @ TRANSOM W/FG-5100
14 DOOR JAMB MULLION @ TRANSOM W/FG-5100T
(ALTERNATE TO 58)
SEE SCHEDULE ON SHEET 10
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT
Oldcastle BuildingEnvelope
DRAWN BY: F.R.L.
DATE 03/18/15
15-029
DRAWING No
SHEET 20 OF 26
© 2015 TILTECO INC.
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
WALTER A. TILLIT, JR. P.E.
FLORIDA Lic. # 44167
WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. SEAL/SIGNATURE/DATE

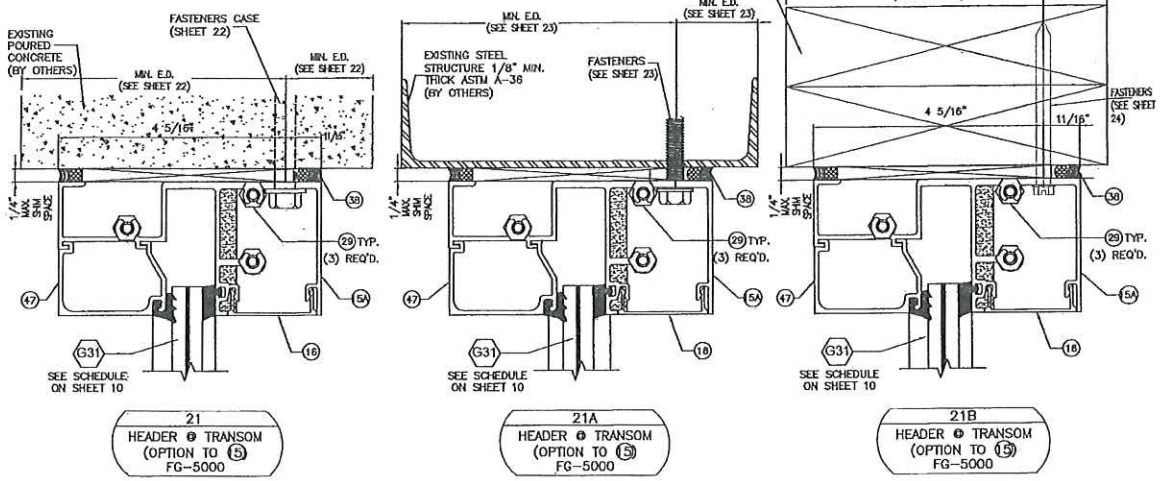
HEADER @ TRANSOM CONNECTION DETAILS AT FG 5000 SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)



20 HEADER @ TRANSOM FG-5000

20A HEADER @ TRANSOM FG-5000

20B HEADER @ TRANSOM FG-5000

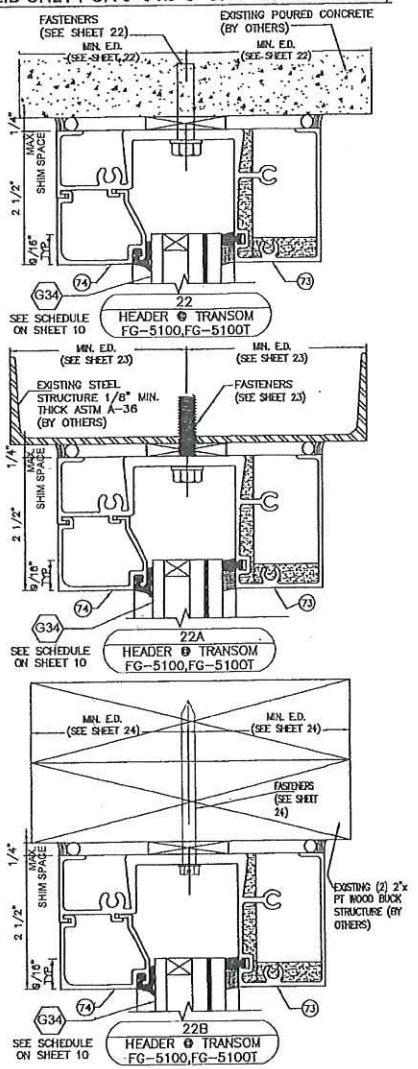


21 HEADER @ TRANSOM (OPTION TO (5)) FG-5000

21A HEADER @ TRANSOM (OPTION TO (5)) FG-5000

21B HEADER @ TRANSOM (OPTION TO (5)) FG-5000

HEADER @ TRANSOM CONN. DETAILS AT FG 5100, FG 5100T SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)



22 HEADER @ TRANSOM FG-5100,FG-5100T

22A HEADER @ TRANSOM FG-5100,FG-5100T

22B HEADER @ TRANSOM FG-5100,FG-5100T

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES HSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15 DATE

15-029 DRAWING No

SHEET 21 OF 26

Oldcastle BuildingEnvelope
800 AIRPORT BLD. TERRELL TX 75160
www.OldcastleBE.com - Phone 800.669.4567

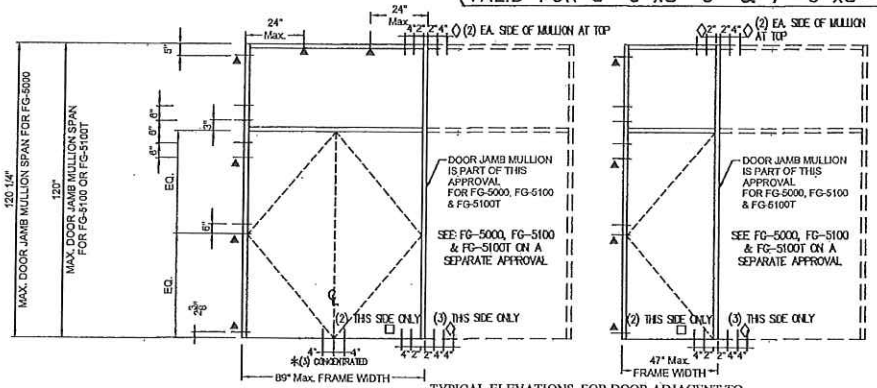
MFR. No.	DESCRIPTION	DATE
	ORIG. ISSUE	8/19/05
	REV. No.	

© 2015 TILTECO INC.

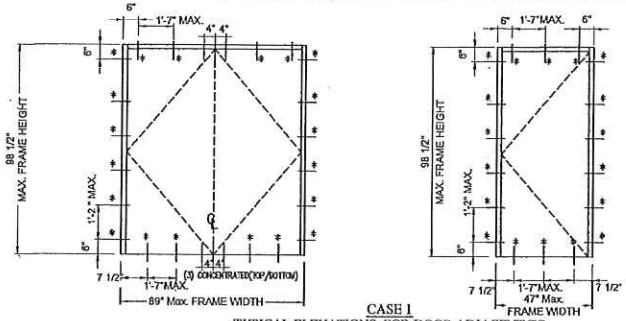
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4355 NW 35th St. Ste. 305, Gainesville, FL 32606
Phone: (352)371-1691 Fax: (352)371-1831
E-mail: tilteco@bellsouth.net
FB-0005719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

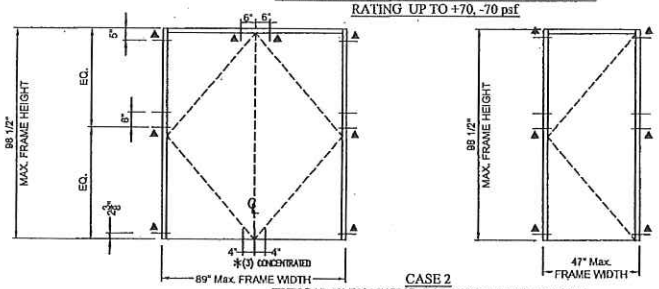
DOOR & DOOR JAMB MULLION ANCHORAGE TO CONCRETE (MIN f'c=3Ksi) & GROUT FILLED CONCRETE BLOCK
(VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
FG-5000, FG-5100 & FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING



CASE 1
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING UP TO +70, -70 psf



CASE 2
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING GREATER THAN +70, -70 psf, UP TO +70, -80 psf

FASTENERS LEGEND

- ▲ : AT JAMB, AT HEADER
- ✻ : AT THRESHOLD, JAMB & HEAD (CASE 1) AT THRESHOLD (CASE 2)
- ◇ : AT MULLION AT TOP OR AT MULLION AT BOTTOM WINDOW WALL SIDE
- □ : AT MULLION THRESHOLD SIDE

FASTENERS TYPES AT ▲
(VALID FOR CONCRETE & GROUTED BLOCK)

B – 3/8"Ø POWER FASTENERS TAPPER ANCHOR W/ 1 3/4" Min. EMBEDMENT, W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

C – 3/8"Ø LTD ITW/RED HEAD SCREW ANCHOR W/ 1 1/2" Min. EMBEDMENT, W/ 3" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FASTENERS TYPE AT ✻
(VALID FOR CONCRETE & GROUTED BLOCK)

F – 1/4"Ø F.H. ELCO ULTRACON ANCHOR W/ 1 3/4" Min. EMBEDMENT, W/ 2 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FASTENERS TYPE AT ◇
(VALID FOR CONCRETE)

A – 3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

C' – 3/8"Ø LTD ITW/RED HEAD SCREW ANCHOR W/ 2" Min. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FASTENERS TYPE AT □
(VALID FOR CONCRETE)

I – 3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & MSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. | DATE: 03/18/15 | DRAWING No: 15-029 | SHEET 22 OF 26

Oldcastle BuildingEnvelope®
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800-869-4557

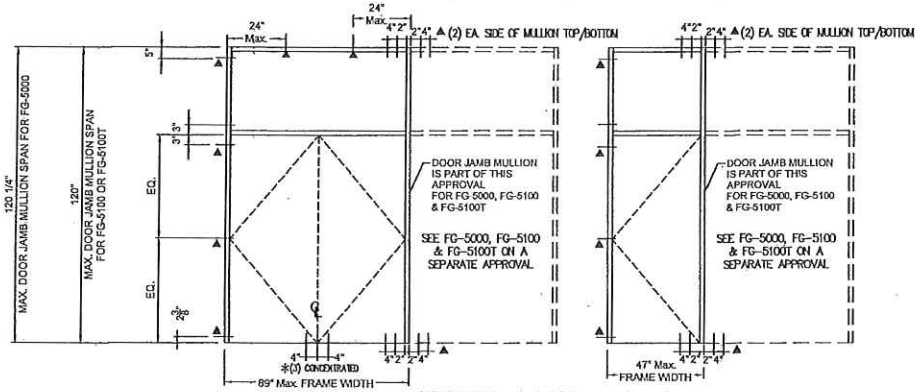
REV. No	DESCRIPTION	DATE
1	OLD 14-063	03/18/15

© 2015 TILTECO INC.

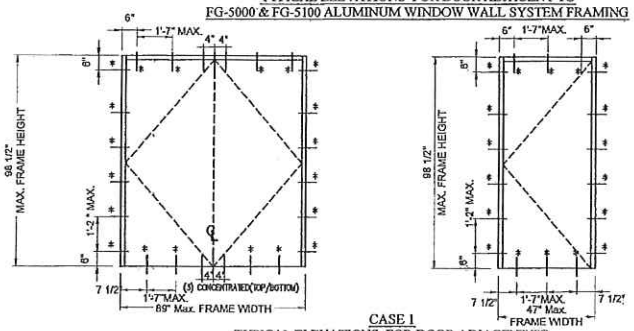
TILTECO INC.
TILT-UP TESTING & ENGINEERING COMPANY
1326 S.E. 25th St. - Ocala, FL 34471
Phone # (352)671-1635 - Fax # (352)671-1637
e-mail: tilteco@aol.com
EQUIPMENT TILT-UP, P.E.
WALTER A. TILLIT JR., P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL/SIGNATURE/DATE

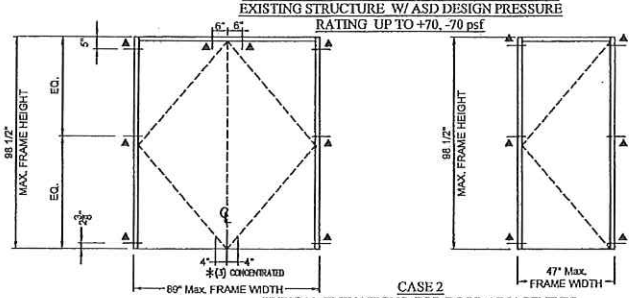
DOOR & DOOR JAMB MULLION ANCHORAGE TO MIN 1/8" THICK ASTM A-36 STEEL OR 12 GAGE ASTM-653, GRADE 33 STEEL (VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000 & FG-5100 ALUMINUM WINDOW WALL SYSTEM FRAMING



CASE 1
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING UP TO +70, -70 psf



CASE 2
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING GREATER THAN +70, -70 psf, UP TO +70, -80 psf

FASTENERS LEGEND

▲ : AT JAMB & HEADER

* : AT THRESHOLD, JAMB & HEAD (CASE 1)
AT THRESHOLD (CASE 2)

FASTENERS TYPES AT ▲

D - 3/8"Ø H.H. TYPE "F" BOLT W/ 3/4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. BOLT TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS

FASTENERS TYPE AT *

G - 1/4"Ø-20 ELCO DRILL FLEX SELF DRILLING SCREWS W/ 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. FULLY ENGAGED INTO PROFILE THICKNESS

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES HSD-375 (MEDIUM) & HSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

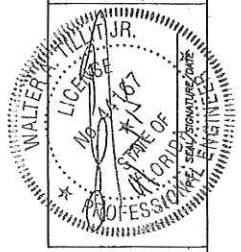
DRAWN BY: F.R.L. | DATE: 03/18/15 | 15-029 DRAWING No | SHEET 23 OF 26

Oldcastle BuildingEnvelope®
603 AZALEA PORT BLD. TRAIL, RICHARDSON, TX 75150
www.OldcastleBE.com Phone: 800-669-4557

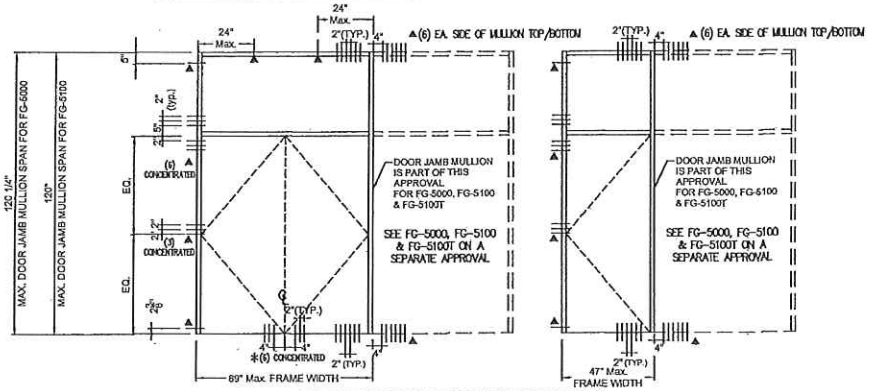
REV. No	DESCRIPTION	ISSUE DATE	DRWN. BY	DESCRIPTION	DATE
	OLD 14-0482	02/18/15			

© 2015 TILLECO INC.

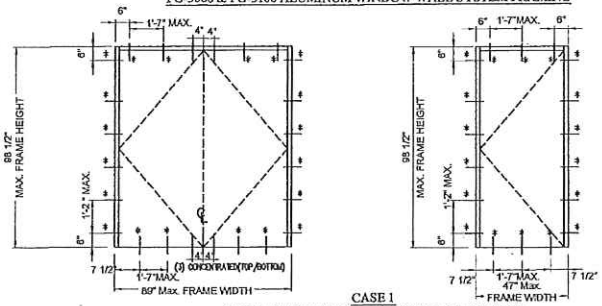
TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4008 N.W. 36th St., Ste. 320, Miami Gardens, FL 33166
Phone: (305) 638-1551 Fax: (305) 638-1551
e-mail: tilleco@aol.com
FB-0008719
WALTER A. TILLIT JR., P.E.
FLORIDA LIC. # 41167



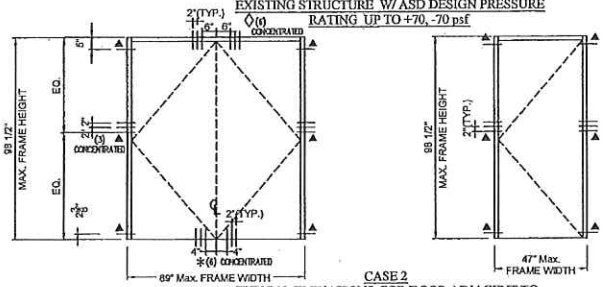
DOOR & DOOR JAMB MULLION ANCHORAGE TO WOOD (VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000 & FG-5100 ALUMINUM WINDOW WALL SYSTEM FRAMING



CASE 1
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING UP TO +70, -70 psf



CASE 2
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING GREATER THAN +70, -70 psf, UP TO +70, -80 psf

FASTENERS LEGEND

▲ : AT JAMB, HEADER AND AT DOOR JAMB MULLION (TOP/BOTTOM)

* : AT THRESHOLD, JAMB & HEAD (CASE 1), INTO SINGLE 2x BUCK AT THRESHOLD (CASE 2), INTO DOUBLE 2x BUCK

FASTENERS TYPE AT ▲

E - 5/16"Ø LAG SCREWS TO DOUBLE 2x BUCK (G=0.55) W/ 3" Min. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL, OR 5/16"Ø ELCO ULTRACONS W/ 3" MIN. PENETRATION INTO DOUBLE 2xBUCK (G=0.55) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL

FASTENERS TYPE AT *

H- 1/4"Ø ELCO ULTRACONS W/ 1 1/2" Min. PENETRATION INTO SINGLE 2x BUCK W/ 3" Min. PENETRATION INTO DOUBLE 2x BUCK W/ 1" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

DATE

15-029 DRAWING No

SHEET 24 OF 26

Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com-Phone 800-869-4557

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-083	03/18/15			

© 2015 TILTECO INC.

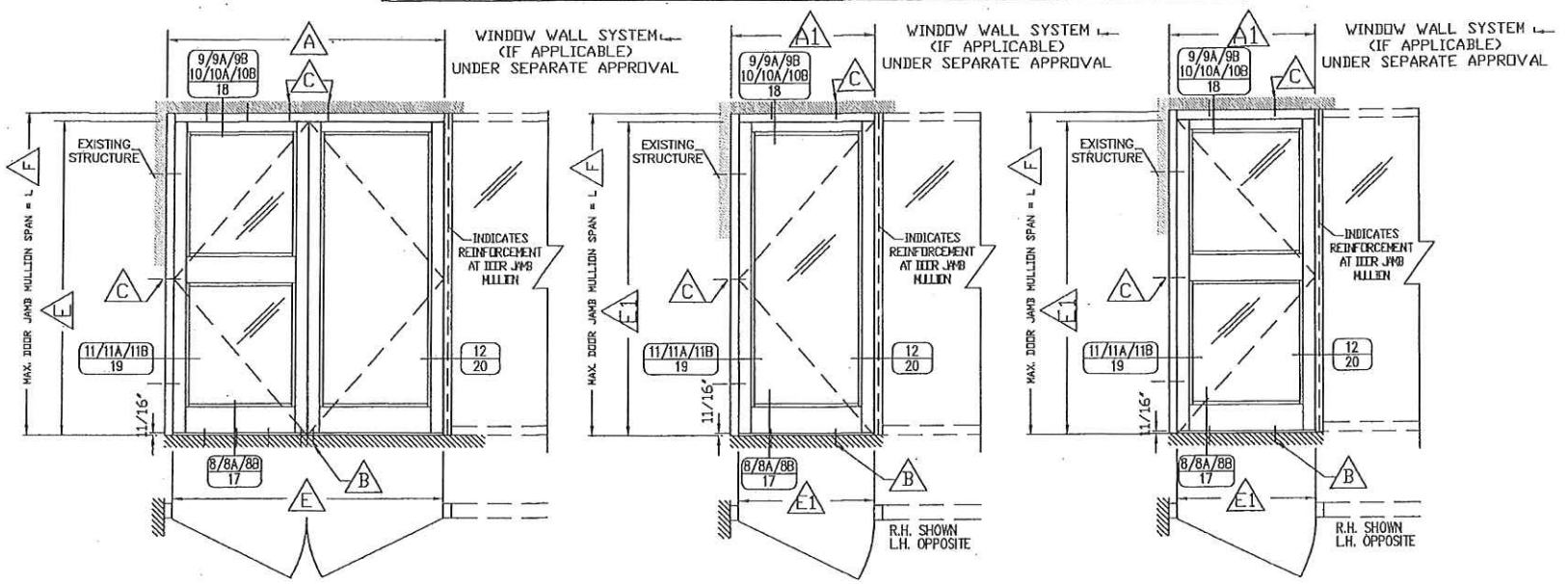
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
33555 N.W. 38th St., Ste. 300, VIRGINIA GARDENS, FL 33166
Phone 1 (305)871-1630 • Fax 1 (305)871-1631
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44187

WALTER A. TILLIT JR. LICENSE No. 44187 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL SIGNATURE/DATE

TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 4'-0"x8'-0" (SINGLE) & 8'-0"x8'-0"(PAIR OF DOORS) CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD PRESSURE RATING W/ LAMINATED & INSULATED GLASS IS +70, -70 psf



FOOT NOTES:

- A — 101" MAX. DOOR FRAME WIDTH.
- A1 — 53" MAX. DOOR FRAME WIDTH.
- B — FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 26.
- C — FOR JAMB & HEAD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEET 26.
- E — 96" MAXIMUM DOOR HEIGHT (D.O.) & 96" MAXIMUM DOOR WIDTH (D.O.).
- E1 — 96" MAXIMUM DOOR HEIGHT. (D.O & 48" MAXIMUM DOOR WIDTH. (D.O.).
- F — 96" MAXIMUM DOOR JAMB MULLION SPAN 96" MAXIMUM DOOR FRAME HEIGHT.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

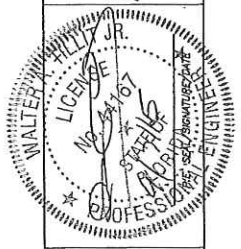
Oldcastle BuildingEnvelope®
853 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800.869.4507

DRAWN BY: F.B.L. 03/18/15 — DATE
1.5-029 — DRAWING No
SHEET 25 OF 26

DESCRIPTION	DATE	APP.
OCD 14-063	4/3/15	

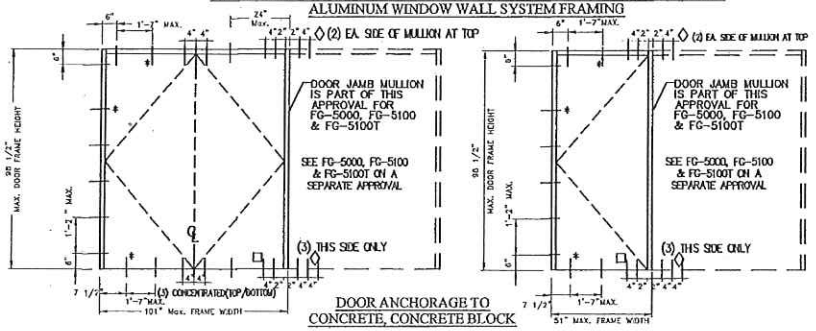
© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4555 N.W. 35th. St. Suite 1, Gainesville, FL 32606
Phone: (352)371-4200 Fax: (352)371-1237
e-mail: tilteco@tilteco.com
EB-0006719
WALTER A. TILLIT JR. P.E.
FLORIDA LIC. # 44167

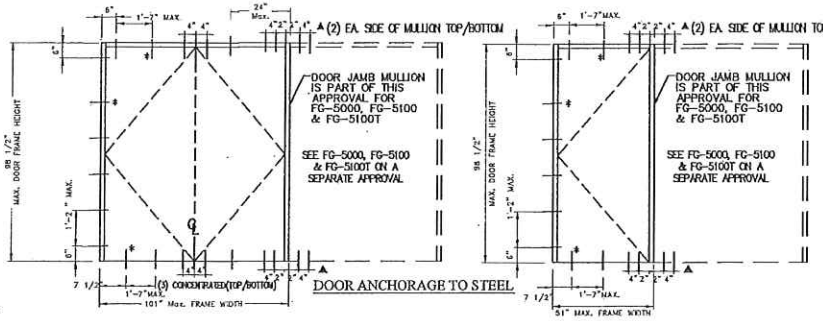


DOOR ANCHORAGE TO CONCRETE, CONCRETE BLOCK, STEEL AND WOOD SUBSTRATES
(VALID FOR 8'-0"x8'-0" & 4'-0"x8'-0" DOORS)

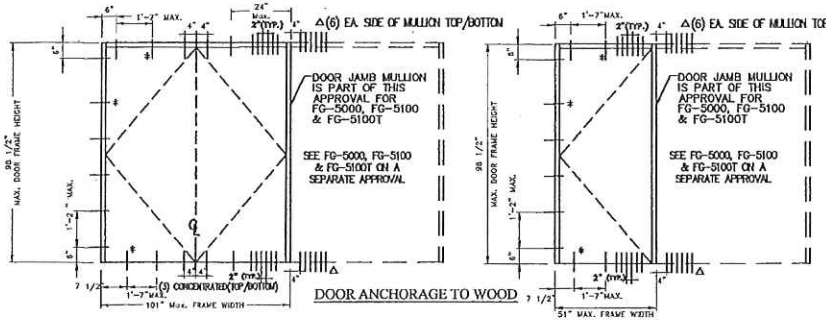
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000, FG-5100 & FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING



DOOR ANCHORAGE TO CONCRETE, CONCRETE BLOCK

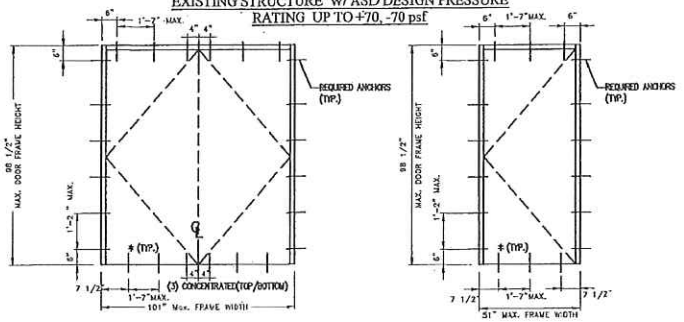


DOOR ANCHORAGE TO STEEL



DOOR ANCHORAGE TO WOOD

TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING UP TO +70, -70 psf



ANCHORAGE TO (Min. f'c=3ksi) CONCRETE OR ASTM C-90 GROUTED FILLED CONCRETE BLOCK

REQUIRED ANCHOR:	LOCATION:
* 1/4"Ø F.H. ELCO ULTRACON ANCHOR W/ 1 3/4" Min. EMBEDMENT W/2 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD , SILL & JAMBS OF DOOR
◇3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
◇3/8"Ø LTD ITW/RED HEAD SCREW ANCHOR W/ 2" Min. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL..	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
□3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT DOOR SIDE

ANCHORAGE TO 1/8" THICK ASTM A-36 STEEL OR 12 GAGE, ASTM A-653, GRADE 33 STEEL

REQUIRED ANCHOR:	LOCATION:
* 1/4"Ø-20 F.H. ELCO DRILL FLEX SELF DRILLING SCREWS W/ 1/2" MIN. EDGE DISTANCE BEYOND ANY FINISH MATERIAL. SCREWS TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS.	AT HEAD , SILL & JAMBS OF DOOR
▲3/8"Ø H.H. TYPE "F" BOLT W/ 3/4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. BOLT TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

ANCHORAGE INTO G=0.55 MIN. WOOD

REQUIRED ANCHOR:	LOCATION:
* #14 F.H. WOOD SCREWS OR 1/4"Ø ELCO ULTRACON TO SINGLE 2x BUCK W/ 1 1/2" MIN. PENETRATION W/ 1" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD , SILL & JAMBS OF DOOR
△5/16"Ø LAG SCREWS TO DOUBLE 2x BUCK (G=0.55) W/ 3" Min. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL, OR 5/16"Ø ELCO ULTRACONS W/ 3" MIN. PENETRATION INTO DOUBLE 2xBUCK (G=0.55) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

Oldcastle BuildingEnvelope®
803 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4567

DRAWN BY: F.R.L. 03/19/15
DATE
15-029 DRAWING No
SHEET 28 OF 28

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
	OLD 14-063	05/16/15			

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
803 Airport Rd. Terrell, TX 75160
Phone: (469)471-1630 • Fax: (469)471-1631
e-mail: tilteco@aol.com
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER SEAL/SIGNATURE/DATE

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

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

(Please type or print clearly)

Property Owner(s)

Name	Email
Nomiki Vavlas	nvavlas@vhpenterprises.com

Address
1403 Circle Drive

City	State	Zip
Tarpon Springs	Florida	34689

Phone	Fax	Cellular
727-421-7716	727-942-1450	727-421-7716

Applicant

Name	Email
Bokova Industrial Center, Inc	nvavlas@vhpenterprises.com

Address
20 Hibiscus Street

City	State	Zip
Tarpon Springs	Florida	34689

Phone	Fax	Cellular
727-421-7716	727-942-1450	727-421-7716

Agent (if applicable)

Name	Email

Address

City	State	Zip

Phone	Fax	Cellular

General Information

Property Location or Address
20, 22, 24, 26 Hibiscus Street

Legal Description (attach additional sheets as necessary)

Tax Parcel Number(s)	Current Designations of Property	
12/27/15/64998/000/0031	Land Use Category	Zoning District
Current Use of Property: office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO	

Type of Proposed Activity: [please check all that apply]

☐ Demolition	☐ Relocation *	☐ Structural Addition	☐ Driveway
■ Renovation	☐ New Construction	☐ New Roof	☐ Other_____

*** If Relocation, please indicate new location:**

New Property Location or Address

Legal Description (attach additional sheets as necessary)

Tax Parcel Number(s)	Current Designations of Property	
	Land Use Category	Zoning District

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built	Architectural Style	Porches? ☐ YES ■ NO
1895	Masonry Vernacular	

Original Use	Present Use	Proposed Use
George McArpy Building	Office, Bakery, Restaurant	Commercial

Roof Type & Material	Exterior Siding Material
Flat	Stucco / Venier Brick

Previous Additions or Modifications: [please describe and include dates]

Application #22-139, approved by HPB to replace windows and doors on the storefronts at the contributing atructure at 20-26 Hibiscus Street

After removal of existing stucco, the original brick, upper windows and steel beam were revealed however, due to the age of the building original material was not suitable to support the structure see attached

Description of Proposed Work:

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

the building has received new store front doors and window with the existing recessed remaining alcove entryuways, over door windows and brick veneir columns

Requirements for Submission:
Please submit those items which have been checked by City staff:

- ■ **Completed original application with digital copies of all application documents**
- ■ $50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ $50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 02/12/2024 Title Holder/Property Owner: owner

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of February, A.D., 20 ___ by Nomiki Vavlas (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nomiki Kambourakis
Signature: Kambourakis
Stamp:

Notary Public State of Florida
Nomiki Kambourakis
My Commission
HH 184756
Exp.10/11/2025

Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

RE: **Certificate of Approval – Vavlas**
Application #22-139

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

International Rigging Group, LLC.
20 Hibiscus Street
Tarpon Springs, FL 34689
Phone: (727) 938-6557
Fax: (727) 942-1450
E-Mail: Info@intlrigging.com

10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

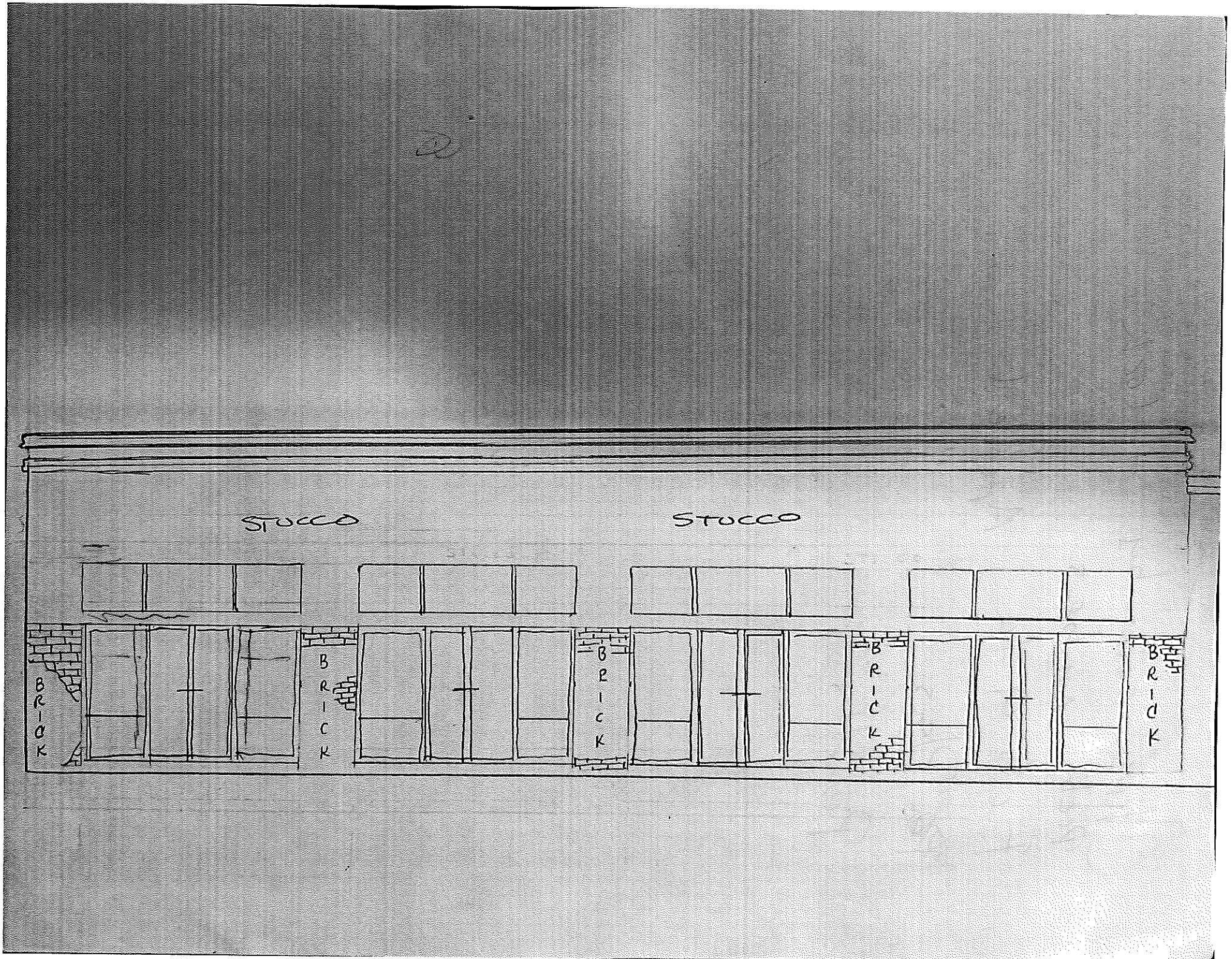
Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abetment such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal
SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings

26
24
22
20
Motto
Motto
Motto
Motto


STUCCO
STUCCO
BRICK
BRICK
BRICK
BRICK
BRICK

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

Renea Vincent, AICP, CPM
Director

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

RE: **Certificate of Approval – Vavlas**
Application #22-139

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

Revise plans and product sheets to reflect the existing alcove configurations at 20 and 22 when applying for building permit

CITY OF TARPON SPRINGS
HERITAGE Preservation board
March 6, 2023

STAFF REPORT, February 26, 2023

Application No. / Project Title:	22-139 / Nomiki Vavlas
Staff:	Caroline Lanford, AICP CTP Principal Planner
Applicant / Owner:	Nomiki Vavlas
Property Size:	7,100 square feet (building)
Current Zoning:	T5b (Tarpon Ave Main Street)
Current Land Use:	Community Redevelopment District
Location / Parcel ID:	20-26 Hibiscus Street / 12-27-15-64998-000-0031
Architectural Type/District Status:	Masonry Vernacular/Contributing

BACKGROUND SUMMARY:
The applicant is seeking a Certificate of Approval (CA) to completely replace the existing storefronts at 20-24 Hibiscus Street with a storefront that matches the altered storefronts at 101 and 105 East Tarpon Avenue. The storefront replacement will include removing two alcove entries at 20-24 Hibiscus Street and reframing the windows to a 90-degree angle. All doors and glass at the contributing structures at 20-24 Hibiscus Street would be replaced with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry doors.

The masonry vernacular commercial structure with three storefronts at 24 Hibiscus Street was constructed circa 1913. The masonry vernacular commercial structure at 20 Hibiscus Street was constructed circa 1919 with a matching storefront. The Florida Master Site File (FMSF) form for this structure (8PI11771) and Sanborn maps note past use of 20 Hibiscus Street as the Tarpon Springs Leader Newspaper. The building was stuccoed circa 1980 and three of the four storefronts have been altered.

Additional distinctive architectural features were revealed (brick façade with decorative cornice) when work commenced without a Certificate of Approval. Initially the property owner expressed interest in restoring the historic façade. However, the application before the Heritage Preservation Board essentially proposes to replace the historic storefronts with a modern storefront.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends **denial** of the project as presented by the applicant, based on inconsistency with the review criteria as detailed in this staff report. This project proposes to replace historic storefronts with modern storefronts, in substantial conflict with the Secretary of the Interior's *Standards for*

Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code, and the Historic Preservation Element of the Comprehensive Plan.

If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be stated with the following conditions:

EITHER

1. Only the stucco portion of the project be approved.

OR

1. The intact historic storefront at 24 Hibiscus Street be retained.
2. Wood doors and transoms be retained.

AND

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 Guidelines 1, 2, 3, 4, 5, 8, 9, 14, 75, 76, 77, 78, 80, and 81. 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
2. The applicant has not submitted any historical documentation of the building.
3. The project proposes to completely demolish the existing storefront and replace it with a storefront inconsistent with the original building type and style.

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

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 applicant proposes to demolish the storefronts on this contributing property. The masonry vernacular commercial building type and style typically feature the recessed main entrance storefront with large dominant fixed glass windows (DRGM pages 19 and 36-37) as is seen on this property. There are a few other examples of this early storefront design along this block of East Tarpon Avenue. The existing storefronts appear to be in good condition. The proposed project would significantly alter the height and width of the existing front facade features.

(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 applicant is proposing replacement of the existing recessed entries, windows, and door with a single plane storefront entry matching the adjacent stores on Tarpon Avenue, thereby enclosing the recessed storefronts. The applicant has not presented any historical documentation for this building. The FMSF form notes the following alterations on the building, circa 1980: south store front replaced, stuccoed applied, storefronts altered at the north end. The form also notes the second storefront from the south end is intact and a notable architectural feature. This feature is considered to be original in form and important to the architecture and historical context of this building.

Section 4.18 of the DRGM, "Additional Guidelines for Commercial Properties," especially Guidelines 75 through 81, should be consulted. Especially relevant are the following stated guidelines concerning storefront features:

- Guideline 75.e states, "Maintain the historic layout of commercial storefronts."
- Guideline 75.f states, "Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows."
- Guideline 76.a states, "Maintain and restore character-defining features of your commercial building. Character defining features include historic storefronts, transoms, signboards, bulkheads, windows, cornices, and other architectural details."
- Guideline 77.a states, "Preserve or restore the historic size and configuration of glass display windows where possible."
- Guideline 77.c states, "Storefront windows should retain their historic material and be consistent with the prominent styles and eras of the building."
- Guideline 77.f states, "Retain the panel that is located below the display window. Where replacement is necessary, use wood, stone, or painted metal and coordinate the color with the historic color scheme of that of other storefront elements."
- Guideline 80.a states, "Maintain recessed entries where they exist."

This property features an intact historic storefront, an altered recessed storefront, and two storefronts that have been altered but retain transoms and wood double entry doors. All of these features are proposed for removal. Based on the above guidance and the existing documentation available for this building, the proposed storefront replacement is found to be inconsistent with the character of the building's original architectural style.

(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 relationship of the structure with the scenic character and active pedestrian experience along Hibiscus Street would be significantly affected by the replacement of these storefronts. This recessed entry storefront design is one of seven remaining in the heart of the downtown district. Loss of the storefronts would significantly alter the streetscape and the pedestrian experience.

(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. The roof is not being altered.

(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. The building's size and mass are not being altered. The interior floor area is being altered to enclose the recessed entries.

(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 includes:

- Replacement of the intact storefront existing recessed entry at 24 Hibiscus Street: existing display windows, supporting panels, transom windows, wood door replaced with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry door.
- Replacement of the two altered storefronts at 24 Hibiscus Street: replacement of appropriate wood doors and transoms with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry doors.
- Replacement of the existing altered recessed entry at 20 Hibiscus Street with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry doors.

The replacement of these architectural features is not in compliance with this standard and is inconsistent with the DRGM as it would alter the architectural details, materials, texture and site lighting. The proposed project is a modern storefront that does not attempt to replicate the property's original architectural style and character with appropriate materials.

(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*:* Staff could not locate any historical photographic documentation of the subject storefronts. Although historical documentation is lacking, replacement with something documented to be closer to the original 1890s condition could be considered but is not being proposed. The alterations on the two northern storefronts retained wood doors and transoms, preserving some of the architectural details of the original structure. The altered storefront at 20 Hibiscus Street replaced the bulkhead, mullions, entrance doors, and transoms but retained the alcove entrance configuration with display windows. While these alterations may not have achieved significance in their own right, they at least retain some of the original architectural features.

(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 does not meet 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.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

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

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.

(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 project does not comply with Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code or the Historic Preservation Element of the Comprehensive Plan. The project complies with other articles of 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.

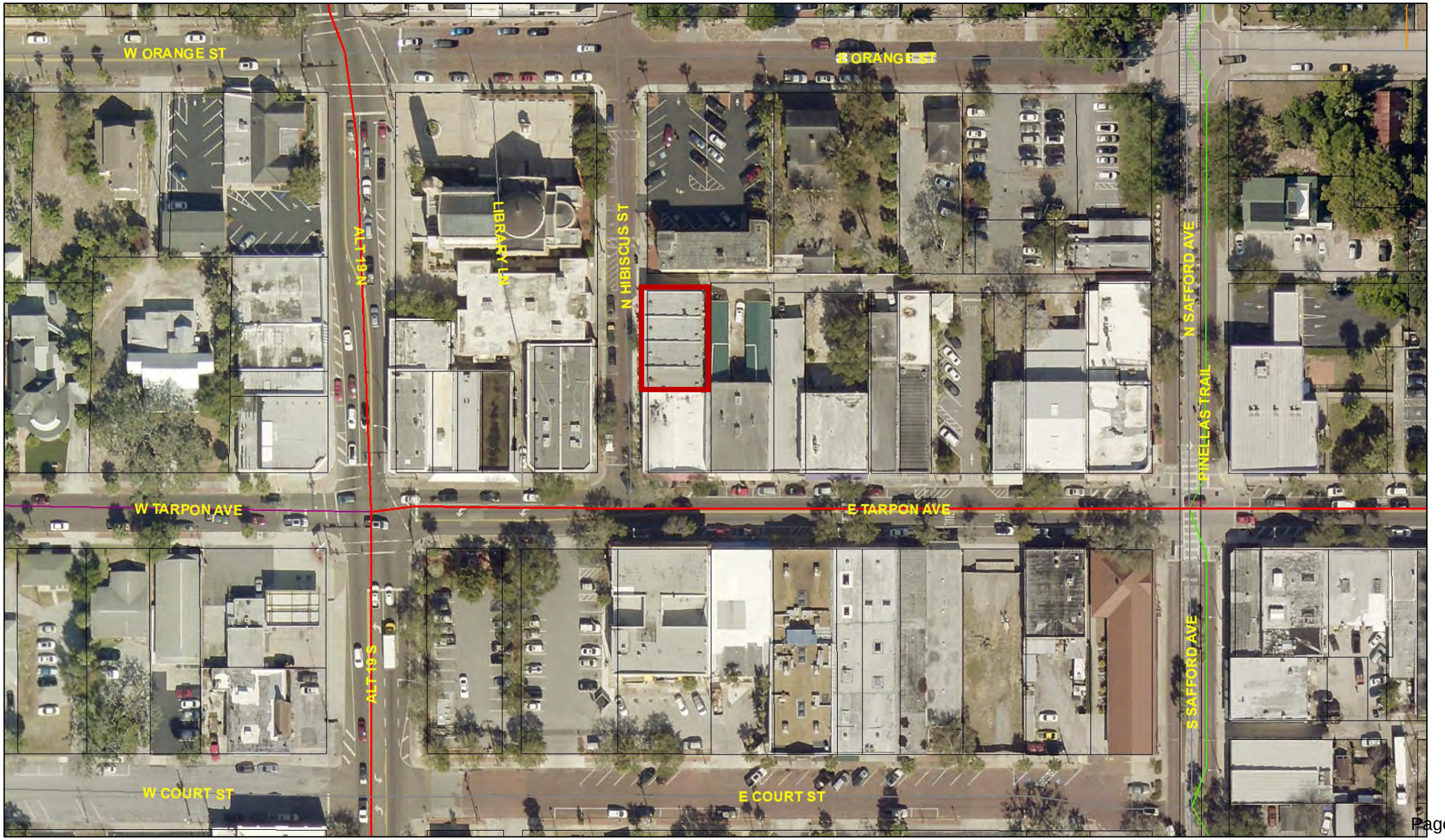
PUBLIC CORRESPONDENCE:
The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

ATTACHMENTS:
1. Slide Presentation
2. Florida Master Site File Form #8PI11771
3. Application and supporting materials

NOMIKI VAVLAS
APPLICATION #22-139

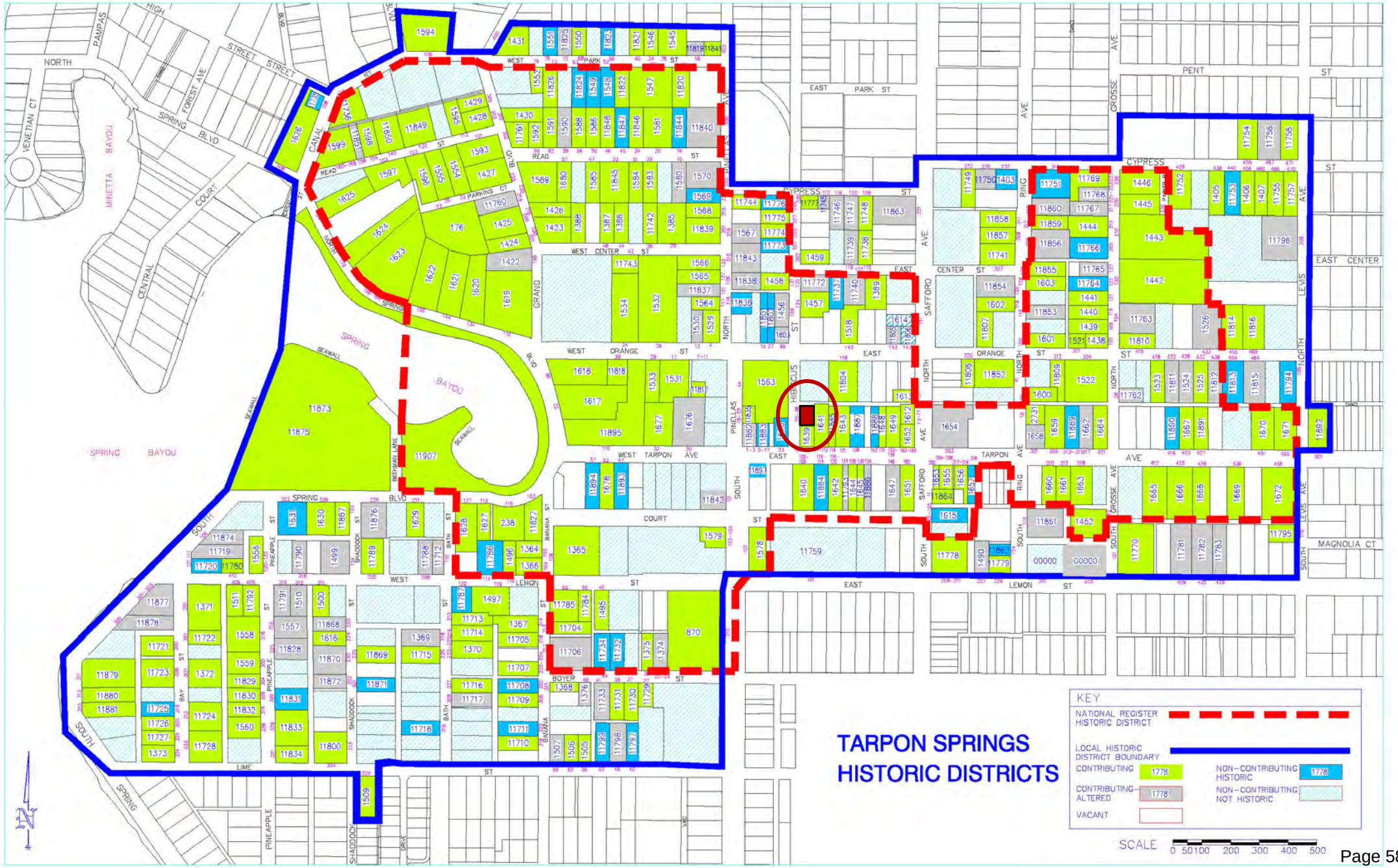
Heritage Preservation Board, March 6, 2023

LOCATION & CONTEXT



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



REQUEST

- Certificate of Approval for replacement of the storefront façade at 20-26 Hibiscus Street to match the existing facade at 101 and 105 East Tarpon Avenue
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: masonry vernacular storefront
- District Status: contributing
- Florida Master Site File No. 8PI11771
- Applicant / Owner: Nomiki Vavlas

TARPON SPRINGS LEADER

Record Crowd at Tourist Club for Pennsylvania Night

Group of Keystone State Provides Fine Program

Tarpon Cagers Win And Lose Games to Brooksville High

Boys Win by Wide Margin But Girls Lose 25-22

Federation of Clubs to Meet in St. Petersburg

Average Cost of Meals at County Home Is 16 Cents

Average Number of Inmates Was 61 In January

County Assessor to Visit Northern End

Al Capone Pays Visit to Tarpon's

Tourist Club Gives Program

Garden Club Makes Appeal for Funds For More Planting

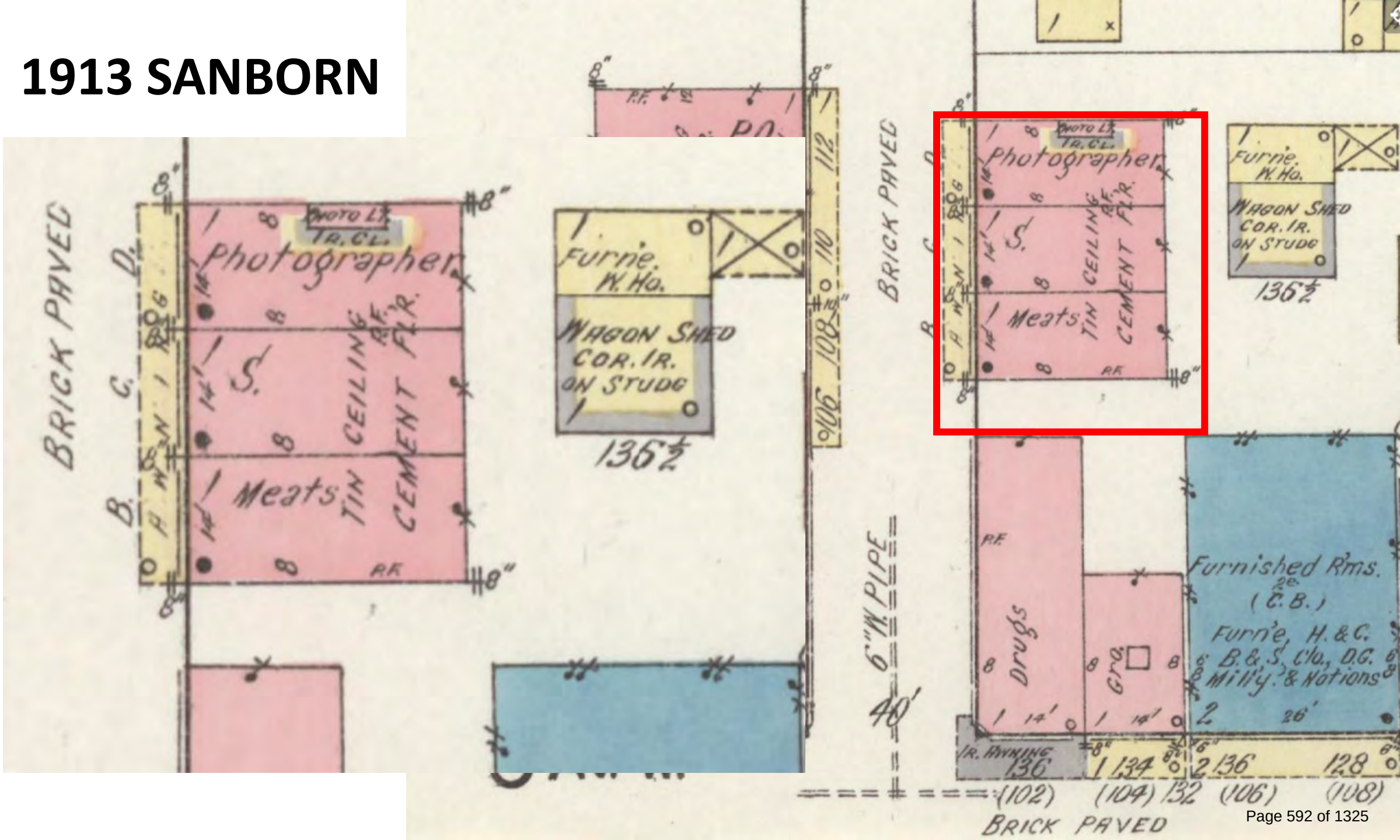
Report Shows Much Work Accomplished In Past Year

RO
SAP
N PINELLAS AVE
HIBISCUS ST
E ORANGE ST
N SAFFORD AVE
PINELLAS TRL
N SPRING BLVD
E TARPON AVE
S PINELLAS AVE
S SAFFORD AVE

FLORIDA MASTER SITE FILE

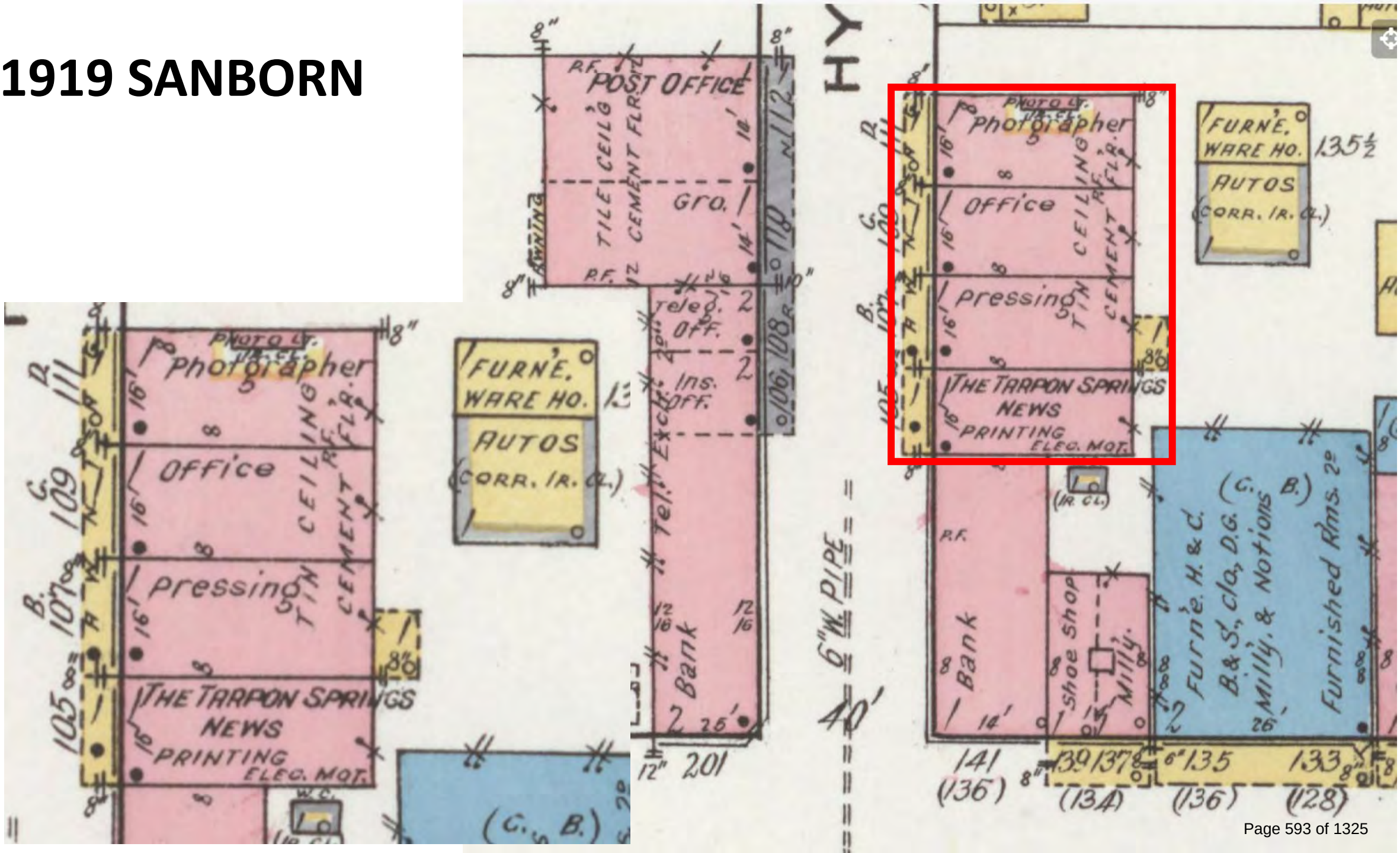
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

1913 SANBORN



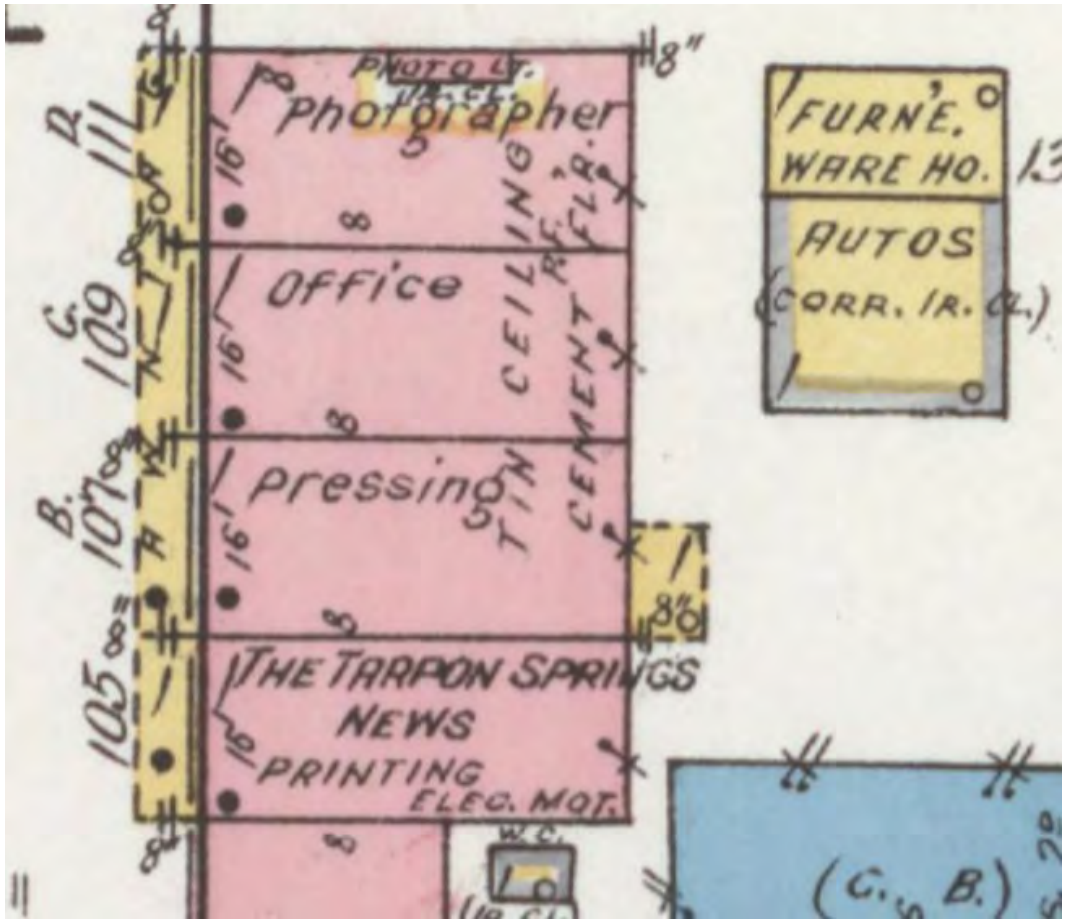
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

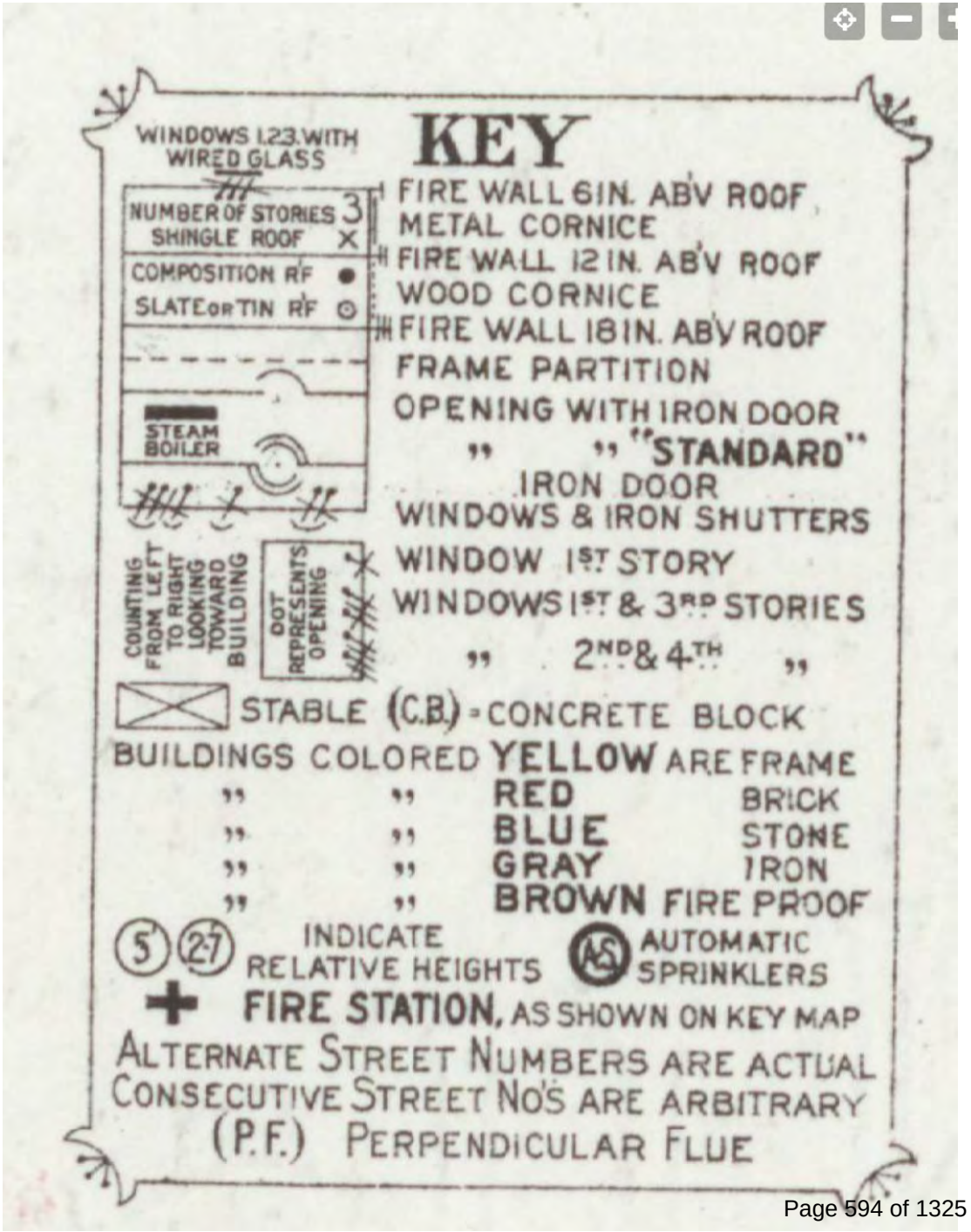
1919 SANBORN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

1919 SANBORN





CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

20
BVK
INDUSTRIAL CENTER, INC.

20

RUBICON

OPEN
DURING

26

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

TRANSOMS COVERED

20 HIBISCUS
STOREFRONT ALTERED CIRCA 1980'S
CONFIGURATION RETAINED

24 HIBISCUS
ORIGINAL STOREFRONT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

STOREFRONT CORNICE

TRANSOM

DISPLAY WINDOW

ENTRANCE DOOR

MULLION / STRUCTURAL SUPPORT

APRON / BULKHEAD

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PROPOSED

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

1) New construction consistency.

   Height, width and materials of front facade and entry will be significantly altered.

2) Windows, doors and entries.

   Entryways and accompanying features will be demolished and replaced.

3) Neighborhood and district context.

   Significant alteration of the street and pedestrian experience along Hibiscus St. in heart of national district.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

7. Architectural features.

   Essentially all of the historic architectural features of the property will be removed or covered with stucco.

8. Adherence to period of construction.

   Proposed project is not consistent with the period of construction or later modifications.

9. Adherence to Secretary's Guidelines.

   Project conflicts with Guidelines 2, 3, 4, 6, and 9.

10. Conformance with other City code requirements.

    Project conforms to city codes. It is in conflict with the Historic Preservation Element of the Comprehensive Plan.

11. Impact upon archeological sites. (Not applicable)

STANDARDS FOR REVIEW – DRGM

Guideline 1. Preserve Significant Historic Features

Each style of architecture has a distinctive set of details that contribute to the overall character of the building.

Guideline 2. Repair Rather than Replace

Guideline 3. Restore Significant Historic Features

a. Whenever feasible, historic materials and details should be restored. Restorations of historic buildings should be completed under the direction of architects or professionals with specialized skills in building restoration and preservation.

Guideline 4. Make Sensitive Replacements

a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.

Guideline 5. Context-Sensitive Design

a. Where no evidence exists of the exact shape of missing details, a sensitive, often simplified design is preferred. The design should be consistent in massing, scale, material, and color to the historic feature.

b. For inspiration and reference, look to similar building types constructed in similar styles within the district. New features (including new construction) should be sensitive to the size, scale, massing, proportion, and detail of similar buildings or the overall character of the surrounding neighborhood.

STANDARDS FOR REVIEW – DRGM

4.5 Universal Guidelines for Exterior Walls

Please see General Guidelines at the beginning of this chapter, for additional guidance.

Guideline 8. Match Existing or Historic Siding

a. The historic material found on the exterior walls of a building is a character-defining feature and should be preserved, maintained, repaired, rehabilitated, and restored whenever feasible.

b. If replacement is required, apply the new siding in a way that matches the existing or historic.

    1. Changing the size of historic shingles, the width of wood boards or corners and seam details will change the appearance and perceived scale of the building and will not accurately reflect the construction methods of the period.

It is generally not appropriate to:

- use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block, stucco, and corrugated or other metal sidings as the dominant building material on buildings
- cover masonry walls that were not historically covered

Guideline 9. Stucco Surfaces

a. Surfaces that have been stuccoed may remain stuccoed. Removing stucco that covers masonry could damage the masonry beneath.

b. When repairing stucco, match the finish to that on the remainder of the historic building.

STANDARDS FOR REVIEW – DRGM

Guideline 14. Masonry

a. Masonry shall be repaired or replaced with the same masonry, using the same patterns and color, and for stucco surfaces using the same texture and pattern.
b. Reticulated block, if not able to be repaired or replaced in kind, should be replaced with masonry of a similar size, shape and color.
c. Reticulated block should be painted or left natural.
d. Brick or stone shall not be painted unless the brick or stone is already painted, or when a masonry surface is deteriorated beyond repair and painting is the only means to prevent further deterioration of the surface.

It is generally not appropriate to:

- use a non-historic covering over masonry, such as aluminum, vinyl, stucco, TI -11, or permastone. Such coverings hide details and trap moisture

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

STANDARDS FOR REVIEW – DRGM

Guideline 75. Façade Configuration

a. Maintain the historic compositional principles of historic commercial buildings.
b. For two- and three-part block configurations, maintain the division of the upper and lower stories.
c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Historic District.
e. Maintain the historic layout of commercial storefronts.
f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.
h. If the original storefront or early storefront no longer exists or is too deteriorated, the historic character of the building shall be retained through contemporary design that is compatible to the scale, design, materials, detailing, and façade rhythm of the historic building; or replaced with an accurate historic building design.
i. Residential structures converted to commercial use shall follow the design guidelines for residential buildings.

Best Choice

- Maintain the existing historic façade configuration, including fenestration and ornamentation
- Restore the historic configuration of altered commercial properties based on physical or documentary evidence

Good Alternative

- Alter the layout of historic storefronts to accommodate changing needs while maintaining as much of the original fabric and configuration as possible
- Alter the existing façade configuration in the least invasive manner possible. Provide additional access points in a location that will not disrupt the rhythm of the historic façade

Not Appropriate

- Wholesale reconfiguration of a building's façade to create a different appearance
- Infilling existing window openings
- Creating new window openings that are not complementary to the historic character of the building

STANDARDS FOR REVIEW – DRGM

Guideline 76. Commercial Building Ornamentation

a. Maintain and restore character-defining features of your commercial building. Character defining features include historic storefronts, transoms, signboards, bulkheads, windows, cornices, and other architectural details.
b. Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.
c. Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, colo

Guideline 77. Storefront Windows

a. Preserve or restore the historic size and configuration of glass display windows where possible.
b. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of windowpanes and the approximate muntin and mullion profile should match the historic window.
c. Storefront windows should retain their historic material and be consistent with the prominent styles and eras of the building.
d. While wood was often the traditional framing material of choice for storefronts, some 19th-century buildings employed cast-iron members, these should be restored where feasible; otherwise, an appropriate substitute that shares the look and scale of the historic framing member may be considered.
e. Replacing glass windows with an opaque surface detracts from the authenticity of the historic storefront and deters potential customers from entering the building.
f. Retain the panel that is located below the display window. Where replacement is necessary, use wood, stone, or painted metal and coordinate the color with the historic color scheme or that of other storefront elements.
g. Retain or restore storefront transom windows and the mullion divisions of the historic transom.
h. Use glass in the transom where possible.
i. In some cases, air conditioner units have been placed in one of the transom panels, usually just over the entry. These units are a visual deterrent and should be relocated to the rear or replaced by a rooftop system, where feasible in full building rehabilitation.

STANDARDS FOR REVIEW – DRGM

Guideline 78. Replacement Windows for Commercial Properties

a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of windowpanes and the approximate muntin and mullion profile should match the historic window.
b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum-clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complementary to the existing historic windows and architectural style.
c. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.
d. Maintain the window type. For example, it is not recommended to replace operable windows such as double-hung windows with fixed windows but this should be reviewed on a case by case basis.

Guideline 80. Storefront Entrances

a. Maintain recessed entries where they exist.
b. Preserve decorative entries where they exist, such as those with porticos angled int corners.
c. If the historically recessed entries have been closed up, consider reopening them.

Guideline 81. Replacing Commercial Doors

a. Where replacement is necessary, the new door should match the historic door i placement, size, type, and configuration wherever possible.
b. When restoring missing historic doors, it is encouraged to use pictorial evidence t produce the replacements. A salvaged replacement in the same style that fits th opening or a new door in a complementary style are also appropriate choices.
c. Where code compliance requires a specific, non-historic door configuration, err on th side of simplicity.
d. Maintain the historic door opening size and surrounding trim, including sidelights an transoms. Do not alter the size of the opening to fit a smaller or larger door unles required by code.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of Application #22-139, as presented, for a Certificate of Approval.

If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be stated with the following conditions:

EITHER

1. Only the stucco portion of the project be approved.

OR

1. The intact historic storefront at 24 Hibiscus Street be retained.
2. Wood doors and transoms be retained.

AND

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. No responses to the notices have been received.

Original ☑
Update ☐

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11771
Recorder # 161
Recorder Date 2/16/09

Site Name 20-26 N Hibiscus Street **Other Names**
Project Name Historic Resources Survey of Tarpon Springs
Historic Contexts Spanish-American War **National Register Category** Building

LOCATION and IDENTIFICATION

Address 20-26 N Hibiscus Street
Vicinity of E side of Hibiscus between Tarpon and Orange
City Tarpon Springs **County** Pinellas
Ownership Private-corporate **Subdivision** **Block #** **Lot #**

MAPPING

USGS Map TARPON SPRINGS **Township** 27S **Range** 15E **Section** 12
Quarter **Qtr Qtr** **Irregular Section** ☐ **UTM Zone** 17
Easting 327574 **Northing** 3114707 **Land Grant** Unknown
Latitude **Longitude** **Plat or Other Map** Aerial Photographs

HISTORY

Architect/Builder Unknown **Construction Date** 1913 **Circa** ☑
Alterations ☑ **Date** c.1980+ **Type/Location** south storefront replaced, stucco applied, storefronts altered at north end
Additions ☑ **Date** c.1920 **Type/Location** south end store constructed to match existing
Moved ☐ **Original Location**
Use Original Commercial **Use Present** Vacant

DESCRIPTION

Style Masonry Vernacular **Exterior Plan** Rectangular **Interior Plan** Unknown **Stories** 1
Structural System Concrete block **Exterior Fabric** Stucco
Foundation Slab **Foundation Materials** Poured concrete **Foundation Infill** N/A
No. of Porches 0 **Locations/Features** N/A
Main Entrance (stylistic details): four storefront entries, second from south end intact
Outbldgs. ☐ **Number** **Nature/Location (Describe below)**

Roof Type Shed **Roofing Materials** Built-up roof
Secondary Structures ☐ **Comments** Not applicable **Location**
Chimneys ☐ **Number** 0 **Orientation** N/A **Location** N/A **Material** Not applicable
Wood Windows ☐ **Type** **Light #**
Metal Windows ☑ **Type** Fixed **Light #** Storefront
Exterior Ornament fabric awnings
Condition Fair **Surroundings** Commercial

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

This building consists of four stores with continuous fabric awning and stucco bands at the parapet. Tarpon Springs News was located in the south store originally.

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

HISTORICAL STRUCTURE FORM

Site # 8PI11771

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 commercial 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* ☐ *yes* ☐ *no*	*Date* ___/___/____
___/___/____	*SHPO-NR ELIGIBILITY:* ☐ *yes* ☐ *no* ☐ *potentially elig.* ☐ *insufficient info*	*Date* ___/___/____
DELIST DATE	*LOCAL DESIGNATION:*	*Date* ___/___/____
___/___/____	*Local office*	
National Register Criteria for Evaluation	☐ *a* ☐ *b* ☐ *c* ☐ *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

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #55, Facing SE

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

E Orange St
19
N Pinellas Ave
Hibiscus St
8PH1771
N Safford Ave
E Tarpon Ave
N

Location of 8PI11771
USGS Quadrangle: **Tarpon Springs (1973 PR 1987)**

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

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

(Please type or print clearly)

Property Owner(s)

Name	Email
Nomiki Vavlas	nvavlas@vhpenterprises.com
Address	
1403 Circle Drive	
City	**State**	**Zip**
Tarpon Springs	Florida	34689
Phone	**Fax**	**Cellular**
727-421-7716	727-942-1450	727-421-7716

Applicant

Name	Email
Bokova Industrial Center, Inc	nvavlas@vhpenterprises.com
Address	
20 Hibiscus Street	
City	**State**	**Zip**
Tarpon Springs	Florida	34689
Phone	**Fax**	**Cellular**
727-421-7716	727-942-1450	727-421-7716

Agent (if applicable)

Name	Email
Address	
City	**State**	**Zip**
Phone	**Fax**	**Cellular**

General Information

Property Location or Address	
20, 22, 24, 26 Hibiscus Street	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property**
12/27/15/64998/000/0031	Land Use Category: Zoning District:
Current Use of Property	Contributing Structure? ☐ YES ☐ NO
office, bakery, cafe	

Type of Proposed Activity: [please check all that apply]

- ☐ Demolition
- ☐ Relocation *
- ☐ Structural Addition
- ☐ Driveway
- ■ Renovation
- ☐ New Construction
- ☐ New Roof
- ☐ Other_____

*** If Relocation, please indicate new location:**

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property**
	Land Use Category: Zoning District:

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built	Architectural Style	Porches? ☐ YES ■ NO
1895	masonry vernacular	

Original Use	Present Use	Proposed Use
George McAroy	Office Commercial	Office

Roof Type & Material	Exterior Siding Material
Flat	Stucco

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work: 20, 22, 24, 26 Hibiscus St.

Remove storefront door and fixed glass

Reframe at a 90 degree angle to accommodate additional interior space

Product approval code and specifications will be the same as Bakdraughs and Twisted Orange

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:
Please submit those items which have been checked by City staff:

- ■ **Completed original application with digital copies of all application documents**
- ■ $50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ $50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ■ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 01/09/2023 Title Holder/Property Owner: Nomiki Vavlas

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

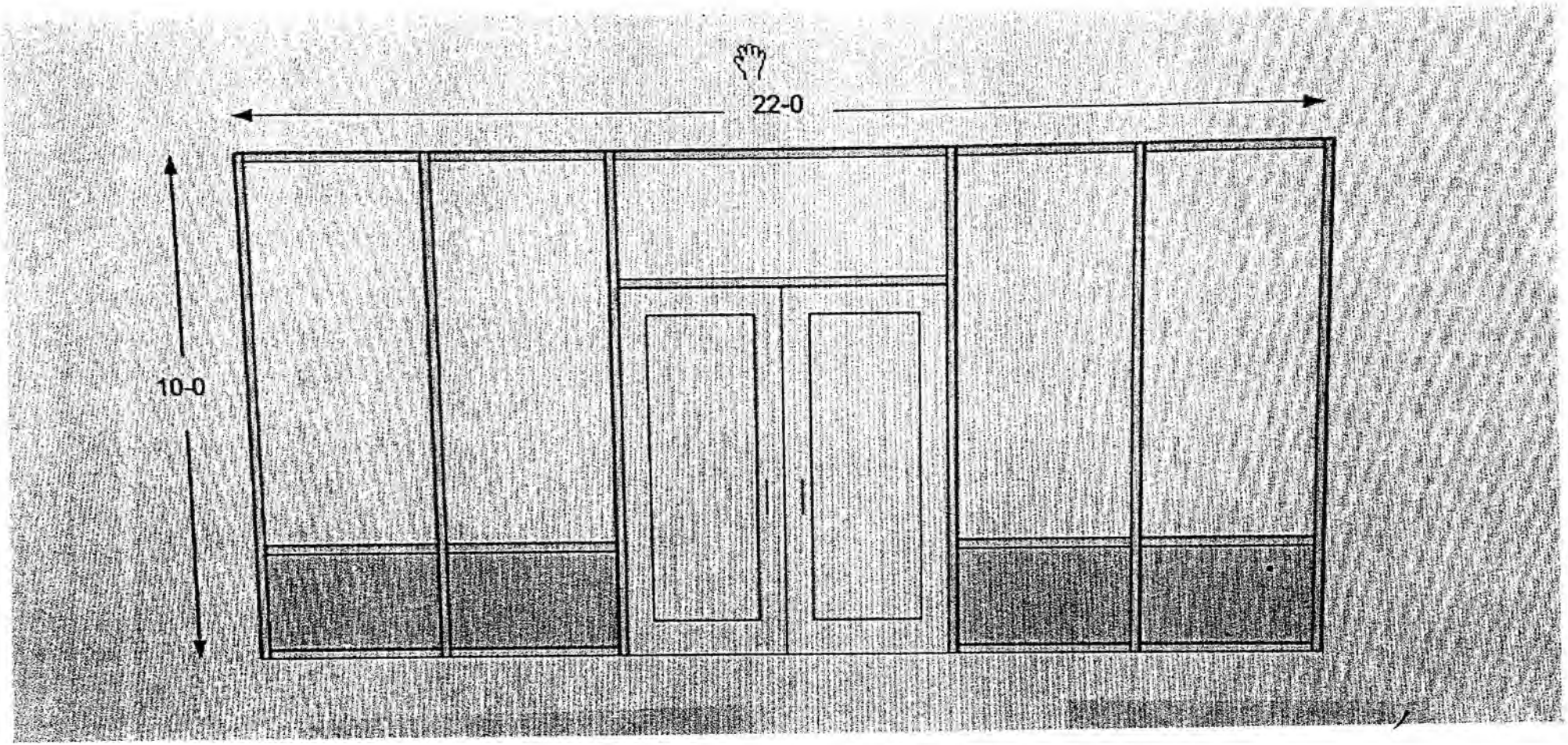
STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 09 day of January, A.D., 20___ by Nomiki Vavlas (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nomiki Kambourakis
Signature: Kambourakis
Stamp:

Notary Public State of Florida
Nomiki Kambourakis
My Commission
HH 184756
Exp.10/11/2025

105 Tarpon Avenue
Tarpon Springs, Florida 34689



New dark bronze aluminum hurricane impact store front
Window and door system glazed with clear 9/16 impact Laminated glass.
There is one pair of 3-0 x 7-0 doors with a transom and comes with Mtg. standard
Door hardware package. Approx. size from 20-0 x 10-0.

26
24
22
20
Motto
Motto
Motto
Motto

FLORIDA DEPARTMENT OF
Business & Professional Regulation

DBPR HOME

BCIS Home | Log In | User Registration | Hot Topics | Submit Surcharge | Stats & Facts | Publications | Contac

Florida dbpr Department of Business & Professional Regulation

Product Approval
USER: Public User

Product Approval Menu > Product or Application Search > **Application List**

OFFICE OF THE SECRETARY

Search Criteria

Code Version	2017	FL#	
Application Type	ALL	Product Manufacturer	
Category	ALL	Subcategory	
Application Status	ALL	Compliance Method	
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	
Product Model, Number or Name	ALL	Product Description	
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	
Impact Resistant	ALL	Design Pressure	
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer
FL17693-R1 History	Revision	OLDCASTLE BUILDING ENVELOPE DOORS **FL#:** FL17693.1 **Model:** SERIES MSD-375 AND WSD-500 ALUMINUM ENTRANCE DOOR **Description:** MSD-375 MEDIUM STILE AND WSD-WIDE STILE IMPACT ALUMINUM ENTRANCE DOORS (WET GLAZED) **Category:** Exterior Doors **Subcategory:** Swinging Exterior Door Assemblies

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-18

The State of Florida is an AA/EEO employer. Copyright 2007-2013 State of Florida. :: Privacy Statement :: Accessil

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a pu mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contac 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Dep one. The emails provided may be used for official communication with the licensee. However email addresses are public rec address, please provide the Department with an email address which can be made available to the public. To determine if please click here.

Product Approval Accepts:

Credit Card Safe
securityMETRICS

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY

WALTER A. TILLIT, JR., P.E.

tilteco@aol.com
FL P.E. License No. 44167
FL E.B. License No. 0006719

PRODUCT EVALUATION REPORT

REPORT No.:	**18-0410.01**
DATE:	**April 10, 2018**
PRODUCT CATEGORY:	**Exterior Doors**
PRODUCT SUB-CATEGORY:	**Swinging Exterior Door Assemblies**
PRODUCT NAME:	**Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact**
MANUFACTURER:	**Oldcastle BuildingEnvelope™** 803 Airport RD. Terrell, TX 75160

1. PURPOSE OF EVALUATION:

This is a Product Evaluation Report issued by **Walter A. Tillit, Jr., P.E.** (System ID # 1906) to **OLDCASTLE BUILDING ENVELOPE** based on **Rule Chapter No. 61G20-3, Method 1D of the Florida Department of Business and Professional Regulation.**

This product is being issued an Evaluation Report as described herein, and has been verified for compliance in accordance with the 2017 Sixth Edition of the Florida Building Code, and to verify that the product is for the purpose intended at least equivalent to that required by the Code.

This Product Evaluation Report shall be subject to review and revision in case of a Building Code Change that may affect its limitations and conditions.

2. EVIDENCE SUBMITTED:

2.1. PRODUCT EVALUATION DOCUMENT (P.E.D.):

Drawing No. **18-019 (Revises Drawing # 15-029)**, titled "**Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact**" sheets 1 thru 26 of 26 prepared by **Tilteco, Inc.**; signed and sealed by **Walter A. Tillit, Jr., P.E.**; dated **04/10/18**. This drawing is an integral part of this Evaluation Report.

WALTER A. TILLIT JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

6355 N.W. 36th Street, Suite 305, Miami, Florida 33166 - Phone: (305) 871-1530 - Fax: (305) 871-551

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE OUT SWING ALUMINUM ENTRANCE DOORS W/ LARGE & SMALL MISSILE IMPACT RESISTANT GLASS

GENERAL NOTES:

1. ALUMINUM ENTRANCE DOOR SHOWN ON THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) HAS BEEN VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH THE 2014 (5th EDITION) OF THE FLORIDA BUILDING CODE. PRODUCT MAY BE INSTALLED WITHIN HIGH VELOCITY HURRICANE ZONES (HVHZ) AND OUT OF THEM (NHVHZ).
   DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 (HVHZ) &1609 (NHVHZ) OF THE ABOVE MENTIONED CODE, FOR A BASIC WIND SPEED AS REQUIRED BY THE JURISDICTION WHERE THIS PRODUCT TO BE INSTALLED FOR A DIRECTIONALITY FACTOR Kd=0.85, USING ASCE 7-10 & SHALL NOT EXCEED THE MAXIMUM (A.S.D.) DESIGN PRESSURE RATING INDICATED ON NOTE 2.
   IN ORDER TO VERIFY THE ABOVE CONDITION, ULTIMATE DESIGN WIND LOADS DETERMINED PER ASCE 7-10 SHALL BE FIRST REDUCED TO A.S.D. DESIGN WIND LOADS BY MULTIPLYING THEM BY 0.6 IN ORDER TO COMPARE THESE W/ MAX. (A.S.D) DESIGN PRESSURE RATINGS INDICATED ON NOTE 2.
   IN ORDER TO VERIFY THAT ANCHORS ON THIS P.E.D., AS TESTED, WERE NOT OVERSTRESSED, A 33% INCREASE IN ALLOWABLE STRESS FOR WIND LOADS WAS NOT USED IN THEIR ANALYSIS. FASTENERS SPACING TO WOOD HAS BEEN DETERMINED IN ACCORDANCE WITH N.D.S. 2012.
   THIS PRODUCT'S ADEQUACY FOR IMPACT AND WIND RESISTANCE HAS BEEN VERIFIED IN ACCORDANCE WITH SECTION 1626 & 1609.1.2 OF THE ABOVE MENTIONED CODE AS PER PROTOCOLS TAS-201, TAS-202, TAS-203, PER HURRICANE TESTING LABORATORY REPORTS # HTL-0105-1030-02, HTL-0105-0712-03, HTL-0105-0205-03, HTL-0105-0810-03, HTL-0105-0210-04 AND HTL-0105-0407-04; PER CERTIFIED TESTING LABORATORIES REPORT # CTLA-1177W (FOR DOOR CERTIFICATION INSTALLATION WITH FG-5000 AND FG-5100 WINDOW WALL SYSTEM); PER ARCHITECTURAL TESTING LAB REPORTS # C0344.01-450-18, 95631.01-401-18 (NEW PANIC HARDWARE) PER CONSTRUCTION CONSULTING LABORATORY REPORTS #CCLI-14-128, AND AS PER SUBMITTED STRUCTURAL CALCULATIONS, PERFORMED AS PER SECTIONS 1616 & 1604 OF THE FLORIDA BUILDING CODE.
2. MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"X8'-0" PAIR OF DOORS SHALL BE +70 psf, -80 psf. WHEN USED WITH LAMINATED GLASS, AND MAX. +70 psf, -70 psf WHEN USED WITH INSULATED GLASS.
   MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"X8'-0" PAIR OF DOORS SHALL BE +60 psf, -60 psf. WHEN SARGENT OR CORBIN RUSSWIN EXIT DEVICES ARE USED (SEE SHEETS 6 & 7).
   USE SEALANT #37 FOR UP TO +70 psf, -80 psf A.S.D. DESIGN PRESSURE RATING. USE SEALANT # 37A FOR UP TO +70 psf, -70 psf A.S.D DESIGN PRESSURE RATING.
3. MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 4'-0"X8'-0" SINGLE OR 8'-0"x8'-0" PAIR OF DOORS SHALL BE +70 psf, -70 psf AND SHALL ONLY BE USED WITH EITHER LAMINATED OR INSULATED GLASS. USE SEALANTS #37 AND #37A FOR THESE DOORS.
4. THIS PRODUCT WILL NOT REQUIRE A HURRICANE PROTECTION DEVICE.
5. THIS PRODUCT IS NOT APPROVED FOR WATER INFILTRATION.
6. PROVIDE 1/4" MAX. LOAD BEARING SHIM (TYP.), WHEN ALLOWED BY THIS DRAWING.
7. ALL SCREWS USED FOR ASSEMBLY CONNECTIONS (METAL TO METAL TO BE STAINLESS STEEL 304 OR 316 AISI SERIES OR CORROSION RESISTANT COATED CARBON STEEL AS PER DIN 50018 AND SECTION 2411.3.3.4 OF THE FLORIDA BUILDING CODE WITH 50 ksi YIELD STRENGTH AND 90 ksi TENSILE STRENGTH.
8. WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE BUILDING STRUCTURE. WOOD BUCKS MUST BE SOUTHERN PINE, G = 0.55, AND SHALL COMPLY WITH SECTIONS 2411.3.3.3 & 2326 OF THE FLORIDA BUILDING CODE.
9. REMAINING COMPONENTS FOR THIS PRODUCT SHALL BE AS INDICATED ON BILL OF MATERIALS, SHEETS 4 & 5 OF THIS DRAWING AND AT HARDWARE SCHEDULES ON SHEETS 6 & 7 OF THE DRAWING.
10. ALL ALUMINUM EXTRUSIONS IN CONTACT WITH STEEL, CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD SHALL COMPLY WITH SECTIONS 2003.8.4.2, 2003.8.4.4, 2003.8.4.5 AND 2003.8.4.6 OF THE FLORIDA BUILDING CODE, RESPECTIVELY.
11. SHOP DRAWINGS PREPARED BASED ON THIS APPROVAL AND TAKING INTO ACCOUNT THE SPECIFIC JOB CONDITIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS PART OF THE PERMIT DOCUMENTS.
12. SUBSTRATE MATERIAL NOTED ON THIS DRAWING AS EXISTING BY OTHERS, POURED CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD MUST WITHSTAND THE LOADS IMPOSED BY THIS PRODUCT.
13. THIS PRODUCT'S INSTALLATION SHALL COMPLY WITH ALL SPECS INDICATED IN THIS DRAWING PLUS ANY BUILDING AND ZONING REGULATIONS PROVIDED BY THE JURISDICTION WHERE PERMIT IS APPLIED TO.
14. (a) THIS P.E.D. PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT; i.e. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.
    (b) CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION INCLUDING LIFE SAFETY OF THIS PRODUCT, BASED ON THIS P.E.D., PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT. CONSTRUCTION SAFETY AT SITE IS THE CONTRACTOR'S RESPONSIBILITY.
    (c) THIS P.E.D. WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
    (d) SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS DELEGATED ENGINEER TO THE P.E.D. ENGINEER, SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
    (e) ORIGINAL P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.
15. PRODUCT MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION AT PRODUCT IN ACCORDANCE WITH SECTION 1710.5 OF THE FLORIDA BUILDING CODE. ONE LABEL SHALL BE PLACED FOR EVERY OPENING.

THIS DRAWING SHALL ONLY BE USED TO OBTAIN PERMITS IN THE STATE OF FLORIDA

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.ALL
DATE: 03/18/15
15-029
DRAWING No
SHEET 1 OF 26

Oldcastle BuildingEnvelope®
1103 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com - Phone 800-469-4567

REV. No	DESCRIPTION	DATE
OLD 14-002		03/19/14

© 2015 TILTECO INC.

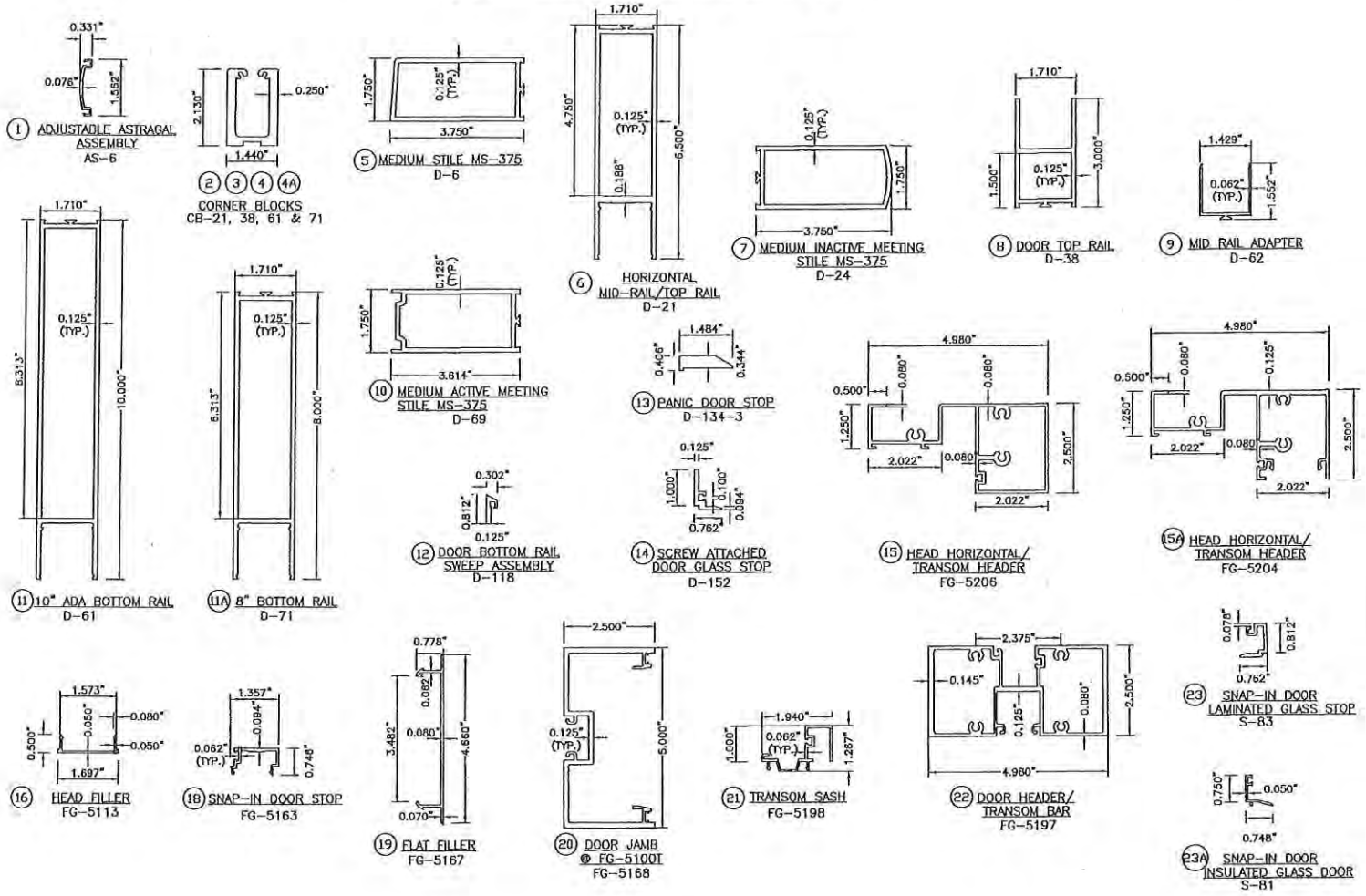
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6208 Wallace Rd. Ext. Suite 300 Wilmington, NC 28409
Phone # (910)397-4330 Fax # (910)397-4331
e-mail: tilteco@aol.com

WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL SIGNATURE AND DATE

SERIES MSD-375 & WSD-500 ALUMINUM MEDIUM & WIDE STILE ENTRANCE DOORS (WET GLAZED) COMPONENTS

SCALE: 4" = 1"



FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

15-029 DRAWING No

SHEET 2 OF 25

Oldcastle BuildingEnvelope®

© 2015 TILTECO INC.

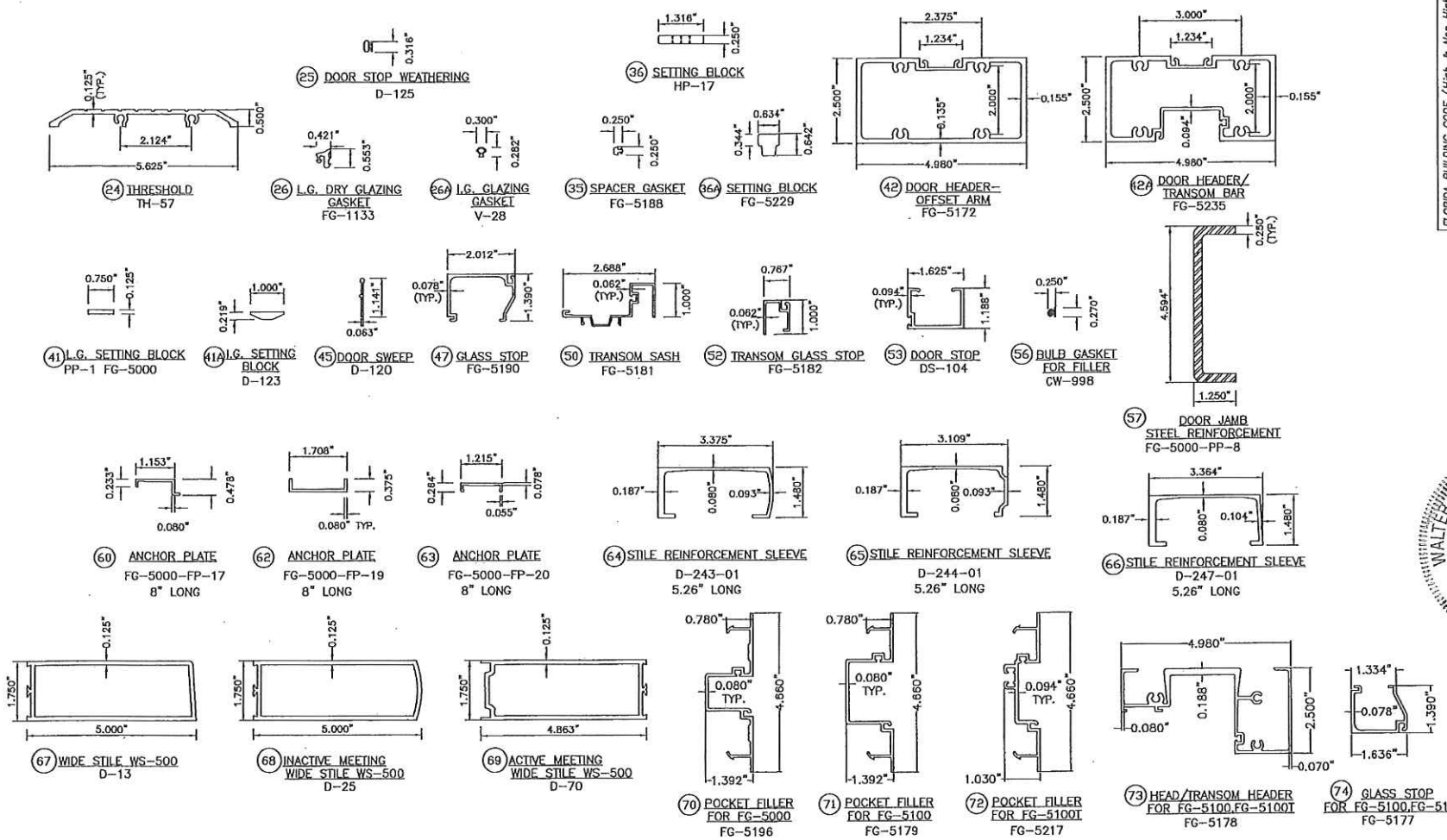
TILTECO INC.

TILTECO TESTING & ENGINEERING COMPANY

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

SERIES MSD-375 & WSD-500 ALUMINUM MEDIUM & WIDE STILE ENTRANCE DOORS (WET GLAZED) COMPONENTS

SCALE: 4" = 1"



FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

DATE

15-029 DRAWING No

SHEET 3 OF 26

Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800-869-4567

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
8333 N.W. 36th St., Ste. 303, VIRGINIA GARDENS, FL 33166
Phone: (305)871-1630 Fax: (305)871-1631
e-mail: tilteco@aol.com
EB-0005719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL/SIGNATURE/DATE

BILL OF MATERIALS MSD-375 & WSD-500 DOORS

ITEM No.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
1.	AS-6	ADJUSTABLE ASTRAGAL ASSEMBLY	.331" X 1.562" X .076"	6063-T6 ALUMINUM	OBE	
2.	CB-21	CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	4.437" LONG
3.	CB-38	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	1.23" LONG
4.	CB-61	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	8" LONG
4A.	CB-71	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	OBE	6" LONG
5.	D-6	MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	OBE	
6.	D-21	HORIZONTAL MID-RAIL/TOP RAIL	6.50" X 1.71" X .125"	6063-T5 ALUMINUM	OBE	
7.	D-24	INACTIVE MEETING MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	OBE	
8.	D-38	DOOR TOP RAIL	3.00" X 1.71" X .125"	6063-T5 ALUMINUM	OBE	
9.	D-62	MID-RAIL ADAPTER	1.429" X 1.552" X .062"	6063-T5 ALUMINUM	OBE	
10.	D-69	ACTIVE MEETING MEDIUM STILE MS-375	3.614" X 1.75" X .125"	6063-T5 ALUMINUM	OBE	
11.	D-61	10" ADA BOTTOM RAIL	10.00" X 1.71" X .125"	6063-T6 ALUMINUM	OBE	
11A.	D-71	8" BOTTOM RAIL	8.00" X 1.71" X .125"	6063-T6 ALUMINUM	OBE	
12.	D-118	DOOR BOTTOM RAIL SWEEP ASSEMBLY	.812" X .302" X .125"	6063-T5 ALUMINUM	OBE	CUT TO DOOR WIDTH MINUS 5/8"
13.	D-134-3	PANIC DOOR STOP	.344" X 1.484" X 3.00"	6063-T5 ALUMINUM	OBE	
14.	D-152	SCREW ATTACHED DOOR GLASS STOP	1.00" X .762" X .125"	6063-T6 ALUMINUM	OBE	ATTACH W/ ⓐ 12" ON CENTER
15.	FG-5206	HEAD HORIZONTAL/TRANSOM HEADER	2.50" X 4.98" X .080"	6063-T6 ALUMINUM	OBE	FOR FG-5000 SYSTEMS
15A.	FG-5204	HEAD HORIZONTAL/TRANSOM HEADER	2.50" X 4.98" X .080"	6063-T6 ALUMINUM	OBE	FOR FG-5000 SYSTEMS
16.	FG-5113	HEAD FILLER	.50" X 1.69" X .050"	6063-T5 ALUMINUM	OBE	
18.	FG-5163	SNAP-IN DOOR STOP	.746" X 1.357" X .062"	6063-T6 ALUMINUM	OBE	
19.	FG-5167	FLAT FILLER	.778" X 4.66" X .080"	6063-T6 ALUMINUM	OBE	RUNS FULL LENGTH
20.	FG-5168	DOOR JAMB @ FG-5000, FG-5100 & FG-5100T	2.50" X 5.00" X .125"	6063-T6 ALUMINUM	OBE	
21.	FG-5198	TRANSOM SASH	1.00" X 1.940" X .062"	6063-T6 ALUMINUM	OBE	
22.	FG-5197	DOOR HEADER/TRANSOM BAR	2.50" X 4.90" X .080"	6063-T6 ALUMINUM	OBE	
23.	S-83	SNAP-IN DOOR LAMINATED GLASS STOP	.812" X .762" X .078"	6063-T6 ALUMINUM	OBE	
23A.	S-81	SNAP-IN DOOR INSULATED GLASS STOP	.748" X .75" X .050"	6063-T5 ALUMINUM	OBE	
24.	TH-57	THRESHOLD	.50" X 5.625" X .125"	6063-T5 ALUMINUM	OBE	
25.	D-125	DOOR STOP WEATHERING	.125" SPACE	SANTOPRENE	UNIVERSAL RUBBER	
26.	FG-1133	GLAZING GASKET	.197" SPACE	EPDM	VARIES	70 DUROMETER, USE AT LAMINATED GLASS
26A.	V-28	GLAZING GASKET	.30" X .282"	VINYL	OBE	USE AT INSULATED GLASS
27.	FS-2	ATTACH D-118 SWEEP TO DOOR BOTTOM	#8 X 3/8" PPHSMS	STEEL	VARIES	
28.	FS-7	ATTACH RAILS TO CORNER BLOCKS	#10 X 3/4" PFH	STEEL	VARIES	
29.	FS-8	SPLINE ASSEMBLY SCREW	#14 X 1" HHSTS	STEEL	VARIES	
30.	FS-114	ATTACH D-152 TO DOOR	#8 X 3/8" PPHSMS	STEEL	VARIES	SPACED @ 12" O.C.
31.	SM-5601	JOINT SEALANT TAPE	.125" X .50" VARIES	BUTYL	SCHNEE-MOREHEAD	
32.	WP-085	ADJUSTABLE ASTRAGAL WEATHERING	VARIABLE SPACE	WOOL PILE	SCHLEGEL	
33.	FS-56	ATTACH D-134-2 PANIC STOP	#12 X 3/4" PFHSMS	STEEL	VARIES	
34.	FS-49	ADJUSTABLE ASTRAGAL SCREW	#8 X 1/2" PPHSMS	STEEL	VARIES	
35.	FG-5188	SPACER GASKET	.25" X .25"	EPDM	VARIES	85 DUROMETER
36.	HP-17	SETTING BLOCK	1.316" X .25" X 4" LONG	EPDM	VARIES	90 DUROMETER
36A.	FG-5229	SETTING BLOCK	.634" X .642" X 4" LONG	EPDM	VARIES	85 DUROMETER

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.M.L. 03/18/15 DATE
15-029 DRAWING No
SHEET 4 OF 26

Oldcastle BuildingEnvelope®
903 AIRPORT RD. TERRELL, TX. 75160
www.OldcastleBE.com • Phone 800-869-4867

MFR. No.	DESCRIPTION	DATE	MFR. No.	DESCRIPTION	INIT.
	OLD 14-4567	02/16/15			

© 2015 TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY
6355 N.W. 36th St., Ste. 305, Virginia Gardens, FL. 33166
Phone # (305) 599-1533 Fax # (305) 599-1537
e-mail: tilteco@aol.com
EB-0008719
WALTER A. TILLIT JR., P.E.
FLORIDA Lic. # 44187

WALTER A. TILLIT JR. LICENSE No. 44187 STATE OF FLORIDA PROFESSIONAL ENGINEER

BILL OF MATERIALS MSD-375 & WSD-500 DOORS (CONTINUED)

ITEM No.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
37.	995 SEALANT	STRUCTURAL SILICONE	FILL SPACE	SILICONE	DOW CORNING 995	USE FOR UP TO +70, -80 psf. ASD PRESSURE RATING
37A.	SEALANT	STRUCTURAL SILICONE PROGLAZE II	FILL SPACE	SILICONE	TREMCO	USE FOR UP TO +70, -70 psf. ASD PRESSURE RATING
38.	921	USED AS PERIMETER SEALANT	FILL SPACE	POLYURETHANE	VULKEM	
40.	FS-39	ATTACH CORNER BLOCK TO STILES	¼" X 20 X ¾": HHMS	STEEL	VARIES	
41.	FG-5000-PP1	SETTING BLOCK	⅛" X ¾" X 4"	EPDM	VARIES	USE FOR LAMINATED GLASS
41A.	D-123	SETTING BLOCK	1.00" X 0.219"	RIGID PVC	VARIES	USE FOR INSULATED GLASS
42.	FG-5172	DOOR HEADER-OFFSET ARM	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	OBE	
42A.	FG-5235	DOOR HEADER/TRANSOM BAR	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	OBE	
43.	DS-104	OFFSET ARM COVER	1.188" X 1.625" X .094"	6063-T6 ALUMINUM	OBE	
44.	FASTENER	ATTACH DS-104 TO FG-5172	#10 X 2" FHPSMS	STEEL	VARIES	SINGLE DOOR: 1 EA. 6" FROM LOCK STILE PAIR OF DRS: 1 EA. 6" EACH SIDE OF DR C/L
45.	D-120	DOOR WEATHERING STRIP	VARIABLE SPACE	VINYL	OBE	DOOR WIDTH MINUS 5/8"
46.	FG-5185	SPACER GASKET	.25" X .25"	SILICONE	VARIES	
47.	FG-5190	GLASS STOP	2.01" X 1.39" X .080"	6063-T6 ALUMINUM	OBE	FOR FG-5000 SYSTEMS
50.	FG-5181	TRANSOM SASH	1.00" X 2.69" X .062"	6063-T5 ALUMINUM	OBE	
51.	FS-55	ATTACH SC-1 CLIP	#10 X 1/2" PH ROUND	STEEL	VARIES	9" O.C.
52.	FG-5182	TRANSOM GLASS STOP	1.00" X .767" X .062"	6063-T5 ALUMINUM	OBE	
53.	DS-104	DOOR STOP	1.625" X 1.188" X .094"	6063-T5 ALUMINUM	OBE	USES SC-1 CLIP
56.	CW-998	BULB GASKET FOR FILLER	VARIES	FOAM-TITE	AMESBURY	
57.	FG-5000-PP-8	DOOR JAMB MULLION STL REINFORCING	1 1/4" X 4 9/16" X 1/4"	A-36 STEEL(ZINC PLATED)	VARIES	FULL LENGTH OF MULLION. COAT RICH PRIMER
58.	FS-38	ATTACH STL. REINFORCEMENT	1/4"-20 X 1/2" HH TYPE "F"	STEEL	VARIES	
59.	SC-1	STAINLESS STEEL CLIP	.281" X .968" X .032"	STAINLESS STEEL	OBE	9" O.C.
60.	FG-5000-FP-17	ANCHOR PLATE	1.153" X .478" X .080"X 8" LONG	6063-T5 ALUMINUM	OBE	USED @ 22
62.	FG-5000-FP-19	ANCHOR PLATE	1.708" X .375" X .080"X 8" LONG	6063-T5 ALUMINUM	OBE	USED @ 24
63.	FG-5000-FP-20	ANCHOR PLATE	1.215" X .264" X .078"X 8" LONG	6063-T5 ALUMINUM	OBE	USED @ 42
64.	D-243-01	STILE REINFORCEMENT SLEEVE	3.375" X 1.480" X .093"X 5.26LG	6063-T6 ALUMINUM	OBE	USED AT DOOR STILE SILL WITH REGENT HARDWARE
65.	D-244-01	STILE REINFORCEMENT SLEEVE	3.109" X 1.480" X .093"X 5.26LG	6063-T6 ALUMINUM	OBE	USED AT DOOR STILE SILL WITH REGENT HARDWARE
66.	D-247-01	STILE REINFORCEMENT SLEEVE	3.364" X 1.480" X .104"X 5.26LG	6063-T6 ALUMINUM	OBE	USED AT DOOR STILE SILL WITH REGENT HARDWARE
67.	D-13	WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	OBE	
68.	D-25	INACTIVE MEETING WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	OBE	
69.	D-70	ACTIVE MEETING WIDE STILE WS-500	4.863" X 1.75" X .125"	6063-T5	OBE	
70.	FG-5196	POCKET FILLER FOR FG-5000	4.660" X 1.392" X .080"	6063-T5	OBE	
71.	FG-5179	POCKET FILLER FOR FG-5100	4.660" X 1.392" X .080"	6063-T5	OBE	
72.	FG-5217	POCKET FILLER FOR FG-5100T	4.660" X 1.030" X .094"	6063-T5	OBE	
73.	FG-5178	HEAD/TRANSOM HEADER	2.500" X 4.980" X VARIES	6063-T6 ALUMINUM	OBE	FOR FG-5100,FG-5100T SYSTEMS
74.	FG-5177	GLASS STOP	1.390" X 1.636" X .078"	6063-T6 ALUMINUM	OBE	FOR FG-5100,FG-5100T SYSTEMS

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15 DATE
15-029 DRAWING No
SHEET 5 OF 25

Oldcastle BuildingEnvelope®
800 AIRPORT RD. TEMPLE, TX 76501
www.OldcastleBE.com Phone 800-869-4567

REV. No	DESCRIPTION	DATE
	OLD 14-062	03/18/15

REV. No	DESCRIPTION	DATE

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6363 NW 36th St. Ste. 305, Virginia Gardens, FL 33166
Phone: (305)-871-0010 Fax: (305)871-1851
e-mail: tilteco@aol.com
FB-0003718
WALTER A. TILLIT JR. P.E.
FLORIDA LIC. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE DATE

HARDWARE SCHEDULE 3'-6" X 8'-0" OR 4'-0" X 8'-0" (Max.) SINGLE MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	3'-6" X 8'-0"	
3-POINT LOCK	MS 1850S + 4015 + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	4'-0" X 8'-0"	
RIM PANIC	ED4200S RIM PANIC	CORBIN RUSSWIN	+60 / -60 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	1285 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	2086 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	REGENT	+70 / -80 PSF	3'-6" X 8'-0"	ONLY ALLOWED TO USED FOR MEDIUM STILES ⑤, ⑦ & ⑩
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	3'-6" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	3'-6" X 8'-0"	
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6" X 8'-0"	
SURFACE CLOSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLOSER	21-211 HVY DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4" X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	BB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	4'-0" X 8'-0"	(4) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	RCTA2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FORMED ALUMINUM	OBE	N/A	N/A	
PUSH BARS	PB-21 FORMED ALUMINUM	OBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	OBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	CY-3	OBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	OBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	OBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT (24)	OBE	+70 / -80 PSF	3'-6" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
DOOR BOTTOM SWEEP	D-118 / D120	OBE	N/A	N/A	
TOP PIVOTS	OP-6 / OP-7	OBE	+70 / -80 PSF	3'-6" X 8'-0"	
INTERMEDIATE PIVOTS	M-19	RIXON	+70 / -80 PSF	3'-6" X 8'-0"	
BOTTOM PIVOTS	OP-9 / OP-10	OBE	+70 / -80 PSF	3'-6" X 8'-0"	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	3'-6" X 8'-0"	
THRESHOLD	TH-43	OBE	+70 / -80 PSF	3'-6" X 8'-0"	
CONT. GEAR HINGE	KCFM-95HD1 CONTINUOUS GEAR HINGES	PEMKO	+70 / -70 PSF	4'-0" X 8'-0"	

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. DATE: 03/18/15

Oldcastle BuildingEnvelope®
903 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4557

15-029 DRAWING No

REV. No	DESCRIPTION	DATE
	OLD 14-043	03/04/15

SHEET 6 OF 26

© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
10333 N.W. 36th Pl., Suite 103, Miami Gardens, FL 33168
Phone 1 (305) 594-3335 Fax (305) 594-3337
e-mail: tilteco@aol.com

FB-0009718 TILLIT No. P.E.
WALTER A. TILLIT, JR. FLORIDA Lic. # 44167

WALTER A. TILLIT, JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARDWARE SCHEDULE 7'-0" X 8'-0" OR 8'-0" X 8'-0" (Max.) PAIRS MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	7'-0" X 8'-0"	ACTIVE DOOR
FLUSH BOLTS	FB-1201-VRM TOP & BOTTOM-STEEL TIPS	OBE	+70 / -80 PSF	7'-0" X 8'-0"	INACTIVE DOOR
3-POINT LOCK	MS 1850S + 4015 + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	ACTIVE DOOR
2-POINT LOCK	MS 2180 AUTO RELEASE FLUSH BOLT	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	INACTIVE DOOR
RIM PANIC	ED4200S RIM PANIC	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	
REMOVABLE MULLION	WS708AKM REMOVABLE MULLION	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH ED4200S RIM DEVICE EXCLUSIVELY
CONCEALED PANIC	1285 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	2086 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	REGENT	+70 / -80 PSF	7'-0" X 8'-0"	ONLY ALLOWED TO USED FOR MEDIUM STILES ⑤, ⑦ & ⑩
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 8' X 8' ALLOWED UP TO +70 / -70 psf
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	7'-0" X 8'-0"	
REMOVABLE MULLION	HC L980 REMOVABLE MULLION	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH AD8500 RIM DEVICE EXCLUSIVELY
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
SURFACE CLOSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLOSER	21-211 HVY DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4" X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	7'-0" X 8'-0"	(3) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	BB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	8' X 8'	(4) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	RCTA2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FORMED ALUMINUM	OBE	N/A	N/A	
PUSH BARS	PB-21 FORMED ALUMINUM	OBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	OBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	CY-3	OBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	OBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	OBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT ㉔	OBE	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
DOOR BOTTOM SWEEP	D-118 / D120	OBE	N/A	N/A	
TOP PIVOTS	OP-6 / OP-7	OBE	+70 / -80 PSF	7'-0" X 8'-0"	
INTERMEDIATE PIVOTS	M-19	RIXON	+70 / -80 PSF	7'-0" X 8'-0"	
BOTTOM PIVOTS	OP-9 / OP-10	OBE	+70 / -80 PSF	7'-0" X 8'-0"	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	7'-0" X 8'-0"	
THRESHOLD	TH-43	OBE	+70 / -80 PSF	7'-0" X 8'-0"	
CONT. GEAR HINGE	KCFM-95HD1 CONTINUOUS GEAR HINGES	PENKO	+70 / -70 PSF	8'-0" X 8'-0"	

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15 — DATE
15-029 — DRAWING No
SHEET 7 OF 26

Oldcastle BuildingEnvelope®
903 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4567

REV. No.	DESCRIPTION	DATE	DRW. No.	DESCRIPTION	DATE
	OLD 14-043	02/24/15			

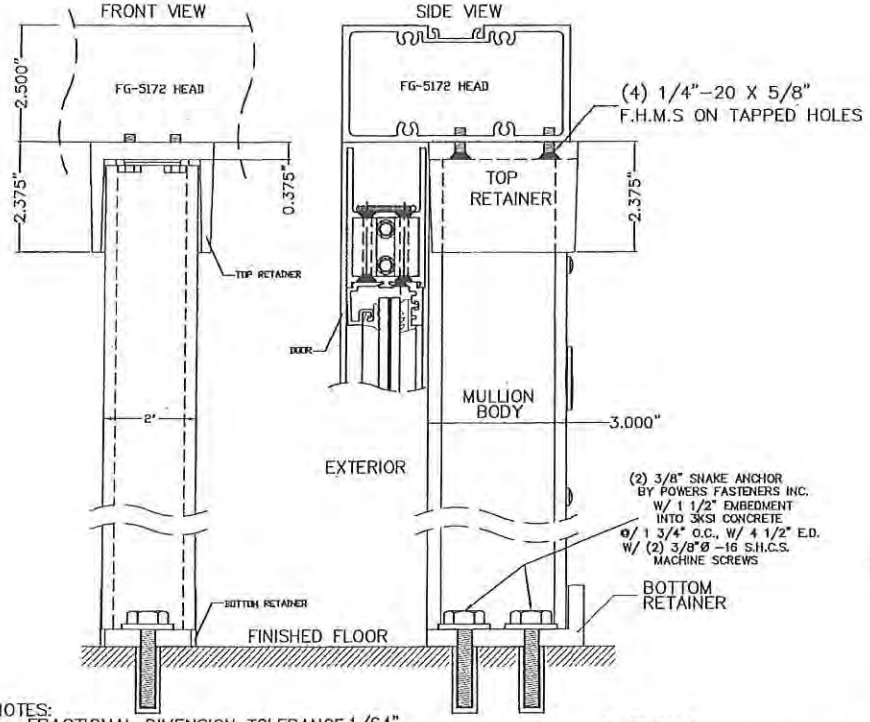
© 2015 TILLECO INC.

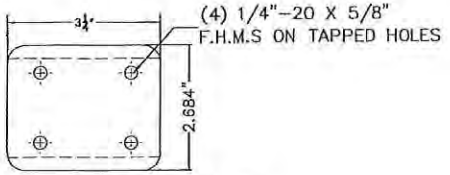
TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6330 N.W. 36th St., Ste. 305, Miami, FLORIDA, FL 33166
Phone: (305) 594-2828 Fax: (305) 594-2831
e-mail: tilleco@aol.com
FB-0003719
WALTER A. TILLIT, JR. P.E.
FLORIDA LIC. # 44167

WALTER A. TILLIT, JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WALTER A. TILLIT, JR. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

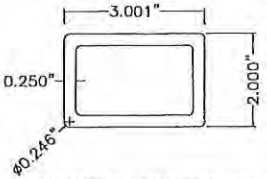
REMOVABLE MULLION ASSEMBLY DETAILS FOR SARGENT & CORBIN RUSSWIN EXIT DEVICES: MAX. A.S.D DESIGN PRESSURE RATING IS +60, −60 psf. FOR THESE EXIT DEVICES TO BE USED ONLY AT 3'−6"x8'−0" SINGLE OR 7'−0"x8'−0" PAIR OF DOORS

SARGENT HC L980
REMOVABLE MULLION
OR CORBIN RUSSWIN
KRM 200 FWS
REMOVABLE MULLION

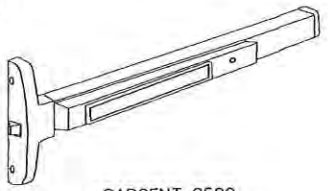




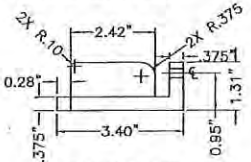
BOTTOM VIEW OF TOP RETAINER



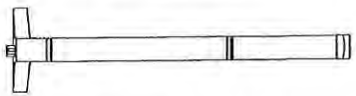
REMOVABLE MULLIONS HC−L980HC
& KRM 200 FWS



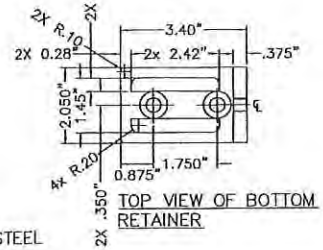
SARGENT 8500
NARROW RIM EXIT
FBC APPROVED



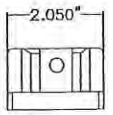
BOTTOM RETAINER
SIDE VIEW



CORBIN RUSSWIN ED4200S
NARROW EXIT
FBC APPROVED



TOP VIEW OF BOTTOM
RETAINER



FRONT VIEW

NOTES:
1. FRACTIONAL DIMENSION TOLERANCE 1/64".
2. OUTSIDE DIMENSIONS ARE MAX PART SIZE.
3. MOUNTING HOLES TO BE PREPARED AT INSTALLATION.

MATERIALS:
MULLION BODY − CARBON STEEL
HOT ROLLED, WELDED SEAM
PER ASTM A500 GRADE B
FINISH: PRIME COAT RED PAINT
TOP & BOTTOM RETAINER − CAST IRON, PRIMED.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES HSD−375 (MEDIUM) & WSD−500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L.
DATE: 03/18/15
15−029
DRAWING No
SHEET 8 OF 26

Oldcastle BuildingEnvelope™
800 ALBERMONT, P.O. TEXAS 833, TX 75160
www.OldcastleBE.com Phone 800-366-4567

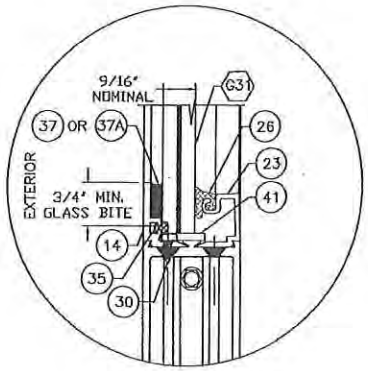
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14−043	03/18/15			

© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6035 NW 36th St. Ste. 320, Virginia Gardens, FL 33166
Phone: (305) 871−1551 Fax: (305) 871−1601
EB−0006719
WALTER A. TILLIT JR. P.E.
FLORIDA LIC. # 44167

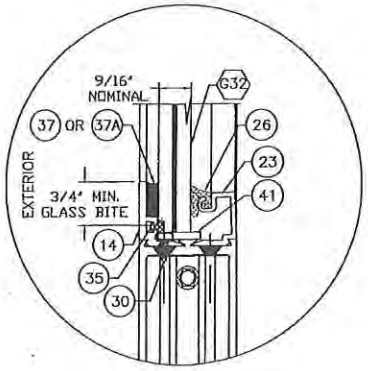
WALTER A. TILLIT JR.
LICENSE
No. 44167
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
SIGNATURE/DATE

TYPICAL GLAZING DETAILS AT DOORS

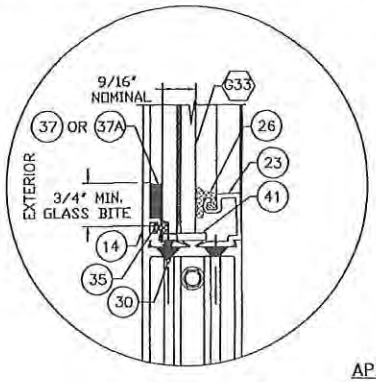


GLASS TYPE (G31)

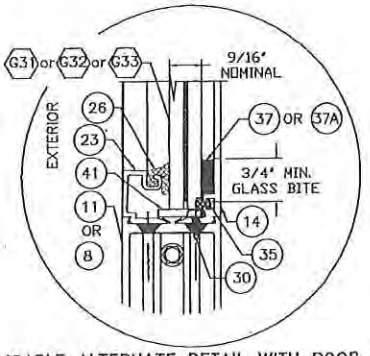
SCALE: 6" = 1"



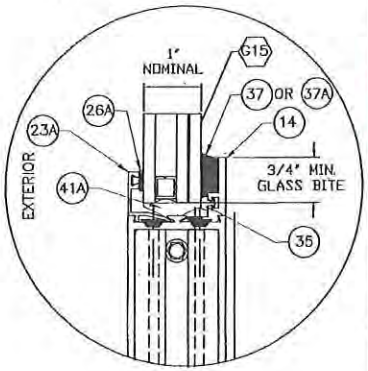
GLASS TYPE (G32)



GLASS TYPE (G33)



APPLICABLE ALTERNATE DETAIL WITH DOOR GLASS STOPS REVERSED FOR ALL GLASS TYPES VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x7'-0" SINGLE/PAIR OF DOORS RESPECTIVELY



GLASS TYPE (G15)

GLASS SCHEDULE FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS *

GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ (37) SILICONE	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ (37A) SILICONE
(G31)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.090" SAFLEX PVB INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16" x 82 3/16"	+70, -80	+70, -70
(G32)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.100" SAFLEX PVB INTERLAYER	EASTMAN CHEMICAL COMPANY		+70, -80	+70, -70
(G33)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.075" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY		+70, -80	+70, -70
(G15)	1" NOMINAL THICKNESS INSULATED GLASS CONSISTING OF 3/16" TEMPERED GLASS OB , 5/16" SPACER & 3/16" H.S. GLASS OVER 0.075" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70	+70, -70

GLASS SCHEDULE FOR 4'-0"x8'-0" OR 8'-0"x8'-0" DOORS

GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ (37) OR (37A) SILICONE
(G33)	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.075" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	38 3/4" x 82 9/16"	+70, -70
(G15)	1" NOMINAL THICKNESS INSULATED GLASS CONSISTING OF 3/16" TEMPERED GLASS OB , 5/16" SPACER & 3/16" H.S. GLASS OVER 0.075" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70

TYPICAL DOOR GLASS SIZE= DLO +1 1/2"

* SEE SHEET 1, GENERAL NOTE #3, FOR MAX. ASD PRESSURE RATING WHEN SPECIFIC HADWARE IS USED.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & MSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. DATE: 03/18/15

Oldcastle BuildingEnvelope® 900 ASBURY RD. TERRELL, TX 75160 www.OldcastleBE.com Phone 800-869-4567

15-029 DRAWING No

SHEET 9 OF 26

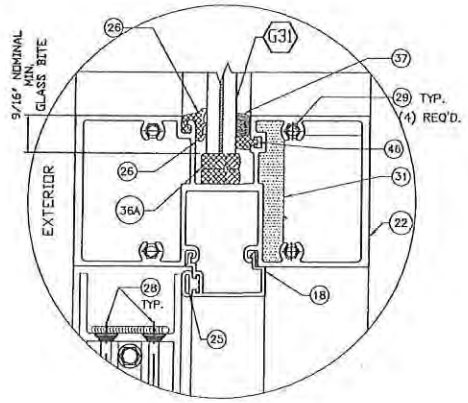
REV. No	DESCRIPTION	DATE
	ADD 1M-0180	6/17/15

© 2015 TILTECO INC.

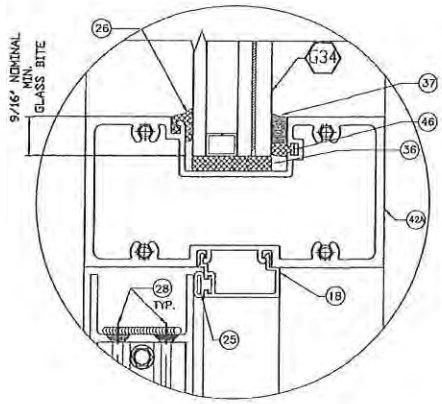
TILTECO INC. TILLIT TESTING & ENGINEERING COMPANY 8358 N.W. 35th. St. Ste. 305, Miami, Florida, FL 33166 Phone: 1 (305) 471-1551 Fax: (305) 471-1531 E-mail: tilteco@bellsouth.net EB-0009719 WALTER A. TILLIT JR., P.E. FLORIDA Lic. # 44157

WALTER A. TILLIT JR. LICENSE No. 44157 STATE OF FLORIDA PROFESSIONAL ENGINEER

TYPICAL GLAZING DETAILS FOR TRANSOMS
VALID ONLY FOR 3'-6"x8'-0" & 7'-0"x8'-0" SINGLE/PAIR OF DOORS RESPECTIVELY



GLASS TYPE G31
SCALE: 6" = 1"



GLASS TYPE G34
SCALE: 6" = 1"

GLASS SCHEDULE FOR 3'-6"x8'-0" (MAX.) OR 7'-0"x8'-0" (MAX.) DOORS TRANSOMS				
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F) W/ 37 SILICONE
G31	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.090" SAFLEX PVB INTERLAYER	EASTMAN CHEMICAL COMPANY	SEE SCHEDULE ON SHEET 16	+70, -80
G34	1 5/16" NOMINAL THICKNESS INSULATED LAMINATED GLASS CONSISTING OF TWO 1/4" H.S.-O.B + 1/2" AIR SPACE + 1/4" H.S. + 0.090" SAFLEX PVB INTERLAYER + 1/4" H.S.	EASTMAN CHEMICAL COMPANY		+70, -80

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L
DATE 03/18/15
15-029
DRAWING No
SHEET 10 OF 26

Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800-869-4557

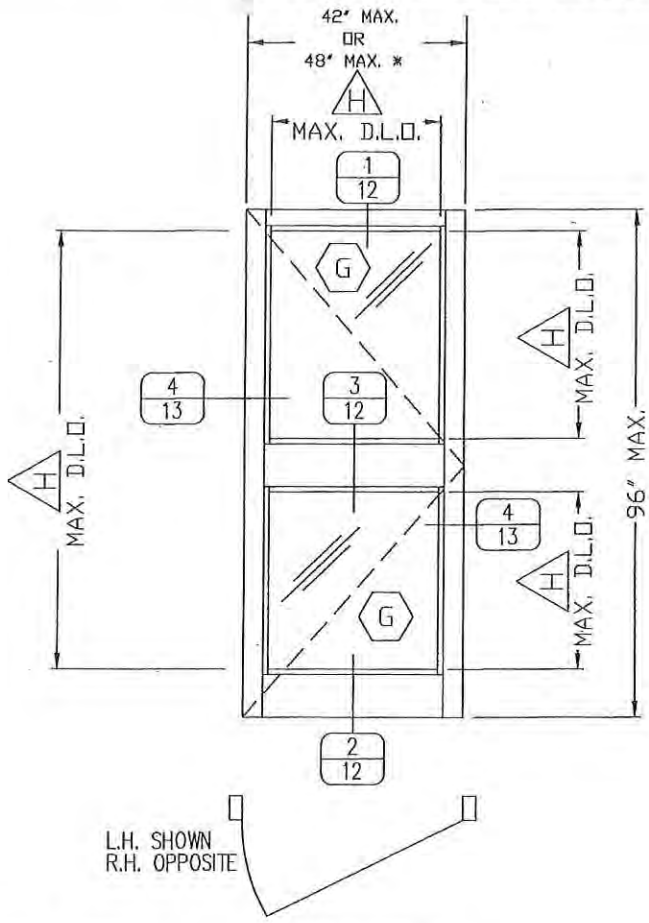
REV. No.	DESCRIPTION	DATE	REV. No.	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

© 2015 TILTECO INC.

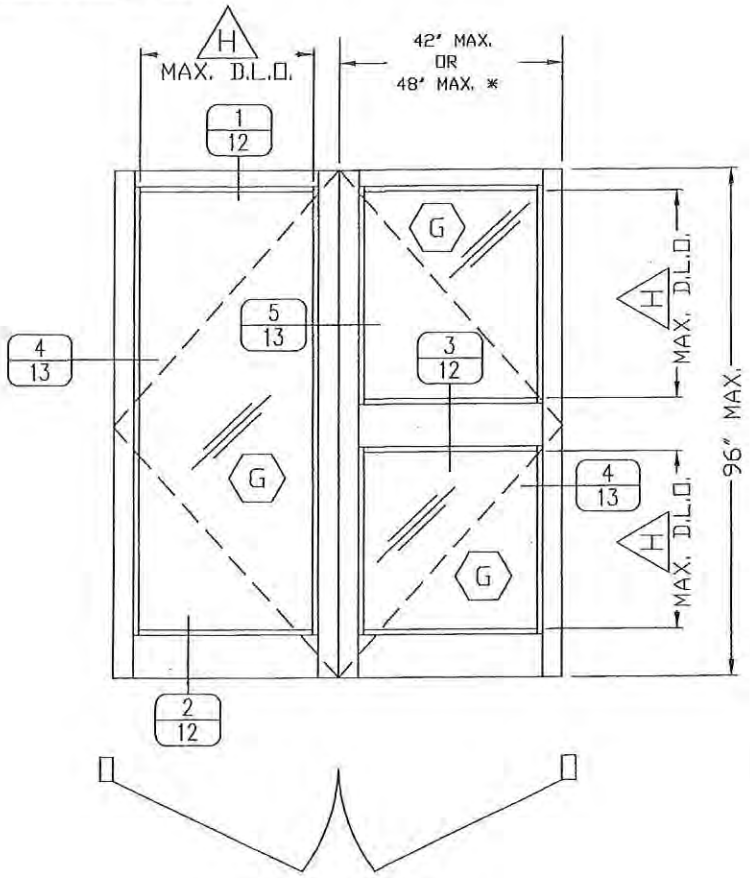
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
8355 N.W. 36th St., Ste. 355, VIRGINIA GARDENS, FL 33166
Phone : (305)871-1530 Fax : (305)871-1531
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL/SIGNATURE/DATE

TYPICAL PANEL ELEVATIONS FOR MSD-375 & WSD-500 IMPACT SINGLE/PAIR OF DOORS (WET GLAZED)



SINGLE PANEL



DOUBLE PANEL

FOOT NOTES:

(G) FOR GLAZING DETAILS AND GLASS SCHEDULE SEE SHEET 9.

(H) FOR MAXIMUM DAYLIGHT OPENING (D.L.O.) SEE SCHEDULE ON SHEET 9.

* SEE GENERAL NOTES #2 & 3 ON SHEET 1 FOR LIMITATIONS ON MAX. A.S.D PRESSURE RATINGS, USABLE GLASS & HARDWARE.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES WSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

Oldcastle BuildingEnvelope
901 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4557

DRAWN BY: F.R.L. 03/18/15 DATE
15-029 DRAWING No
SHEET 11 OF 28

REV. #	DESCRIPTION	DATE
	ORIG. 14-043	03/18/15

© 2015 TILTECO INC.

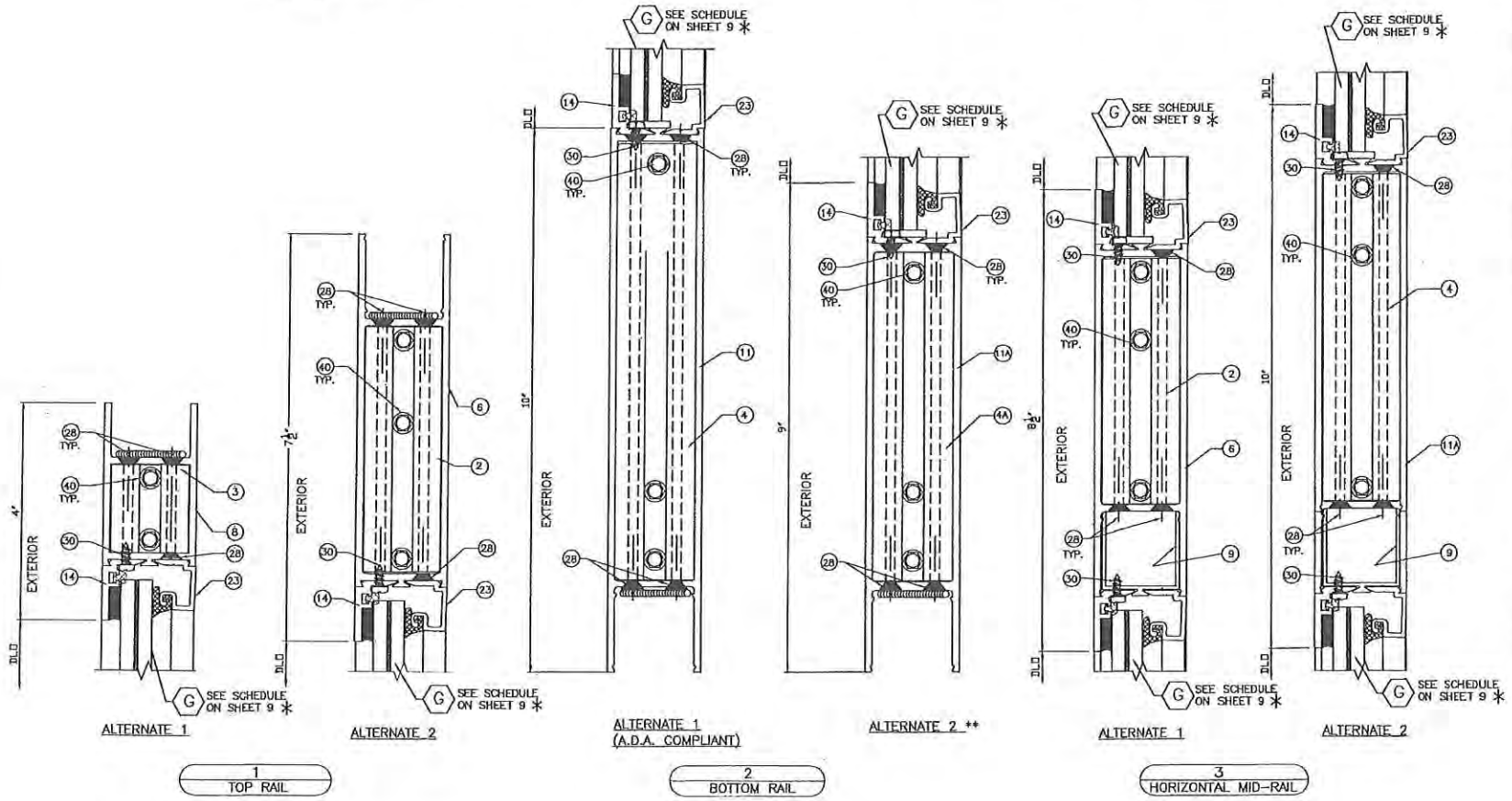
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6353 N.W. 35th Pl., Ste. 202, Virginia Gardens, FL 33166
Phone: (305) 887-7676 Fax: (305) 887-7677
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. SIGNATURE/DATE

DOOR'S TOP AND BOTTOM RAILS AND HORIZONTAL MID-RAIL DETAILS (SIDE VIEWS)

SCALE: 6" = 1"



* LAMINATED GLASS SHOWN. SEE GLAZING DETAIL FOR G15 INSULATED GLASS ON SHEET 9.

** BOTTOM RAIL 11A ONLY ALLOWED AT 3'-6" WIDE DOOR PANELS (SINGLE OR PAIR OF DOORS).

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

Oldcastle BuildingEnvelope

DRAWN BY: F.R.L. 03/18/15

15-029 DRAWING No

SHEET 12 OF 26

© 2015 TILTECO INC.

TILTECO INC.

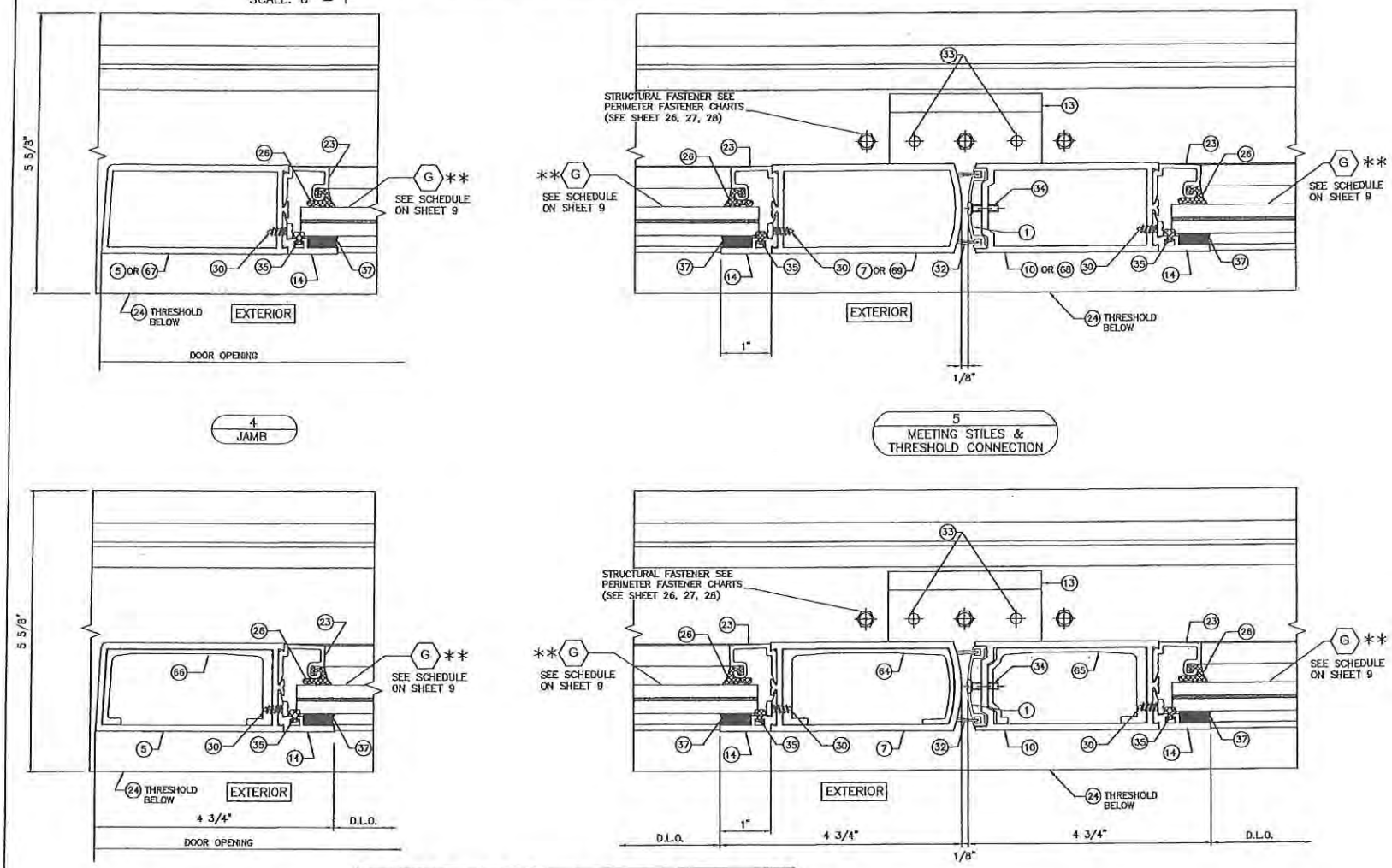
TILLIT TESTING & ENGINEERING COMPANY

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. SEAL/SIGNATURE/DATE

DOOR'S HINGE/LOCK/MEETING STILES AND THRESHOLD CONNECTION DETAILS (PLAN VIEWS)

SCALE: 6" = 1"



* DETAILS 4A AND 5A ARE ONLY REQUIRED AND APPLICABLE WHEN A REGENT 5770 CONCEALED PANIC DEVICE IS USED.

**LAMINATED GLASS SHOWN, SEE GLAZING DETAIL FOR G15 INSULATING GLASS ON SHEET 9.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

Oldcastle BuildingEnvelope

803 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com-Phone 800-869-4567

DRAWN BY: F.R.L. 03/18/15

DATE

15-029

DRAWING No

SHEET 13 OF 26

© 2015 TILTECO INC.

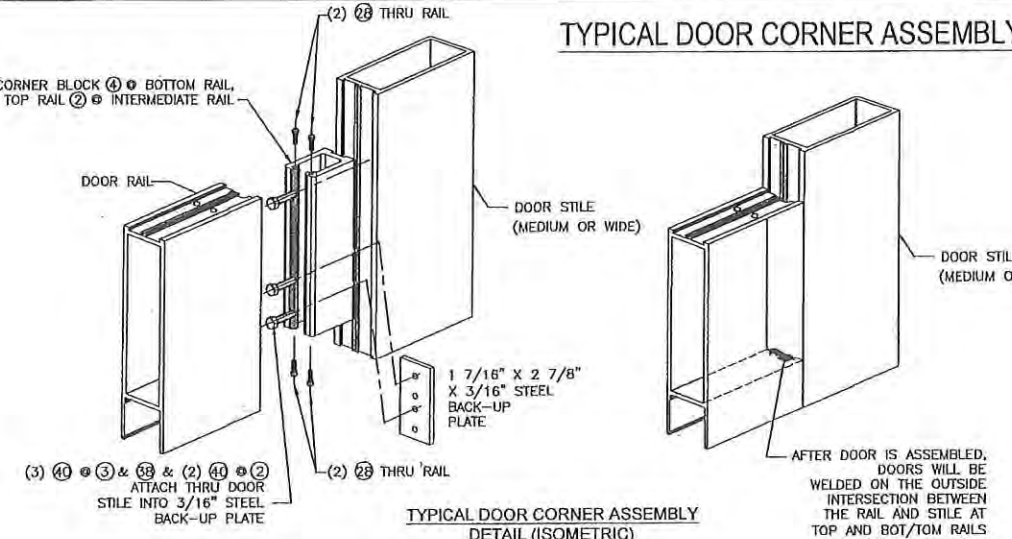
TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY
8355 N.W. 36th St., Ste. 300, VIRGINIA GARDENS, FL 33166
Phone: (305)871-1530 • Fax: (305)871-1531
e-mail: tilteco@aol.com
EB-0006719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

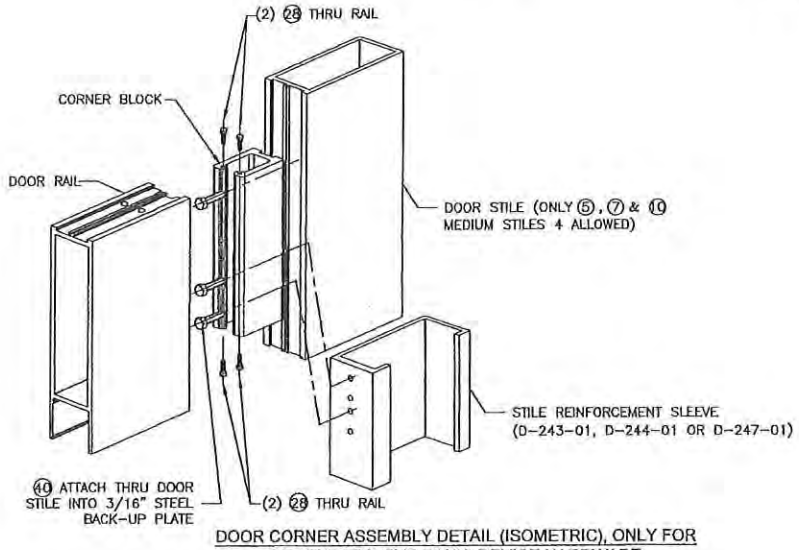
WALTER A. TILLIT JR. LICENSE No 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV. SEAL/SIGNATURE/DATE

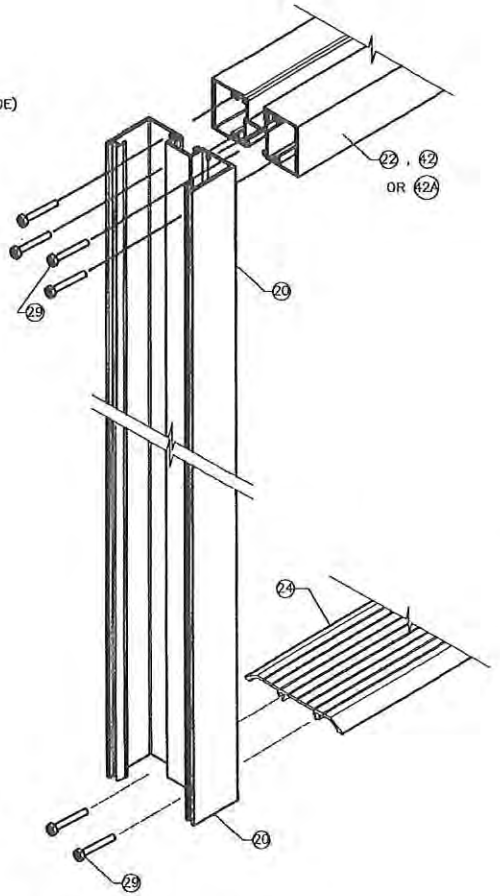
TYPICAL DOOR CORNER ASSEMBLY DETAILS (ISOMETRIC)



TYPICAL DOOR CORNER ASSEMBLY
DETAIL (ISOMETRIC)



DOOR CORNER ASSEMBLY DETAIL (ISOMETRIC), ONLY FOR
REGENT 5770 CVR PANIC DEVICE HARDWARE



HEAD AND THRESHOLD ASSEMBLY

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L.
DATE: 03/18/15

Oldcastle BuildingEnvelope®
800 AIRPORT RD. TEMPLE, TX 76501
www.OldcastleBE.com Phone 800-880-4557

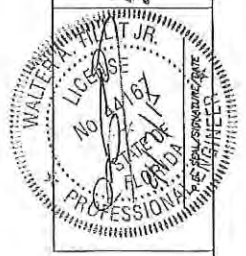
15-029
DRAWING No

SHEET 14 OF 26

REV. No.	DESCRIPTION	DATE
	DCG 14-043	03/19/15

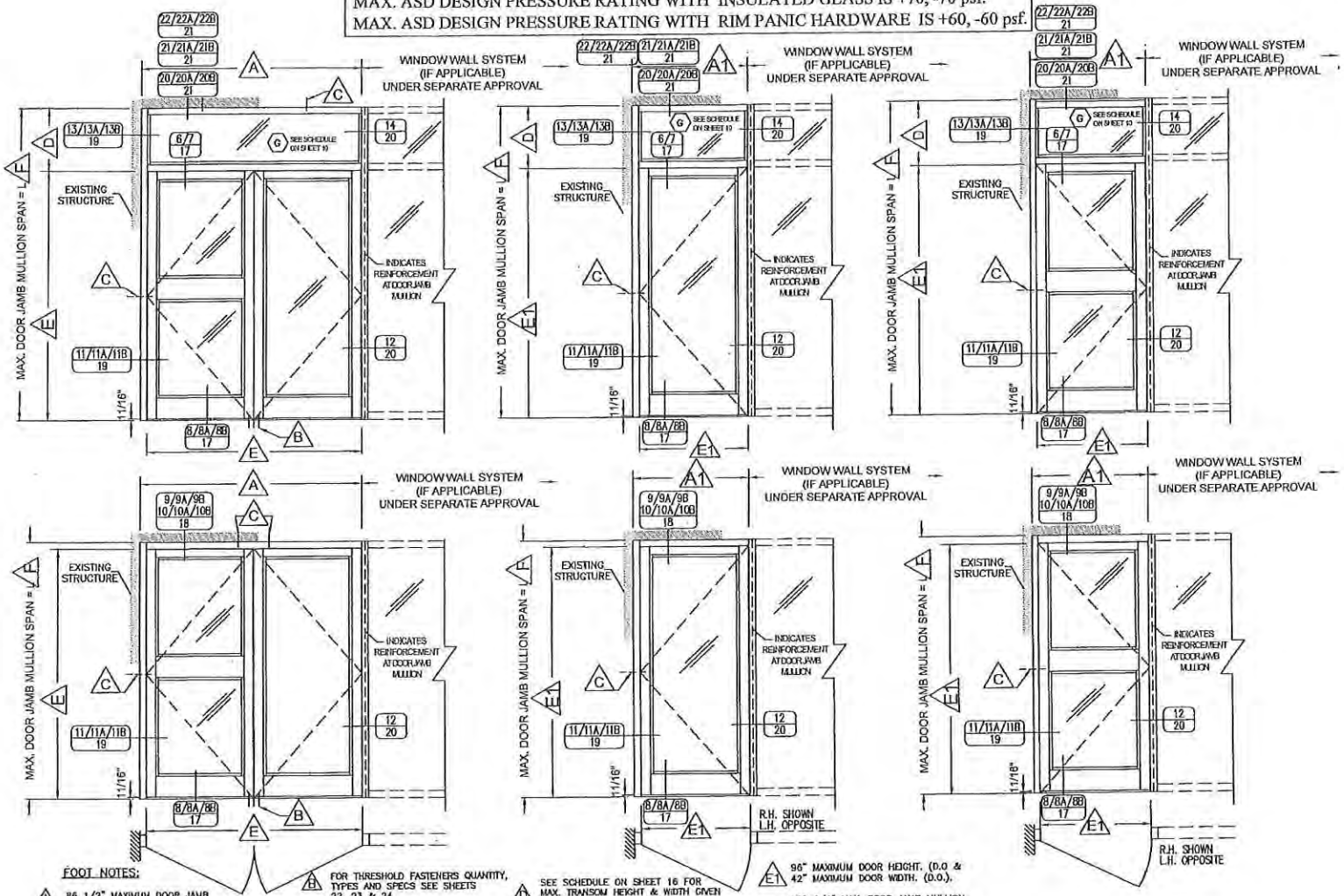
© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4556 N.W. 36th St. Bldg. 6A, Suite 306, Virginia Gardens, FL 33166
Phone: (305)871-0551 Fax: (305)871-1621
e-mail: tilteco@bellsouth.com
FBE-0000719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167



TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 3'-6"x8'-0" (SINGLE) & 7'-0"x8'-0" (PAIR) CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD DESIGN PRESSURE RATING WITH LAMINATED GLASS IS +70, -80 psf.
MAX. ASD DESIGN PRESSURE RATING WITH INSULATED GLASS IS +70, -70 psf.
MAX. ASD DESIGN PRESSURE RATING WITH RIM PANIC HARDWARE IS +60, -60 psf.



FOOT NOTES:

A 86 1/2" MAXIMUN DOOR JAMB MULLION DISTANCE TO END OF DOOR.

A1 44 1/2" MAX. DOOR JAMB MULLION DISTANCE TO END OF DOOR.

B FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 22, 23 & 24.

C FOR JAMB & HEAD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 22, 23 & 24.

D SEE SCHEDULE ON SHEET 16 FOR MAX. TRANSOM HEIGHT & WIDTH GIVEN DOOR FRAME HEIGHT & WIDTH

E 98" MAXIMUM DOOR HEIGHT (D.O.) & 84" MAXIMUM DOOR WIDTH (D.O.).

E1 96" MAXIMUM DOOR HEIGHT. (D.O & 42" MAXIMUM DOOR WIDTH. (D.O.).

F 120 1/4" MAX. DOOR JAMB MULLION SPAN FOR DOOR W/ TRANSOM & 98 1/2" MAX. DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L
DATE: 03/18/15
15-029
DRAWING No
SHEET 15 OF 25

Oldcastle BuildingEnvelope®
833 AIRPORT RD. TEMPLE, TX 76501
www.OldcastleBE.com - Phone 800-869-4567

REV. No	DESCRIPTION	DATE	REV. by	DESCRIPTION	DATE
	OLD 14-042	03/18/15			

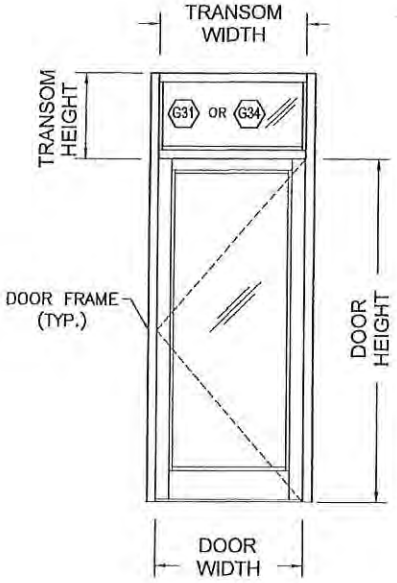
© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
Phone / Fax: (352) 854-2626 email: tillecoflo@aol.com
EB-0006719
WALTER A. TILLIT JR. P.E. FLORIDA LIC. # 44167

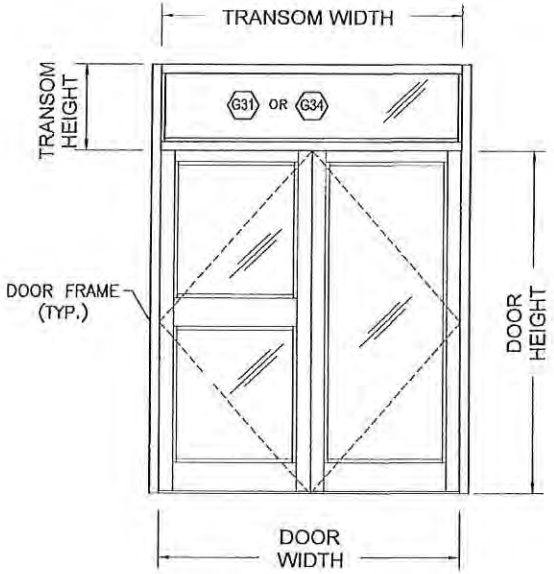
WALTER A. TILLIT JR. LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE/DATE

MAXIMUM TRANSOM WIDTH & HEIGHT SCHEDULE GIVEN MAX. WIDTH & HEIGHT FOR DOOR (VALID ONLY FOR 3'-6"x8'-0" (MAX) OR 7'-0"x8'-0" (MAX) SINGLE & PAIR OF DOORS RESPECTIVELY)

DOOR WIDTH (IN)		DOOR HEIGHT (IN)	TRANSOM WIDTH(IN)		TRANSOM HEIGHT (IN)
SINGLE	DOUBLE		SINGLE	DOUBLE	
30"	60"	84"	30"	60"	36"
30"	60"	96"	30"	60"	24"
36"	72"	84"	36"	72"	36"
36"	72"	96"	36"	72"	24"
42"	84"	84"	42"	84"	30"
42"	84"	96"	42"	84"	24"



SINGLE DOOR



DOUBLE DOOR

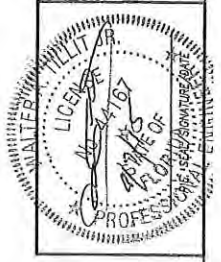
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT
DRAWN BY: F.R.J.
DATE: 03/18/15
15-029 DRAWING No
SHEET 16 OF 26

Oldcastle BuildingEnvelope®
805 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com Phone 800.460.4557

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	DLS 14-045	03/18/15			

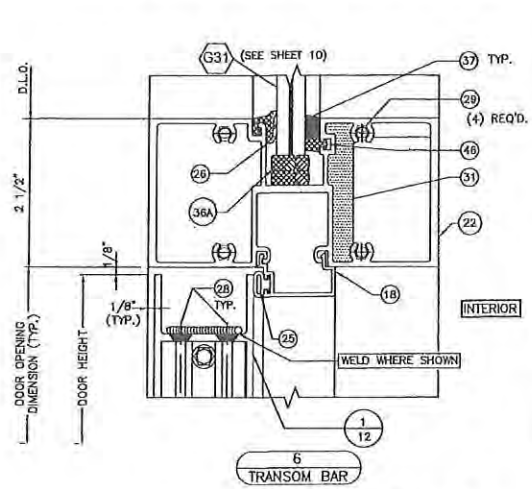
© 2015 TILTECO INC.

TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
5333 NW. 35th. Terr., Suite 105, Virginia Gardens, FL 33166
Phone: (305) 871-2828 Fax: (305) 871-2821
e-mail: tilteco@aol.com
FB-0026719
WALTER A. TILLIT, P.E.
FLORIDA Lic. # 44167

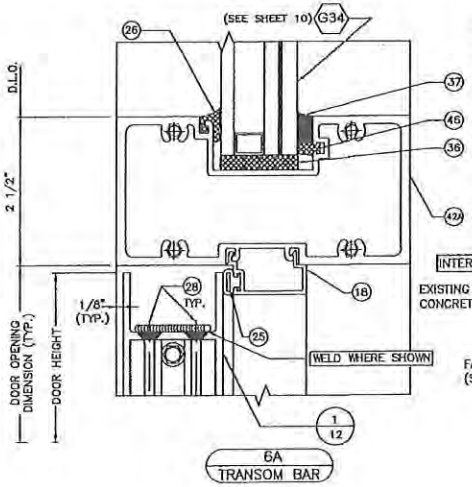


TRANSOM BAR CONNECTION DETAILS TO FG-5000, FG-5100 AND FG-5100T *

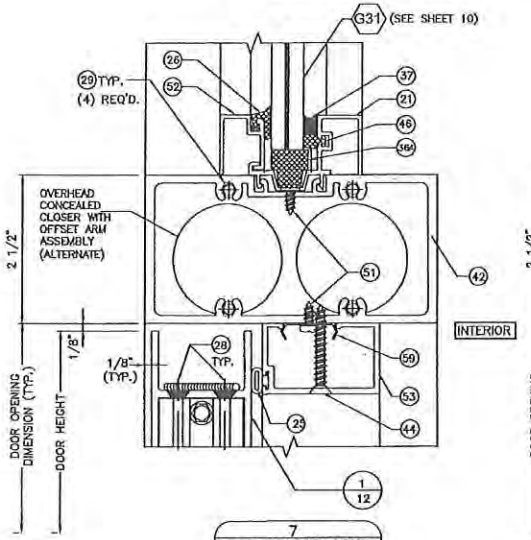
* VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x8'-0" DOORS AT FG-500, FG-5100 & FG-5100T



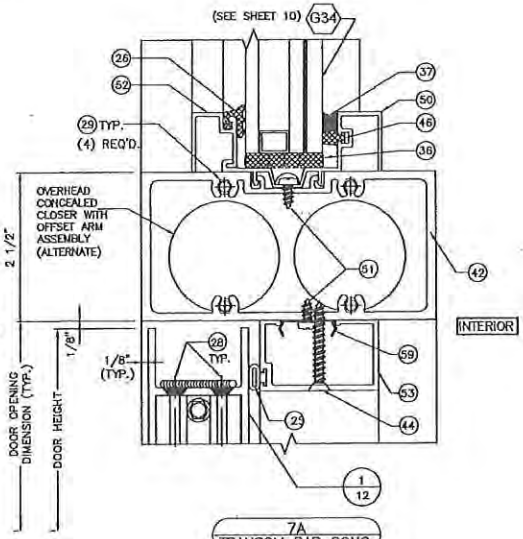
6 TRANSOM BAR



6A TRANSOM BAR

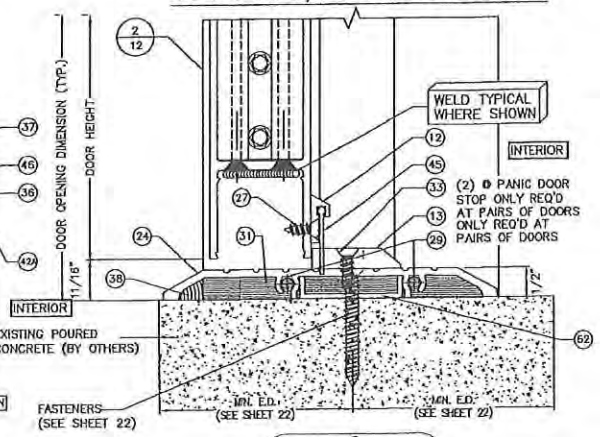


7 TRANSOM BAR CONC.

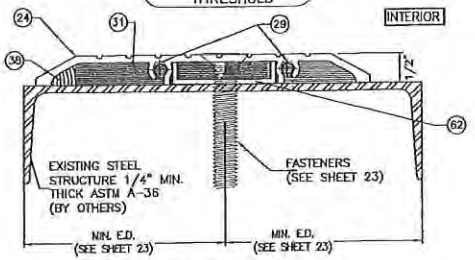


7A TRANSOM BAR CONC.

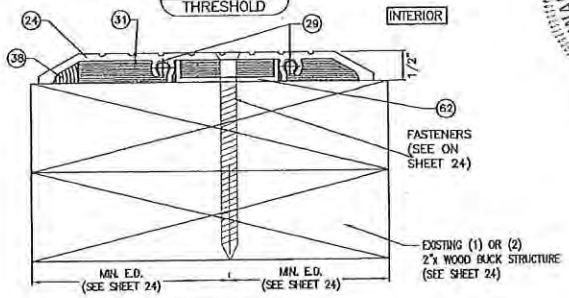
THRESHOLD CONNECTION DETAILS TO FG-5000, FG-5100 & FG-5100T



8 THRESHOLD



8A THRESHOLD



8B THRESHOLD

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES WSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L.
DATE: 03/16/15

15-029
DRAWING No.

SHEET 17 OF 25

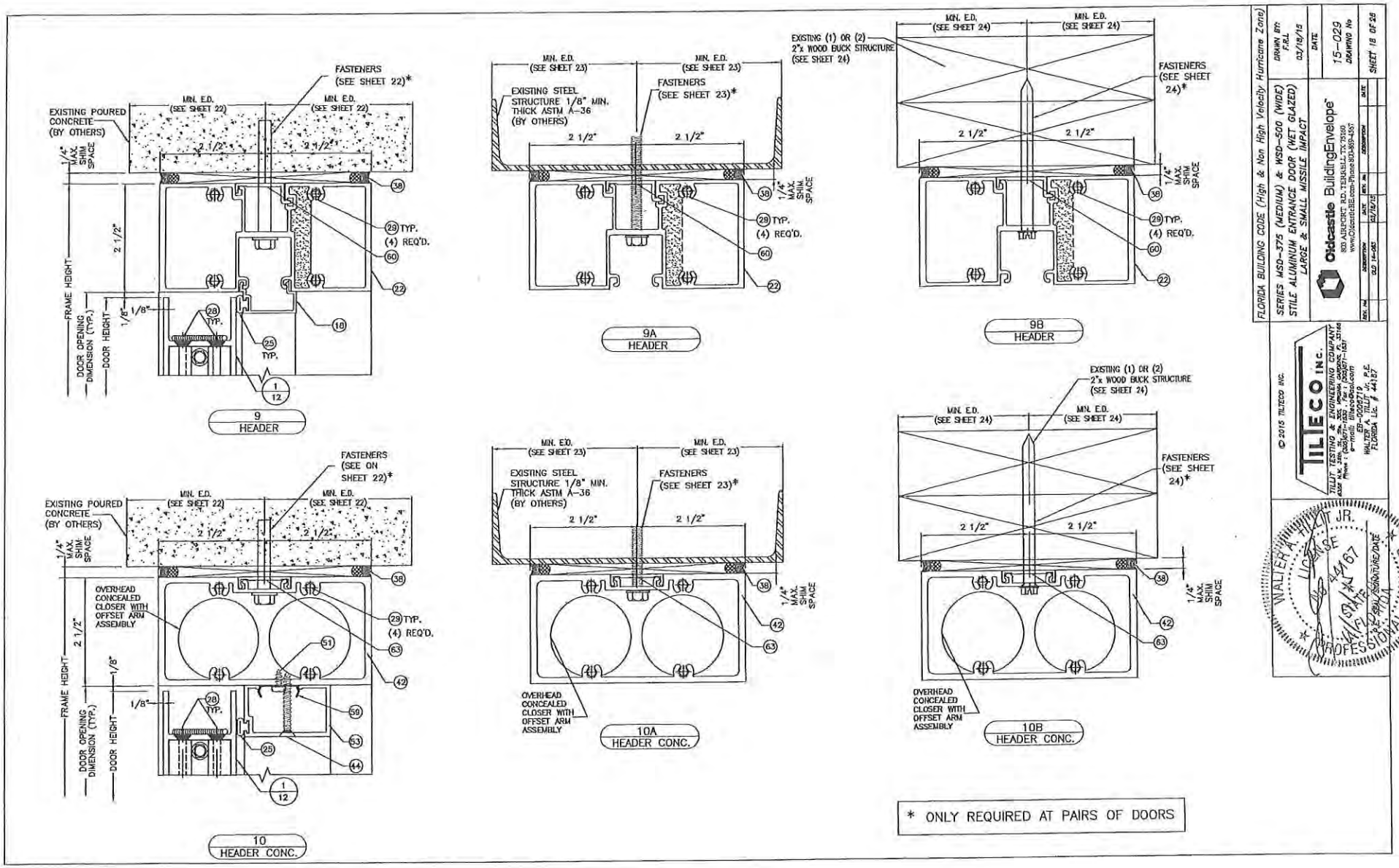
REV. NO.	DESCRIPTION	DATE
	OLD 14-043	03/16/15

Oldcastle BuildingEnvelope®
803 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com • Phone 800-869-4367

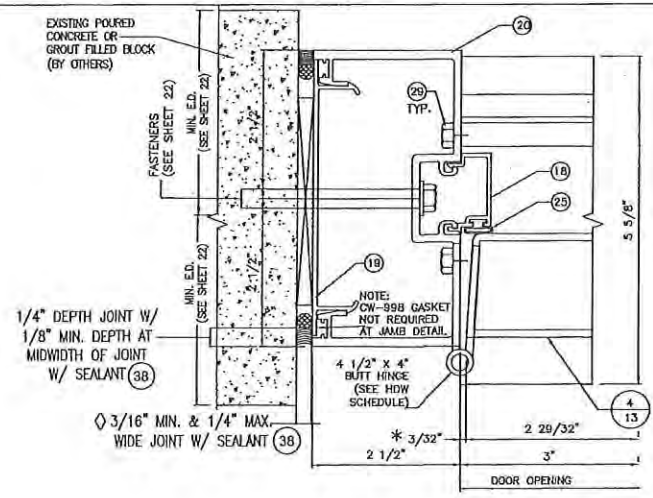
© 2015 TILLECO INC.

TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6534 N.W. 18th St., Ste. 3, Miami Gardens, FL 33126
Phone: (305) 591-8935 Fax: (305) 591-8937 e-mail: tilleco@aol.com
EB-0005778
WALTER A. TILLIT, P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT LICENSE NO. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

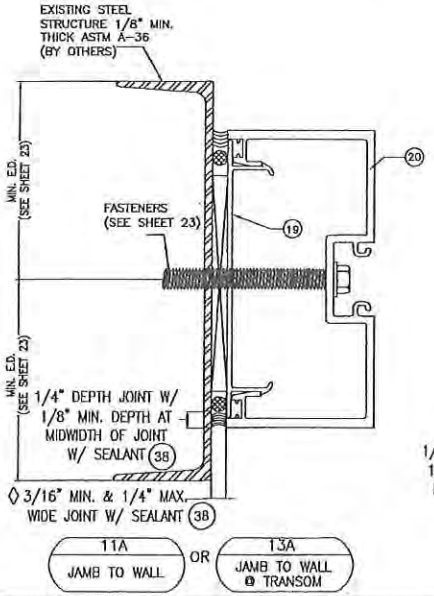

FASTENERS (SEE SHEET 22)*
MIN. E.D. (SEE SHEET 22)
EXISTING POURED CONCRETE (BY OTHERS)
1/4" MAX. SHIM SPACE
2 1/2"
FRAME HEIGHT
DOOR OPENING DIMENSION (TYP.)
DOOR HEIGHT
1/8"
29 TYP.
(4) REQ'D.
38
60
22
28 TYP.
25 TYP.
16
1/12
9 HEADER
MIN. E.D. (SEE SHEET 23)
EXISTING STEEL STRUCTURE 1/8" MIN. THICK ASTM A-36 (BY OTHERS)
FASTENERS (SEE SHEET 23)*
9A HEADER
EXISTING (1) OR (2) 2"x WOOD BUCK STRUCTURE (SEE SHEET 24)
MIN. E.D. (SEE SHEET 24)
FASTENERS (SEE SHEET 24)*
9B HEADER
FASTENERS (SEE ON SHEET 22)*
OVERHEAD CONCEALED CLOSER WITH OFFSET ARM ASSEMBLY
51
63
42
59
53
44
10 HEADER CONC.
10A HEADER CONC.
10B HEADER CONC.
* ONLY REQUIRED AT PAIRS OF DOORS
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES WSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT
DRAWN BY: F.L.L.
DATE: 03/18/15
15-029
DRAWING No
SHEET 18 OF 28
Oldcastle BuildingEnvelope
© 2015 TILTECO INC.
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
WALTER A. TILLIT JR. LICENSE # 44187 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE/DATE

◊ NOTE:
INDICATED MAXIMUM AND MINIMUM VALUES FOR SPECIFIED SEALANT VERTICAL JOINT WIDTH AT JAMBS CONNECTED TO WALL HAVE BEEN DETERMINED ONLY TAKING INTO CONSIDERATION THE ACTUAL MOVEMENT OF GLASS WALL AT JAMBS DUE TO THERMAL, WIND AND ITS OWN CONSTRUCTION TOLERANCE, AND NOT PERFORMANCE FACTORS FROM THE SURROUNDING STRUCTURE.

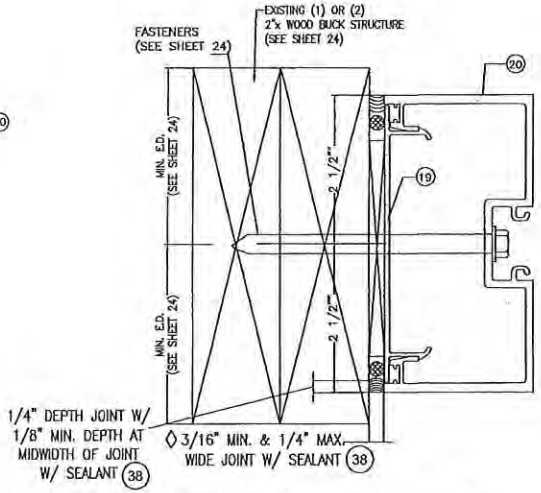


11
JAMB TO WALL @ DOOR

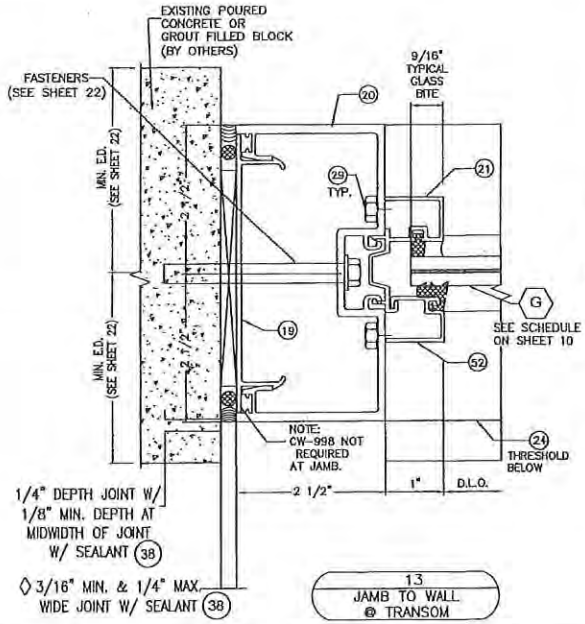
* NOTE:
3/32" CLEARANCE DIMENSIONS SHOWN ARE TYPICAL FOR BUTT HINGES OR OFFSET PIVOTS. GEAR HINGES REQUIRE 5/16" CLEARANCE AT JAMBS.



11A
JAMB TO WALL
OR
13A
JAMB TO WALL @ TRANSOM



11B
JAMB TO WALL
OR
13B
JAMB TO WALL @ TRANSOM



13
JAMB TO WALL @ TRANSOM

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & MSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.J.
DATE: 03/18/15
15-029
DRAWING No
SHEET 19 OF 25

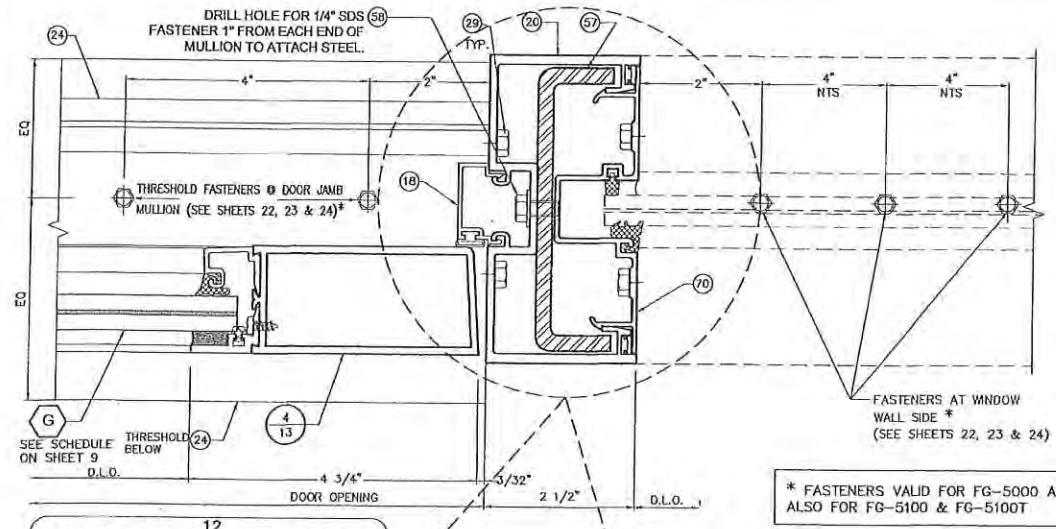
Oldcastle BuildingEnvelope®
900 ASSEMBLY RD. FT.B.R.TEL.-TX.76140
www.OldcastleBE.com-Phone 800-554-4567

APP. No	DESCRIPTION	DATE	APP. No	DESCRIPTION	DATE
	OLD 14-042	03/18/15			

© 2015 TILLECO INC.

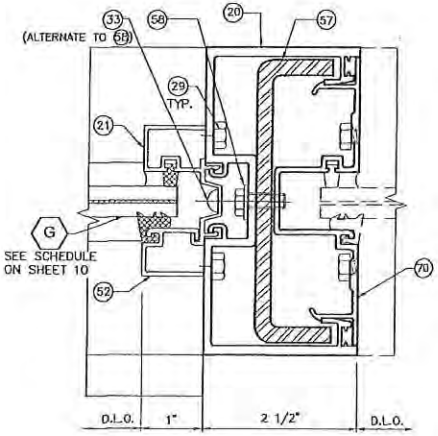
TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6558 N.W. 35TH CIR. BLVD. GAINESVILLE, FL 32653
Phone 1 (352) 331-1976 Fax 1 (352) 331-2476
e-mail: tillecofl@aol.com
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167
EB-0008719

WALTER A. TILLIT JR.
LICENSED
STATE OF FLORIDA
PROFESSIONAL ENGINEER

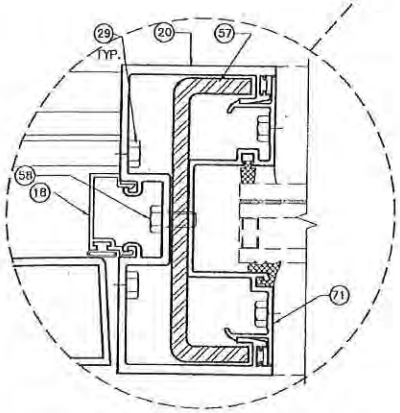


12
DOOR JAMB MULLION @ DOOR W/FG-5000

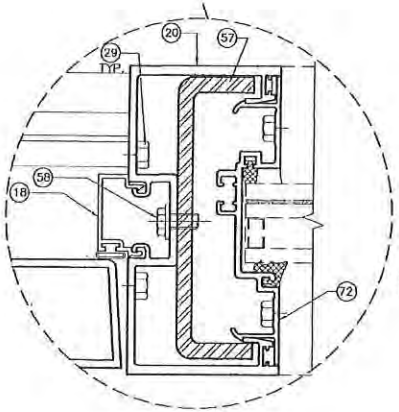
* FASTENERS VALID FOR FG-5000 AND ALSO FOR FG-5100 & FG-5100T



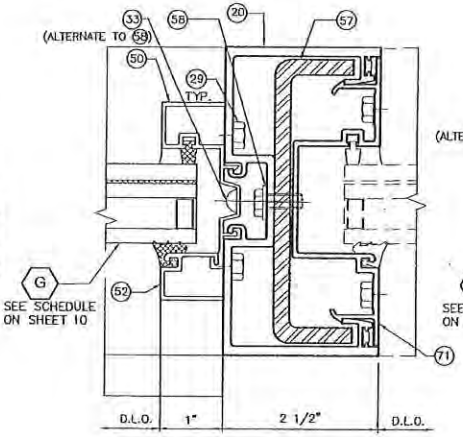
14
DOOR JAMB MULLION @ TRANSOM W/FG-5000



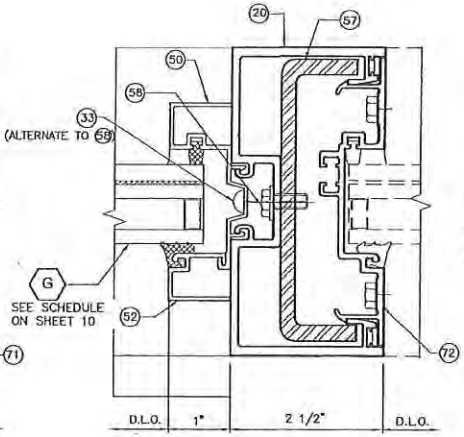
12
DOOR JAMB MULLION @ DOOR W/FG-5100



12
DOOR JAMB MULLION @ DOOR W/FG-5100T



14
DOOR JAMB MULLION @ TRANSOM W/FG-5100



14
DOOR JAMB MULLION @ TRANSOM W/FG-5100T

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L.
DATE: 05/18/15
15-029 DRAWING No
SHEET 20 OF 26

Oldcastle BuildingEnvelope
800 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-6567

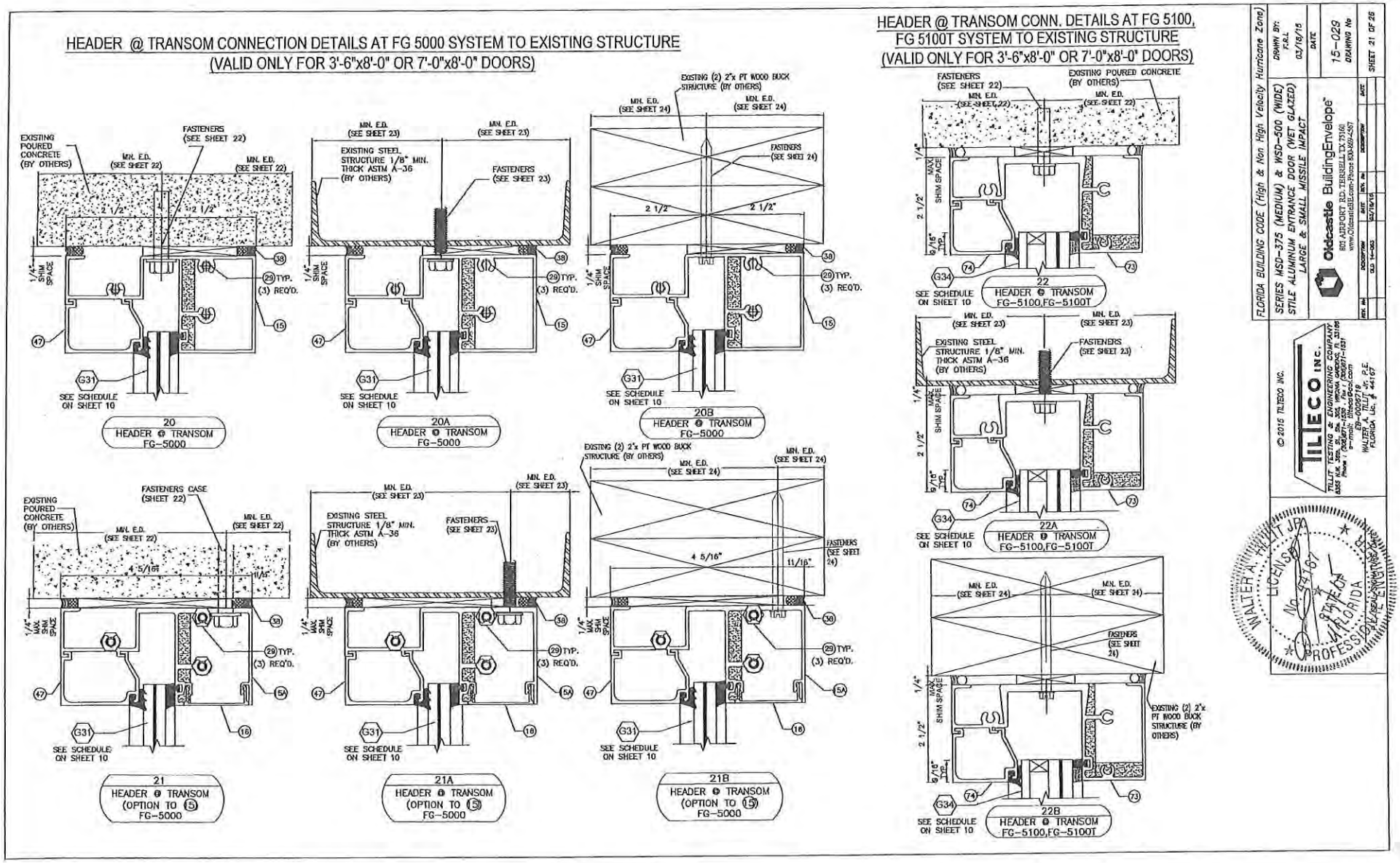
MFG. No.	DESCRIPTION	DATE	MFG. No.	DESCRIPTION	DATE
	OBD 14-003	02/19/14			

© 2015 TILTECO INC.

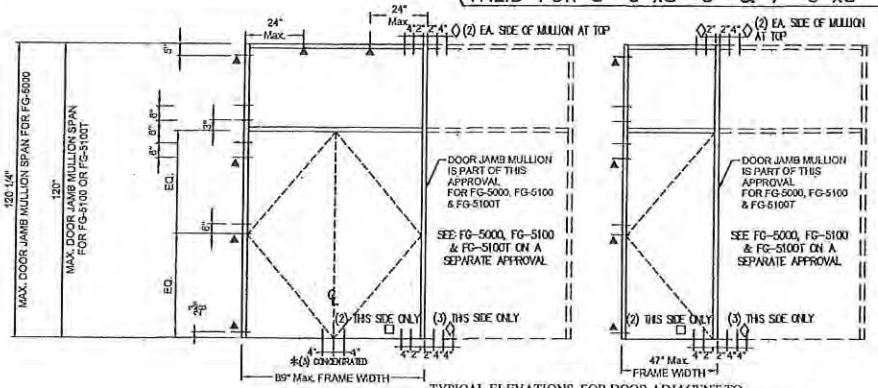
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4209 N.W. 38th St., Ste. 105, WPONA GARDENS, FL 33166
Phone: (305) 871-1521 Fax: (305) 871-1521
e-mail: tilteco@aol.com
EB-0005715
WALTER A. TILLIT JR., P.E.
FLORIDA LIC. # 44157

WALTER A. TILLIT JR. LICENSE No. 44157 STATE OF FLORIDA PROFESSIONAL ENGINEER

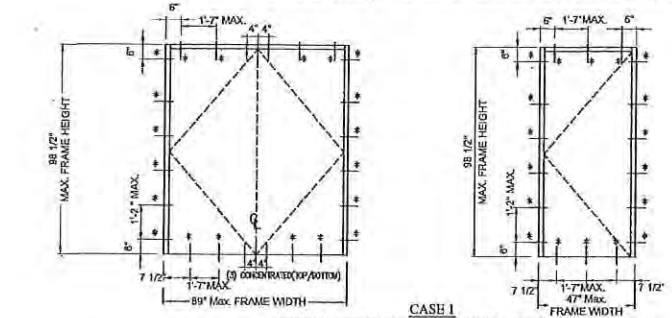
P.E. SEAL SIGNATURE/DATE


HEADER @ TRANSOM CONNECTION DETAILS AT FG 5000 SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)
HEADER @ TRANSOM CONN. DETAILS AT FG 5100, FG 5100T SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)
20 HEADER @ TRANSOM FG-5000
20A HEADER @ TRANSOM FG-5000
20B HEADER @ TRANSOM FG-5000
21 HEADER @ TRANSOM (OPTION TO 15) FG-5000
21A HEADER @ TRANSOM (OPTION TO 15) FG-5000
21B HEADER @ TRANSOM (OPTION TO 15) FG-5000
22 HEADER @ TRANSOM FG-5100,FG-5100T
22A HEADER @ TRANSOM FG-5100,FG-5100T
22B HEADER @ TRANSOM FG-5100,FG-5100T
EXISTING POURED CONCRETE (BY OTHERS)
FASTENERS (SEE SHEET 22)
FASTENERS CASE (SHEET 22)
EXISTING STEEL STRUCTURE 1/8" MIN. THICK ASTM A-36 (BY OTHERS)
FASTENERS (SEE SHEET 23)
EXISTING (2) 2"x PT WOOD BUCK STRUCTURE (BY OTHERS)
MIN. E.D. (SEE SHEET 22)
MIN. E.D. (SEE SHEET 23)
MIN. E.D. (SEE SHEET 24)
1/4" SHIM SPACE
1/4" MAX SHIM SPACE
2 1/2"
4 5/16"
11/16"
29 TYP. (3) REQ'D.
SEE SCHEDULE ON SHEET 10
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT
Oldcastle BuildingEnvelope
801 AIRPORT RD. TERRELL TX 75160
www.OldcastleBE.com-Phone 800-869-4567
DRAWN BY: F.R.L
03/18/15
DATE
15-029
DRAWING No
SHEET 21 OF 26
© 2015 TILTECO INC.
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
WALTER A. TILLIT JR.
LICENSED
No. 44167
STATE OF FLORIDA
PROFESSIONAL ENGINEER

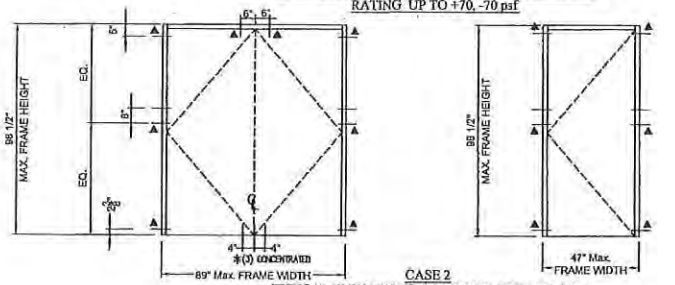
DOOR & DOOR JAMB MULLION ANCHORAGE TO CONCRETE (MIN f'c=3Ksi) & GROUT FILLED CONCRETE BLOCK
(VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
FG-5000, FG-5100 & FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING



CASE 1
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING UP TO +70, -70 psf



CASE 2
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING GREATER THAN +70, -70 psf, UP TO +70, -80 psf

FASTENERS LEGEND

- ▲ : AT JAMB, AT HEADER
- * : AT THRESHOLD, JAMB & HEAD (CASE 1) AT THRESHOLD (CASE 2)
- ◊ : AT MULLION AT TOP OR AT MULLION AT BOTTOM WINDOW WALL SIDE
- □ : AT MULLION THRESHOLD SIDE

FASTENERS TYPES AT ▲
(VALID FOR CONCRETE & GROUTED BLOCK)

B – 3/8"Ø POWER FASTENERS TAPPER ANCHOR W/ 1 3/4" Min. EMBEDMENT, W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

C – 3/8"Ø LTD ITW/RED HEAD SCREW ANCHOR W/ 1 1/2" Min. EMBEDMENT, W/ 3" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FASTENERS TYPE AT *
(VALID FOR CONCRETE & GROUTED BLOCK)

F – 1/4"Ø F.H. ELCO ULTRACON ANCHOR W/ 1 3/4" Min. EMBEDMENT, W/ 2 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FASTENERS TYPE AT ◊
(VALID FOR CONCRETE)

A – 3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

C' – 3/8"Ø LTD ITW/RED HEAD SCREW ANCHOR W/ 2" Min. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL..

FASTENERS TYPE AT □
(VALID FOR CONCRETE)

I – 3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & MSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.H.L. | DATE: 03/18/15 | DRAWING No: 15-029 | SHEET 22 OF 26

Oldcastle BuildingEnvelope®
803 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4557

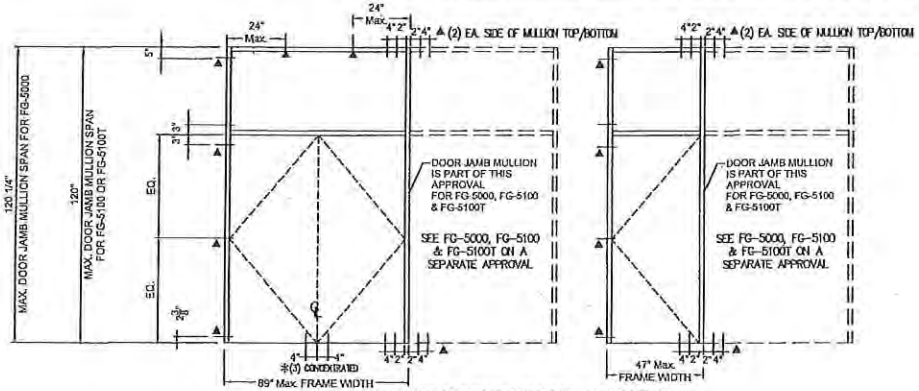
REV. No.	DESCRIPTION	DATE	APP. BY	DESCRIPTION	DATE
	03.14-063	03/18/15			

© 2015 TILTECO INC.

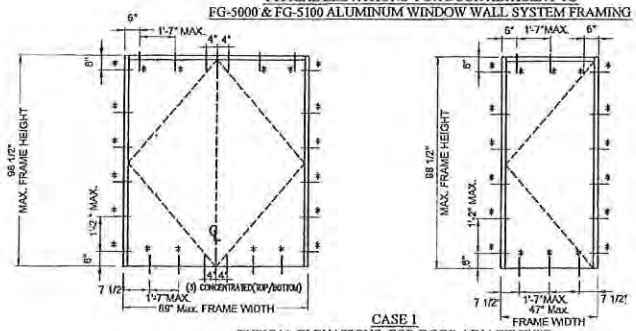
TILTECO INC.
TILT-UP TESTING & ENGINEERING COMPANY
1008 S. Expressway 83, Suite 101, Harlingen, TX 78552
Phone 1 (956)971-1633, Fax 1 (956)971-1621
e-mail: tilteco@aol.com
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE NO 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER SEAL/SIGNATURE/DATE

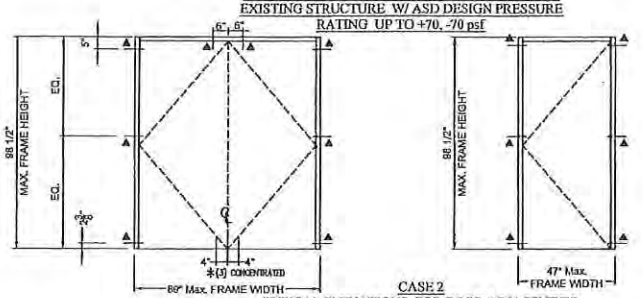
DOOR & DOOR JAMB MULLION ANCHORAGE TO MIN 1/8" THICK ASTM A-36 STEEL OR 12 GAGE ASTM-653, GRADE 33 STEEL (VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000 & FG-5100 ALUMINUM WINDOW WALL SYSTEM FRAMING



CASE 1
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING UP TO +70, -70 psf



CASE 2
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING GREATER THAN +70, -70 psf, UP TO +70, -80 psf

FASTENERS LEGEND

▲ : AT JAMB & HEADER

✻ : AT THRESHOLD, JAMB & HEAD (CASE 1)
AT THRESHOLD (CASE 2)

FASTENERS TYPES AT ▲

D - 3/8"Ø H.H. TYPE "F" BOLT W/ 3/4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. BOLT TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS

FASTENERS TYPE AT ✻

G - 1/4"Ø-20 ELCO DRILL FLEX SELF DRILLING SCREWS W/ 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. FULLY ENGAGED INTO PROFILE THICKNESS

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES HSD-375 (MEDIUM) & HSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. | DATE: 03/18/15 | DRAWING No 15-029 | SHEET 23 OF 26

Oldcastle BuildingEnvelope®
823 Aldine Port Rd. Ennis, TX 75119
www.OldcastleBE.com Phone: 800-469-4557

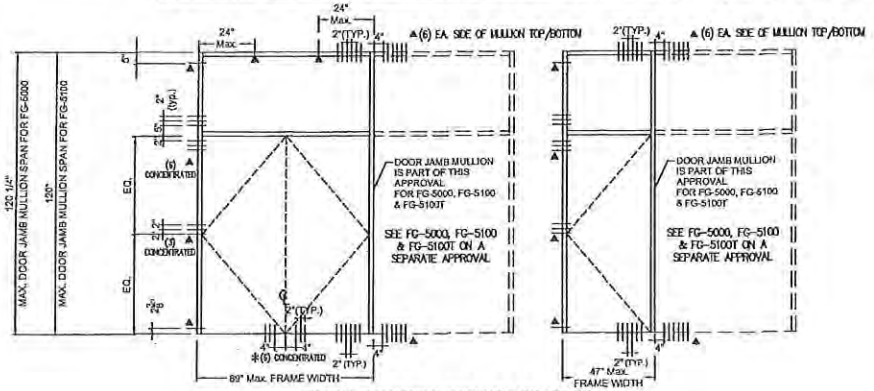
DES. No.	DESCRIPTION	DATE	DES. No.	DESCRIPTION	DATE
	OLD 14-062	02/18/15			

© 2015 TILLECO INC.

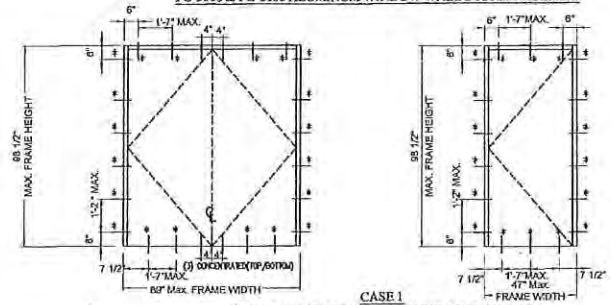
TILLECO INC.
TILLIT TESTING & ENGINEERING COMPANY
4228 N.W. 35th Pl., Suite 330, Gainesville, FL 32605
Phone / Fax: (352) 371-5501 / (352) 371-5511
e-mail: tilleco@aol.com
EB-0002719
WALTER A. TILLIT JR. P.E.
FLORIDA LIC. # 41167

WALTER A. TILLIT JR. LICENSE NO. 41167 STATE OF FLORIDA PROFESSIONAL ENGINEER

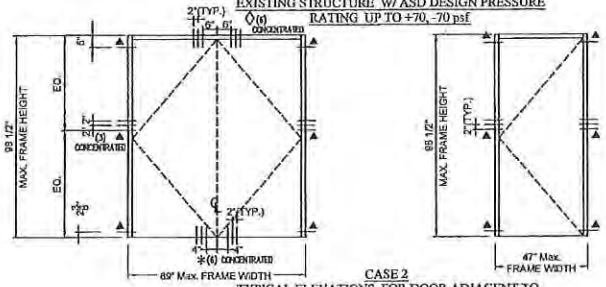
DOOR & DOOR JAMB MULLION ANCHORAGE TO WOOD (VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
FG-5000 & FG-5100 ALUMINUM WINDOW WALL SYSTEM FRAMING



CASE 1
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING UP TO +70, -70 psf



CASE 2
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING GREATER THAN +70, -70 psf, UP TO +70, -80 psf

FASTENERS LEGEND

▲ : AT JAMB, HEADER AND AT DOOR JAMB MULLION (TOP/BOTTOM)

* : AT THRESHOLD, JAMB & HEAD (CASE 1), INTO SINGLE 2x BUCK
AT THRESHOLD (CASE 2), INTO DOUBLE 2x BUCK

FASTENERS TYPE AT ▲

E - 5/16"Ø LAG SCREWS TO DOUBLE 2x BUCK (G=0.55) W/ 3" Min. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL, OR 5/16"Ø ELCO ULTRACONS W/ 3" MIN. PENETRATION INTO DOUBLE 2xBUCK (G=0.55) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL

FASTENERS TYPE AT *

H- 1/4"Ø ELCO ULTRACONS W/ 1 1/2" Min. PENETRATION INTO SINGLE 2x BUCK W/ 3" Min. PENETRATION INTO DOUBLE 2x BUCK W/ 1" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.M.L
DATE: 03/16/15
15-029
DRAWING No
SHEET 24 OF 26

Oldcastle BuildingEnvelope®
800 ASBURY ST. STE. 3D, TEXARKANA, TX 75501
www.Oldcastle-BE.com Phone 903-367-1357

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-001	03/16/15			

© 2015 TILECO INC.

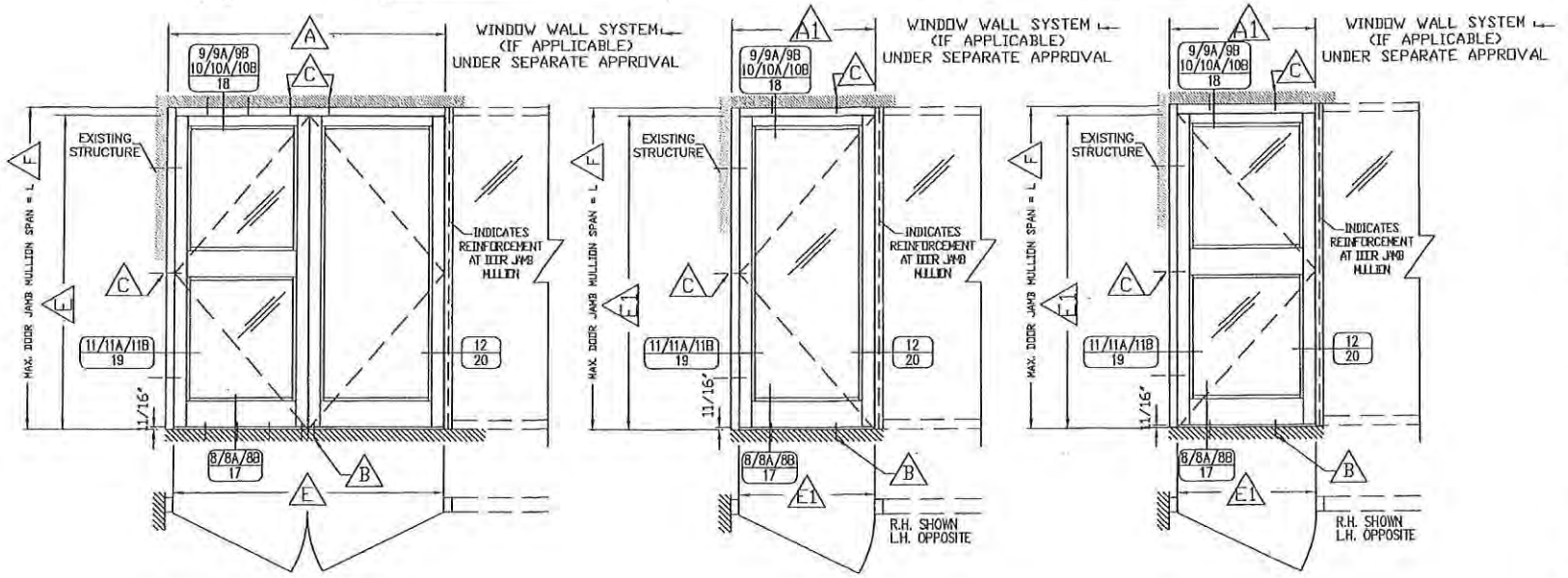
TILECO INC.
TILLIT TESTING & ENGINEERING COMPANY
[illegible]

WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44187

STATE OF FLORIDA
PROFESSIONAL ENGINEER
WALTER A. TILLIT JR.
LICENSE NO. 44187
SIGNATURE/DATE

TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 4'-0"x8'-0" (SINGLE) & 8'-0"x8'-0"(PAIR OF DOORS) CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD PRESSURE RATING W/ LAMINATED & INSULATED GLASS IS +70, -70 psf



FOOT NOTES:

- A — 101" MAX. DOOR FRAME WIDTH.
- A1 — 53" MAX. DOOR FRAME WIDTH.
- B — FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 26.
- C — FOR JAMB & HEAD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEET 26.
- E — 96" MAXIMUM DOOR HEIGHT (D.O.) & 96" MAXIMUM DOOR WIDTH (D.O.).
- E1 — 96" MAXIMUM DOOR HEIGHT. (D.O & 48" MAXIMUM DOOR WIDTH. (D.O.).
- F — 96" MAXIMUM DOOR JAMB MULLION SPAN 96" MAXIMUM DOOR FRAME HEIGHT.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/18/15

DATE

15-029 DRAWING No

SHEET 25 OF 26

Oldcastle BuildingEnvelope

503 AIRPORT RD. TERRELL TX 75160

www.OldcastleBE.com Phone 800-869-4567

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

© 2015 TILTECO INC.

TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY

8335 N.W. 38th St., Ste. 303, VIRGINIA GARDENS, FL 33166

Phone : (305)971-1630 , Fax : (305)971-1531

e-mail: tilteco@aol.com

EB-0006719

WALTER A. TILLIT Jr. P.E.

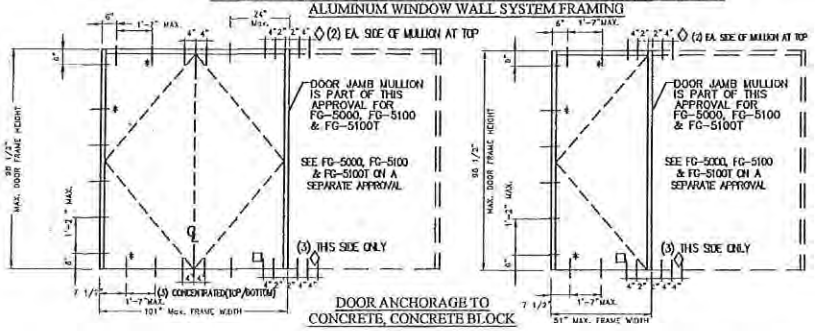
FLORIDA Lic. # 44167

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

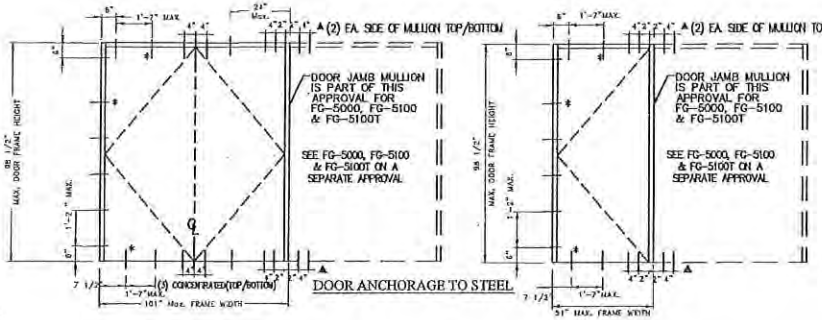
NO. SEAL SIGNATURE DATE

DOOR ANCHORAGE TO CONCRETE, CONCRETE BLOCK, STEEL AND WOOD SUBSTRATES
(VALID FOR 8'-0"x8'-0" & 4'-0"x8'-0" DOORS)

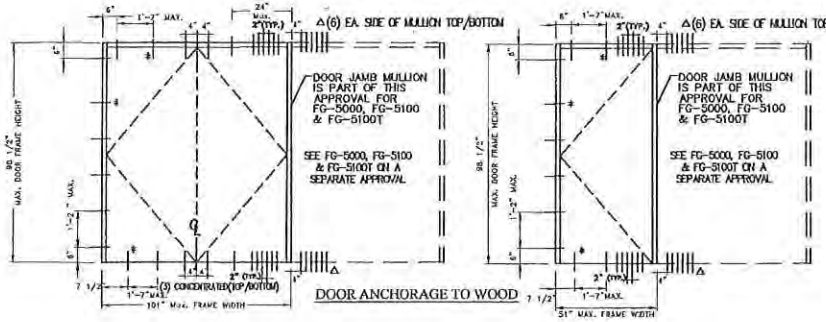
TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000, FG-5100 & FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING



DOOR ANCHORAGE TO CONCRETE, CONCRETE BLOCK

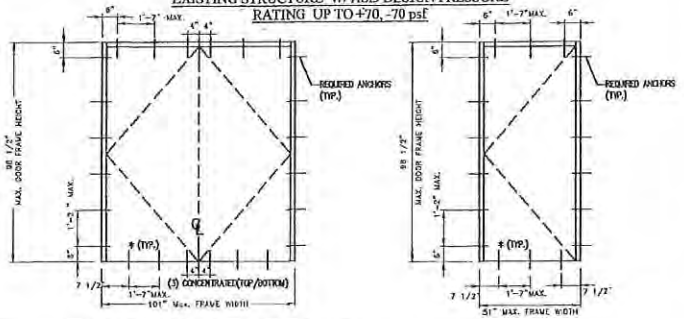


DOOR ANCHORAGE TO STEEL



DOOR ANCHORAGE TO WOOD

TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING UP TO +70, -70 psf



ANCHORAGE TO (Min. f'c=3ksi) CONCRETE OR ASTM C-90 GROUTED FILLED CONCRETE BLOCK

REQUIRED ANCHOR:	LOCATION:
* 1/4"Ø F.H. ELCO ULTRACON ANCHOR W/ 1 3/4" Min. EMBEDMENT W/2 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD , SILL & JAMBS OF DOOR
◇3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
◇3/8"Ø LTD ITW/RED HEAD SCREW ANCHOR W/ 2" Min. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL..	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
□3/8"Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. F'C = 3 KSI), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT DOOR SIDE

ANCHORAGE TO 1/8" THICK ASTM A-36 STEEL OR 12 GAGE, ASTM A-653, GRADE 33 STEEL

REQUIRED ANCHOR:	LOCATION:
* 1/4"Ø-20 F.H. ELCO DRILL FLEX SELF DRILLING SCREWS W/ 1/2" MIN. EDGE DISTANCE BEYOND ANY FINISH MATERIAL. SCREWS TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS.	AT HEAD , SILL & JAMBS OF DOOR
▲3/8"Ø H.H. TYPE "F" BOLT W/ 3/4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. BOLT TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

ANCHORAGE INTO G=0.55 MIN. WOOD

REQUIRED ANCHOR:	LOCATION:
* #14 F.H. WOOD SCREWS OR 1/4"Ø ELCO ULTRACON TO SINGLE 2x BUCK W/ 1 1/2" MIN. PENETRATION W/ 1" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD , SILL & JAMBS OF DOOR
△ 5/16"Ø LAG SCREWS TO DOUBLE 2x BUCK (G=0.55) W/ 3" Min. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL, OR 5/16"Ø ELCO ULTRACONS W/ 3" MIN. PENETRATION INTO DOUBLE 2xBUCK (G=0.55) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY: F.R.L. 03/19/15
DATE
15-029 DRAWING No
SHEET 25 OF 26

Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL, TX 75160
www.OldcastleBE.com Phone 800-869-4567

REV. No.	DESCRIPTION	DATE	REV. No.	DESCRIPTION	DATE
	OLD 11-003	05/16/05			

© 2015 TILTECO INC.

TILTECO INC.
STILLIT TESTING & ENGINEERING COMPANY
1326 Stillit Dr. Orlando, Florida 32818
Phone: (407)671-1620 Fax: (407)671-1621
e-mail: Stillit@tilteco.com
CERTIFICATE OF AUTHORIZATION #2768
WALTER A. TILLIT, JR. P.E.
FLORIDA LIC. # 44167

WALTER A. TILLIT, JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE/DATE

June 21,2024

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs, Fl 34689

RE: Property Location: 20,22,24,26 Hibiscus Street
CASE (24.22)
Application #22-32
Written Notice of Appeal

Dear Sirs:

On Monday June 3, 2024, at 6:30 PM the City of Tarpon Springs Heritage Preservation Board, at their regular meeting reviewed the above reference case. The Board voted to deny the request which brings me to the appeal process. I believe there may be a misunderstanding or oversight evaluating my situation and I kindly request your reconsideration of the decision, as you are familiar with the building. (see photos on flash drive)

From 2008 to this date this building has received extensive renovation. 101 and 105 Tarpon Ave. became focal points for the community after the renovation of the 1895 historic building. West corner of the building, 20, 22, 24 and 26 Hibiscus Street storefronts were the next in line for renovation after several tenants operating their business could no longer stay due to the disastrous storms we witnessed the last few seasons. Rain did not enter the building from the roof but from the walls, doors and windows, the structure was deteriorating.

In November 2022, the initial application was submitted to the City of Tarpon Springs Historic Preservation Board with all required information for approval and the application for a façade grant as I have done previously. Mr. Bill Lawrenson, with Lawrenson Construction, took on the renovation of the building, as he has done before for 101 and 105 Tarpon Avenue. Work began by removing the stucco on an open permit while waiting for the historic preservation meeting. During the stucco removal a whole different building was discovered. A building with windows above the doors and original brick on all storefronts. A metal I-beam with decorative rosettes were found storefronts facing Hibiscus St. It could have been the actual 1895 build; no one knows. Enthusiastically, I truly believed that the board would be ecstatic to uncover such a gem and support me not only in the renovation phase but also financially. Many city employes came to see, that is what I heard but no one reached out to me. A revised application was submitted showing the I- beam (see documents on flash drive)

Furthermore, the original brick due to its age, along with the metal beam it was not possible to salvage and restore. The original placement of the I-Beam and decorative elements were concave in relation to the rest of the front of the building. Believing that the I beam in question was a load bearing member of the structure and to avoid further water damage with a concave area in front of the building. A decision was made to enclose the I-beam as it was prior to the renovation as it was impossible to relocate a load bearing member nor demo the entire front of the building to line it up with the I beam in question. During the entirety of the work city inspectors periodically visited site to confirm conformance with no objections or reservations of the work being performed.

Certificate of Approval Application #22-139, was approved.
With the following conditions:

1. Replace the windows and doors with aluminum framed windows and doors same as 101 & 105 Tarpon Avenue.
   COMPLETE
2. Maintain the existing recessed configuration of the two remaining alcove entryways.
   COMPLETE
3. The cornice will be restored, this is where the misunderstanding has aroused
   Cornice, to us meant the stucco trim on the top covering the storefronts.

   By definition: a projecting cornice on a building has the function of throwing rainwater free of its walls, how is this possible when the item referred to as a cornice is in a concave position relative to the rest of the façade?

Lastly, all renovations are complete and safe. The renovation brought life not only to the storefronts but the entirety of the block of Hibiscus Street with regular pedestrian traffic which was not present prior to the renovation.

Thank you for taking the time to consider my appeal. Please do not hesitate to contact me at your convenience should you have any questions.

Your sincerely,

Nomiki Vavlas

Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

June 6, 2024

Nomiki Vavlas
Tarpon Springs, FL 34689
nvavlas@vhpenterprises.com

RE: **Certificate of Approval – 20-26 Hibiscus Street**
Application #22-32

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board (Board), at their regular meeting of June 3, 2024, reviewed your request for an after-the-fact Certificate of Approval for your application to remove and replace the storefronts at the contributing building located at the referenced address. ***The Board voted to deny the request.***

The Board found that the subject construction does not comply with the conditions of the Certificate of Approval issued in March 2023, incorporates additional elements not included in the March 2023 application, and does not conform to applicable code as detailed in the staff report for this case. Therefore, the Board is referring the matter to the Code Enforcement Board.

Per Section 111.00 of the Land Development Code (LDC) you may appeal this decision to the City's Board of Commissioners by filing a written notice of appeal with the Planning and Zoning Department within 20 days of the date of this letter, or, ***by Wednesday, June 26, 2024***. The notice of appeal shall state the grounds for the appeal and a summary of the relief which is sought per Section 111.00(A) of the LDC. An application form for appeal to the Board of Commissioners is being transmitted to you with this letter. If you have any questions, please contact me at 727-938-3711, ext. 2379, or clanford@ctsfl.us

Sincerely,

Caroline E. Lanford, AICP CTP
Principal Planner

cc: File #24-22

Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida
Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

RE: **Certificate of Approval – Vavlas**
Application #22-139

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

BUILDING DEVELOPMENT SERVICES

PERMIT

PERMIT MUST BE POSTED, READILY ACCESSIBLE.

PERMIT NO. 23 - 1038	ISSUE DATE: 6/07/23	OWNER VAVLAS, MICHAEL H & NOMIKI M R	FLOOD ZONE N/A
CONSTRUCTION ADDRESS	20 HIBISCUS ST		
CONTRACTOR	BILL LAURSEN CONSTRUCTION INC		
WORK DESCRIPTION	BILL LAURSEN CONSTRUCTION INC		

FOR ONLINE INSPECTION SCHEDULING VISIT

http://www.ctsfl.us

ELECTRICAL	Inspector/ Date	MECHANICAL	Inspector/ Date
1. Rough-in		1. Rough-in	
2. Other		2. Other	
3. Final		3. Final	
PLUMBING	**Inspector/ Date**	**GAS**	**Inspector/ Date**
1. Rough-in		1. Rough-in	
2. Other		2. Other	
3. Final		3. Final	

FBC 2020, 7th EDITION

IF YOU DO NOT HAVE ACCESS TO A COMPUTER TO SCHEDULE INSPECTIONS ONLINE PLEASE CALL *(727) 938-6500*

International Rigging Group, LLC.
20 Hibiscus Street
Tarpon Springs, FL 34689
Phone: (727) 938-6557
Fax: (727) 942-1450
E-Mail: Info@intlrigging.com

10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abetment such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal
SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings

Jan '23

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

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

(Please type or print clearly)

Property Owner(s)

Name		Email
Nomiki Vavlas		nvavlas@vhpenterprises.com
Address		
1403 Circle Drive		
City	State	Zip
Tarpon Springs	Florida	34689
Phone	Fax	Cellular
727-421-7716	727-942-1450	727-421-7716

Applicant

Name		Email
Bokova Industrial Center, Inc		nvavlas@vhpenterprises.com
Address		
20 Hibiscus Street		
City	State	Zip
Tarpon Springs	Florida	34689
Phone	Fax	Cellular
727-421-7716	727-942-1450	727-421-7716

Agent (if applicable)

Name		Email
Address		
City	State	Zip
Phone	Fax	Cellular

General Information

Property Location or Address	
20 Hibiscus Street	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property**
12/27/15/64998/000/0031	Land Use Category: Zoning District:
Current Use of Property	Contributing Structure? ☐ YES ☐ NO
office	

Type of Proposed Activity: [please check all that apply]

☐ Demolition ☐ Relocation * ☐ Structural Addition ☐ Driveway
☒ Renovation ☐ New Construction ☐ New Roof ☐ Other_____

*** If Relocation, please indicate new location:**

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	**Current Designations of Property**
	Land Use Category: Zoning District:

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built	Architectural Style	Porches? ☐ YES ■ NO
1895	masonry vernacular	

Original Use	Present Use	Proposed Use
George McAroy	Office Commercial	Office

Roof Type & Material	Exterior Siding Material
Flat	Stucco

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work:

Remove storefront door and fixed glass

Reframe at a 90 degree angle to accommodate additional interior space

Product approval code and specifications will be the same as Bakdraughs and Twisted Orange

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:
Please submit those items which have been checked by City staff:

- ■ **Completed original application with digital copies of all application documents**
- ■ $50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ $50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ■ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 01/09/2023 Title Holder/Property Owner: Nomiki Vavlas

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

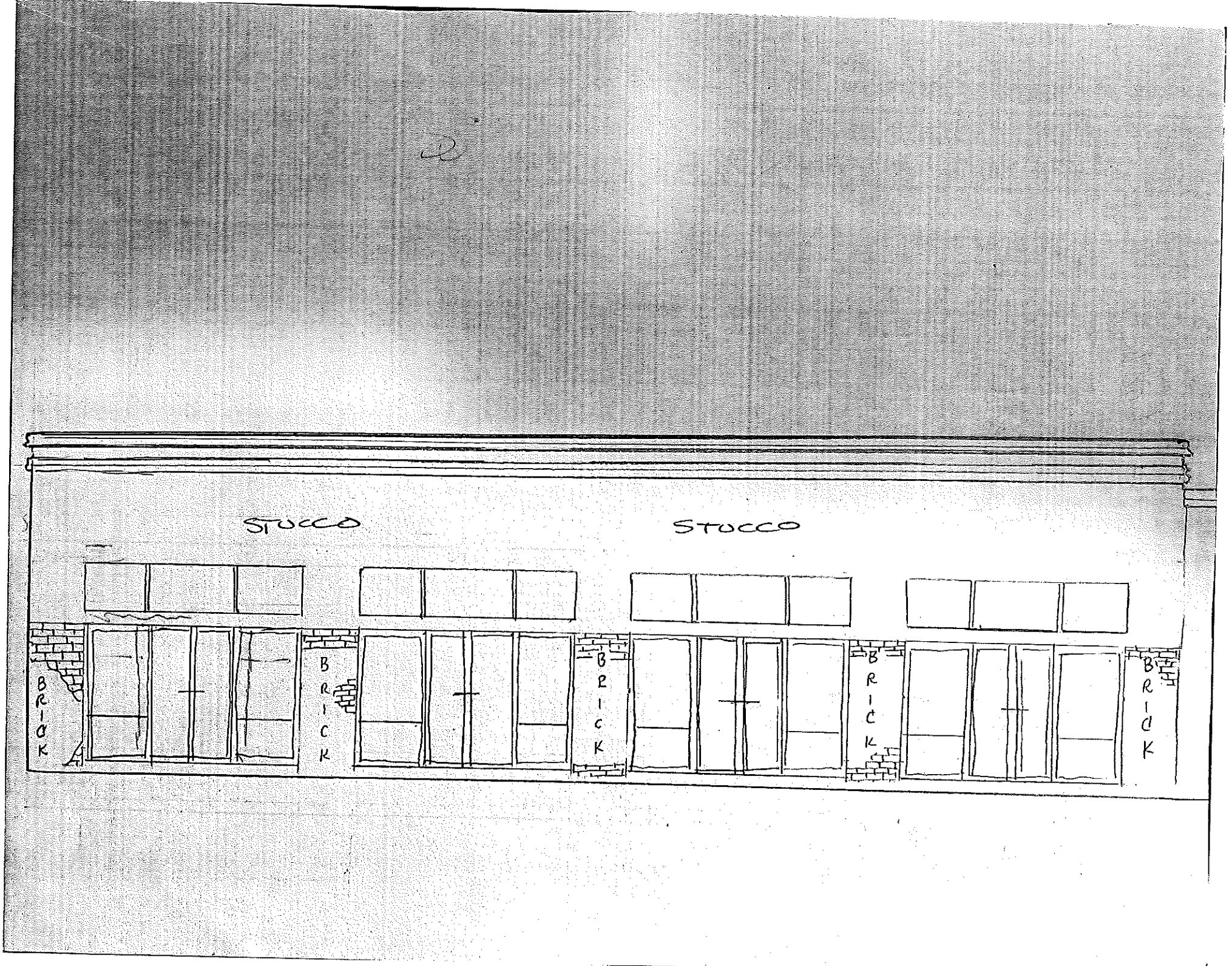
The foregoing instrument was acknowledged before me this 09 day of January, A.D., 2023

by Nomiki Vavlas (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nomiki Kambourakis
Signature: Kambourakis
Stamp:

Notary Public State of Florida
Nomiki Kambourakis
My Commission
HH 184756
Exp.10/11/2025

26
24
22
20


STUCCO
STUCCO
BRICK
BRICK
BRICK
BRICK
BRICK

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Appeal

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

(Please type or print clearly)

Property Owner(s)

Name	Email
Nomiki Vavlas	nvavlas@vhpenterprises.com

Address		
1403 Circle Drive		
City: Tarpon Springs	State: Florida	Zip: 34689
Phone: 727-421-7716	Fax: 727-942-1450	Cellular: 727-421`-7716

Applicant

Name	Email
Bokova Industrial Center Inc	nvavlas@vhpenterprises.com

Address		
20 Hibiscus Street		
City: Tarpon Springs	State: Florida	Zip: 34689
Phone: 727-421-7716	Fax: 727-942-1450	Cellular: 727-421-7716

Agent (if applicable)

Name	Email
N/A	

Address		
City	State	Zip
Phone	Fax	Cellular

General Information

Property Location or Address	
20,22,24,26 Hibiscus Street	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s): 12/27/15/64998/000/0031	**Current Designations of Property** — Land Use Category: / Zoning District:
Current Use of Property: office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO

Previous HPB Action: [please check all that apply]

■ Certificate of Approval — Date of HPB Denial June 3, 2024

☐ Economic Hardship Exemption — Date of HPB Denial _____

Justification for Appeal: [attach additional sheets if necessary]

See written notice of appeal attached

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Appeal

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: June 21, 2024 Title Holder/Property Owner: Nomiki Vavlas

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 21st day of June, A.D., 2024

by Nomiki Vavlas (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nomiki Kambourakis
Signature: Kambourakis
Stamp:

Notary Public State of Florida
Nomiki Kambourakis
My Commission
HH 184756
Exp.10/11/2025

REMEMBER
Your Friends

FITNESS

ANTIQUES
ART GLASS
ASHLEY'S
ANTIQUE'S
ANTIQUES

ANTIQUES
Williams
ANTIQUES
&
GIFT GALLERY
BUYING
&
SELLING

SCHOOL
SPEED
LIMIT
15
MASSAGE
ARTISTS' TRAINING
CENTER
Framing

MASSAGE

backdraughts - Google Search | 106 E Tarpon Ave - Google Maps

google.com/maps/@28.1462572,-82.755861,3a,75y,357.16h,86.69t/data=!3m6!1e1!3m4!1s_cu-eh4dsK67f6TzhfkwJw!2e0!7i16384!8i8192

106 E Tarpon Ave
Tarpon Springs, Florida
Google
Street View

Google

Image capture: Aug 2019 © 2021 Google United States Terms Report a problem

Type here to search

12:27 PM
3/4/2021

139 E Tarpon Ave
Tarpon Springs, Florida
Google
Street View

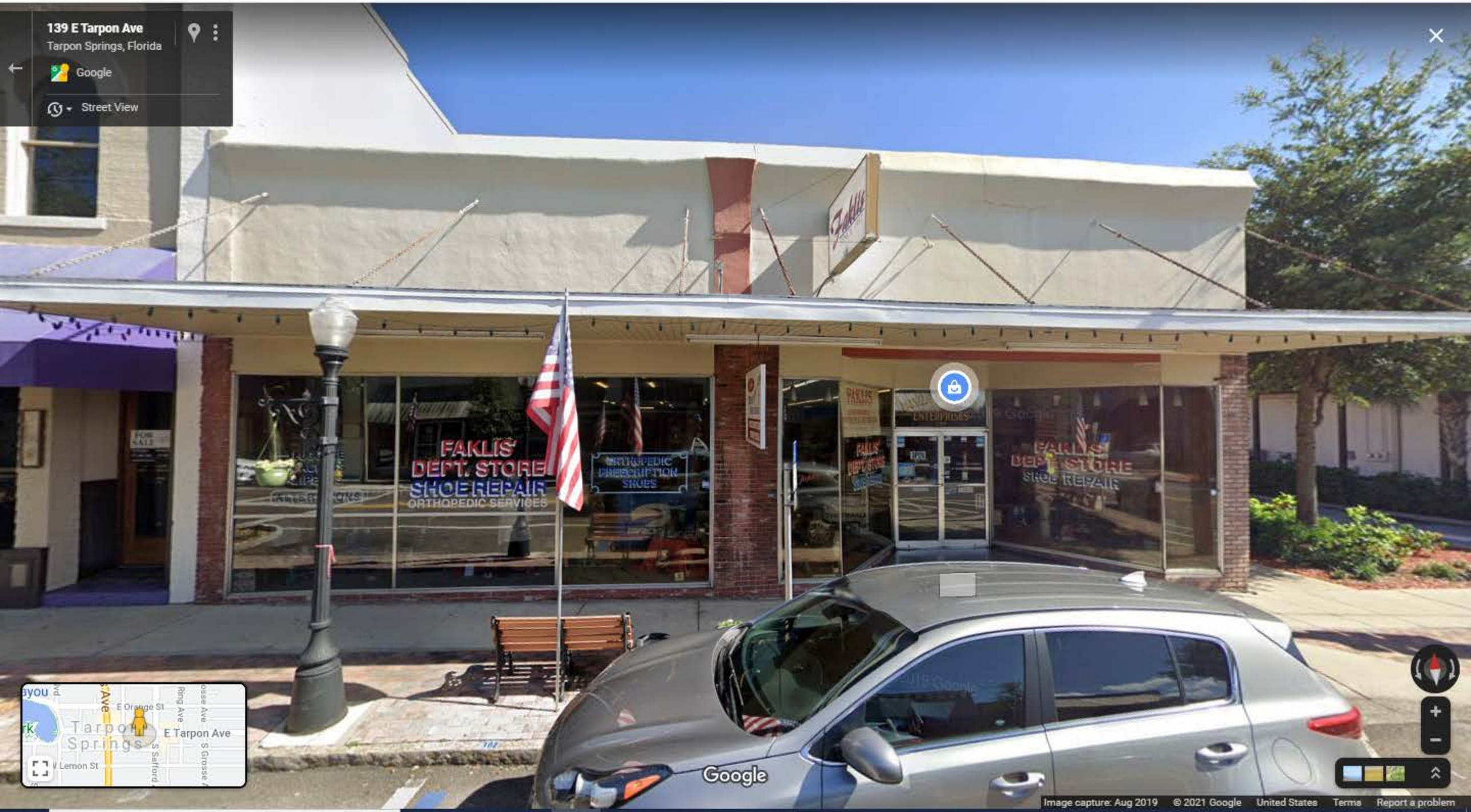


Image capture: Aug 2019 © 2021 Google United States Terms Report a problem

107 County Rd 582
Tarpon Springs, Florida
Google
Street View - Dec 2021

Image capture: Dec 2021 © 2022 Google United States Terms Privacy Report a problem

26 Hibiscus St
Tarpon Springs, Florida
Google
Street View - Feb 2019

Image capture: Feb 2019 © 2022 Google United States Terms Privacy Report a problem

22 Hibiscus St
Tarpon Springs, Florida
Google
Street View - Feb 2019

Image capture: Feb 2019 © 2022 Google United States Terms Privacy Report a problem

STAFF REPORT ADDENDUM / UPDATE

To: Board of Commissioners

Through: Mark LeCouris, City Manager

Staff: Renea Vincent, AICP CPM, Planning and Zoning Director

Date: September 17, 2024

Subject: **Ordinance 2024-03** Repealing the City's Comprehensive Plan in its entirety and adopting The 2045 Comprehensive Plan including all Elements, the Future Land Use Map & Map Series, Future Land Use Categories and Rules Table, and Definitions (Application #24-36)(Legislative) (2nd Reading)

Recommendation:

Conduct the 2nd reading / public hearing to approve Ordinance 2024-03. This ordinance repeals and replaces the City of Tarpon Springs Comprehensive Plan.

Background: Additional Update for 2nd Reading

Following the first reading by the Board of Commissioners (BOC) on July 16, 2024, the approved plan was transmitted to Florida Department of Economic Opportunity (FDEO) and all reviewing agencies. The Board's memo in the current agenda packet outlines the comments received verbally from FDEO and the plan revisions responding to those comments.

After the agenda packet was published, the FDEO sent the official ORC Report on Friday, September 13, 2024 at 4:44 pm. The ORC Report contained an additional Objection that was not previously relayed by FDEO staff.

The objection states, "The proposed [Comprehensive Plan] is not consistent with the requirements of Section 163.3177(6)(c)3., F.S...to require the [Utilities Element] to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection."

Staff has provided an update to the Data and Analysis (attached) and proposed a revision of the Utilities Element policies (attached) to document the following:

- The City has an existing septic to sewer conversion program which implementation has been underway for several years,
- The City has adequate capacity to accommodate the remaining identified septic to sewer projects going forward,
- The City will adopt the existing Feasibility Study for Extended Sewer Service within the Service Area of Tarpon Springs (a.k.a., "septic to sewer" study) as a reference document,
- The City has already analyzed the feasibility of implementing additional septic to sewer projects within the 10-year planning horizon and deemed this to be unfeasible, and,
- The City will update the septic to sewer study to document the feasibility of implementing additional septic to sewer projects within the 10-year and 20-year planning horizons.

Attachments:

- Proposed Revisions to Utilities Element Data and Analysis and Utilities Element Policies
- FDEO ORC Report
- Feasibility Study for Extended Sewer Service within Service Area of Tarpon Springs

PROPOSED REVISIONS TO DATA & ANALYSIS AND REVISED POLICIES

FDEO ORC Report Objection #2
Florida Statutes Section 163.3177(6)(c) requires Utilities Element to "consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection.

FDEO Recommended Action: "The City should coordinate with FDEP and revise the [plan] to include the information required by Section 163.3177(6)(c)3, F.S., in the adopted portion of the [Utilities] Element."

DATA & ANALYSIS WILL BE REVISED AS FOLLOWS

As documented herein, there is more than sufficient treatment facility capacity to serve projected new development and redevelopment anticipated within the planning horizon. The City requires applicants for new development and redevelopment of built and unbuilt properties to connect to the sanitary wastewater system via developer-funded extension of infrastructure to the property. This includes all site plans, subdivisions, Future Land Use Map amendments, zoning amendments and conditional uses. It also includes new development and redevelopment (residential and non-residential) of older existing platted infill lots that are within proximity to an existing sewer line as follows (Section 20-22 Mandatory Connect, Tarpon Springs Municipal Code or Ordinances):

- If the lot is within 200 feet of the sewer system, or,
- If the lot is within 400 feet of the sewer system and has an existing onsite sewage treatment and disposal system (OSTDS) that is failing or not otherwise in compliance with county and state standards and requirements.

Where a sewer line is installed or extended, all intervening properties that have new access must connect to sewer within 365 days of availability.

The City currently provides sewer service to approximately 77% of its water customers. As previously noted, the wastewater treatment facility is currently at 50% capacity, and the most recent facility Capacity Analysis Report indicated that there is sufficient planned capacity to service anticipated growth and new connections. There are remaining isolated neighborhood pockets that still rely on onsite sewage treatment and disposal systems (OTSDS). The majority of these are in the older parts of town and are developed with OSTDS densities of higher than one system per acre.

There are three remaining package treatment plants within the City's service area. All three of the developments served by package treatment plants are located outside the City limits in unincorporated Pinellas County, and are greater than one acre in size:

- Tarpon Glen Mobile Home Park is a 24-acre mobile home park with one on-site package treatment plant.

- TarponAire Mobile Home Park is a 15-acre mobile home park with one on-site package treatment plant.
- The Quality Inn & Suites Hotel is a 5-acre property with one on-site package treatment plant.

OSTDS in the remainder of the City are limited to septic systems. The City continues to implement its current "septic to sewer" initiative as part of the capital improvements program. The Feasibility Study for Extended Sewer Service within the Service Area of Tarpon Springs (a.k.a., "septic to sewer study") identified eight areas with remaining septic tank service and analyzed/prioritized the feasibility of extending sewer to these areas:

Lake Tarpon Area	Seabreeze Drive Area
Lake Tarpon-Tookes Area	Baysore Drive Area
Klosterman Road Area	Klosterman Road Area
South Florida Avenue Area	South Florida Avenue Area

The technical feasibility to extend sewer service to these areas was established through previous study; however the financial feasibility funding of these projects is low at this time. Florida Statutes Section 163.3177(6)(c)3 requires the City to consider the feasibility of providing sanitary sewer services to areas with a high density of systems within the 10-year planning horizon. The feasibility of extension of services including cost and logistical ability was analyzed in the septic to sewer study. The study set priorities for implementation based on environmental and public health benefits, and provided estimated project costs for each area. The City began implementation of the priority projects and have thus far completed projects for Seabreeze Drive, Bayshore Drive and most of the Lake Tarpon Area. The former two projects were completed within the last five years providing sewer service to an estimated 120+ parcels historically reliant on septic tanks. Projects completed thus far involved a combination of City funds and other funding sources.

Since it has made significant progress in septic to sewer conversion, the City has refocused its efforts in the coming 2025 fiscal year towards replacement and rehabilitation of aging infrastructure. This includes a renewed focus on 40-year and 50-year updates to the Advanced Wastewater Treatment Plant, programming to line 70% of historical clay sewer lines, and, replacement of aging galvanized and cast iron water mains. During this pause in the implementation of septic to sewer conversions, the City will take the opportunity to update the septic to sewer study to include an inflation factor for new funding estimates and to provide an estimated timeline for completion with reference to the 10-year and 20-year planning horizons. It is noted that the City's recently updated water and sewer master capital improvements plan and the recently completed 20-year financial analysis current shows that additional septic to sewer projects have been deemed unfeasible for the next ten years.

The Feasibility Study for Extended Sewer Service within the Service Area of Tarpon Springs (a.k.a., "septic to sewer" study) will be adopted by reference with this plan. The City is committed to updating the feasibility analysis to provide an estimated timeline for completion

of the remaining septic to sewer projects in the remaining areas of septic system concentration. Some of these areas are in the City's service area but not in the incorporated area. These will be coordinated with Pinellas County to ensure organized and efficient service from each entity. This update will aid the City in setting capital priorities and CIP planning. The City will then be ready to take advantage of other funding sources that may come available for septic to sewer conversion projects.

POLICIES IN UTILITIES ELEMENT WILL BE REVISED AS FOLLOWS:

Policy 1.5.2 Continue to evaluate funding options for implementation of septic to sewer projects outlined in the Feasibility Study for Extended Sewer Service within the Service Area of Tarpon Springs, herein adopted by reference. By September 2026, update the study to document completed projects and re-evaluate the feasibility of extending sewer service to areas with more than one septic system per acre.

Policy 1.5.3 Continue, in the Comprehensive Plan and Land Development Code, to require new development and redevelopment, including site plans, subdivisions, conditional uses and changes in use to connect to the City's wastewater service as required by, and pursuant to, the terms of the Capital Improvements Element of this plan.

DEO ORC REPORT

(INCLUDES SUPPORTING DOCUMENTS)

September 13, 2024

The Honorable Panagiotis Koulias
Vice-Mayor, City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689

Dear Vice-Mayor Koulias:

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Tarpon Springs (Amendment No. 24-01ER), which was received on July 17, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified two objections and have included recommendations regarding measures that can be taken to address the objections. We are also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to section 163.3184(4)(e)2., F.S.**

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

FloridaCommerce staff is available to assist the City to address the objections and comment. If you have any questions related to this review, please contact Melbin Theresa Joseph, Planning Analyst, by telephone at (850)-717-8462 or by email at melbin.joseph@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mj

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc:Wren Krahl, Executive Director, Tampa Bay Regional Planning Council
Patricia L. McNeese, AICP, Planning Supervisor, City of Tarpon Springs Planning & Zoning Department

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
City of Tarpon Springs, Amendment 24-01ER

The Florida Department of Commerce has identified two objections and a comment regarding the City of Tarpon Spring's proposed comprehensive plan amendments. The objections and comment are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objections, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the City to address the objections and comment.

1. Objection 1 (Comprehensive Plan Update): The proposed amendment does not update the City's Comprehensive Plan, based on relevant and appropriate data and analysis, to comply with statutory requirements relating to the City's planning periods.

Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. While the City's Plan should contain a long-term planning period covering a period from now until 2044 (20 years from anticipated adoption of Amendment 24-01ER), the City's proposed long-term planning period is only through 2040.

The proposed Amendment 24-01ER does not update the City's Comprehensive Plan elements to address the required planning periods, based upon relevant and appropriate data and analysis, consistent with the requirements of section 163.3177(1)(f), F.S., that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government. Coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(5)(a), 163.3177(6)(a)2., 163.3177(6)(f)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(e), 163.3177(6)(g), 163.3178, 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the amendment to ensure the Plan contains at least two planning periods in accordance with the requirements set forth by section 163.3177(5)(a), F.S. The necessary updates must also be based upon relevant and appropriate data and analysis. The Plan must include one planning period to cover at least the first 10-year period occurring after the plan amendment adoption and another planning period must cover at least a 20-year period.

2. Objection (Septic System Conversion to Central Sanitary Sewer System Service): The proposed Amendment 24-01ER is not consistent with the requirements of Section 163.3177(6)(c)3., F.S. Chapter

2023-169, Laws of Florida, amended Section 163.3177(6)(c)3., F.S., to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S., requires that each comprehensive plan be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 24-01ER does not include the information required by Section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element. In addition, please see the enclosed comments (letter dated August 16, 2024) from the Florida Department of Environmental Protection (FDEP).

Statutory Authority: Sections 163.3177(1)(f), 163.3177(6)(c), 163.3184(4) and 163.3191, F.S.

Recommendation: The City should coordinate with FDEP and revise the amendment to include the information required by Section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element.

3. Comment (Five-Year Capital Improvements Schedule Update): Section 163.3177(3)(a)4., F.S., requires that local governments include an updated Five-Year Capital Improvements Schedule in their comprehensive plan that includes any federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. Capital Improvements Element Policy 1.1.1 states that the City will include within the Capital Improvements Element a schedule of projects required to accommodate projected growth covering a minimum 5-year period. However, proposed Amendment 24-01ER does not include an updated Five-Year Capital Improvements Schedule, and instead states in Capital Improvements Element Policy 1.1.1 that the 5-Year schedule of projects is included in the City's Annual Budget, updated annually, which is incorporated by reference. FloridaCommerce staff recommends that the City revise Amendment 24-01ER to include an updated Five-Year Capital Improvements Schedule in the adopted portion of the Comprehensive Plan.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, August 16, 2024 4:49 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Tarpon Springs 24-01ER Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Tarpon Springs 24-01ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. However, the Department offers the following technical assistance regarding consistency with s. 163.3177, F.S.:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, the City has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. As such, the City has failed to meet the requirements in statute and must update their

general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

From: Patricia McNeese <pmcneese@ctsfl.us>
Sent: Wednesday, August 14, 2024 3:48 PM
To: Patrick Doty; DCPexternalagencycomments
Cc: Amber E. Smith; Weaver, Lindsay; Harris, Donna
Subject: [EXTERNAL] - RE: Tarpon Springs 24-1ER
Attachments: 2022 Water Supply Facilites Work Plan FINAL.pdf

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Good afternoon Patrick,

Thank you for the letter. We did complete our 10-year Water Supply Work Plan in 2022 but I cannot find a record of it being transmitted to your office, so this may have been an oversight on our part.

Once you have a chance to look this over, can you please generate a revised letter based on your review?

Thank you Patrick. Please let me know if you have any questions. -Pat

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

From: Patrick Doty <Patrick.Doty@swfwmd.state.fl.us>
Sent: Tuesday, August 13, 2024 9:24 AM
To: Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>
Cc: Patricia McNeese <pmcneese@ctsfl.us>; Amber E. Smith <Amber.Smith@swfwmd.state.fl.us>; lindsay.weaver@FloridaDEP.gov
Subject: Tarpon Springs 24-1ER

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

Please find the District's review letter for the above-mentioned review. Please let me know if you have any questions. Thank you.

Patrick H. Doty, AICP, CFM
Senior Planner / Resilience Coordinator
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352) 519-1880

Patrick.Doty@watermatters.org
Southwest Florida
Water Management District

Appendix A
Water Supply Facilities Work Plan

City of Tarpon Springs
July 2022

I. PURPOSE AND FORMAT

The purpose of the 10-Year Water Supply Facilities Work Plan is to demonstrate adequate water supply and public facilities to serve the water supply demands of the City of Tarpon Springs as required by Florida Statutes. This plan is included as part of the Utilities Element.

II. INTRODUCTION

The 10-Year Water Supply Facilities Work Plan assesses the current status and performance of the City of Tarpon Springs water supply system. This plan is consistent with the Southwest Florida Water Management District's (SWFWMD) 2020 Regional Water Supply Plan (RWSP), and Pinellas County's Water Supply Facilities Work Plan, and furnishes data on the existing water supply system, future water demand projections, conservation measures, a capital improvements schedule of projects, and a water supply concurrency management system. This sub-element is based upon data from the City of Tarpon Springs, Pinellas County Utilities, and SWFWMD. The projected demand on the water supply is based upon the population projections that are presented in Table 1.

Table 1 - Population Projections

	2020	2025	2030	2035	2040
City of Tarpon Springs					
Municipal Population Served	30,885	31,898	32,184	32,289	32,313
Total Utility Service Area Population	34,789	36,180	36,655	36,915	36,963
Pinellas County Utilities					
Municipal Population Served	175	273	307	638	794
Total Utility Service Area Population	504,863	514,010	526,816	539,181	543,701
Municipal Population	**31,061**	**32,145**	**32,474**	**32,959**	**33,140**

Source: 2020 SWFWMD Regional Water Supply Plan Community Sheets

III. DATA AND ANALYSIS

A. Existing Conditions

The City of Tarpon Springs is located within the jurisdictional boundaries of the SWFWMD, a regional governing body whose purpose is to manage and protect the water resources of the Tampa Bay region.

Historically, the City of Tarpon Springs primarily relied on wholesale water imports from Pinellas County Utilities for most its water supply, with several City-owned fresh groundwater wells supplementing the water system locally. In August 2015, the City began operating a City-owned Reverse Osmosis (RO) Water Treatment Plant, with the goal of reducing its reliance on external

water supplies. Co-funded with a grant from SWFWMD, the construction of the RO Water Treatment Plant has significantly reduced the City's water imports from approximately 81% of total supply in FY 2014 to less 1% in FY 2020. The RO Plant now supplies 94% of the water in the City, and is supplemented by two fresh groundwater wells that supply about 6%. The raw water source for the RO Treatment Plant is a brackish groundwater wellfield located in the northern portion of the City, which consisted of 19 brackish groundwater wells as of 2020. The historical interconnections to Pinellas County Utilities are maintained to provide redundancy in the water distribution system that can be utilized as emergency interconnections to maintain service in the event of large main breaks, high fire flows, natural disasters, etc.). Any water supplied from the County system is ultimately sourced from the regional Tampa Bay Water regional water supply authority.

The City public water supply system operates under an active Water Use Permit issued by SWFWMD (20000742.016) that was renewed in June 2016 for a 20-year duration. The permit allows 4.20 MGD of total water withdrawals as an annual average across the City's various wells. The permit received two minor modifications in 2016 and 2018, which were primarily related to build-out of the brackish wellfield as well as monitoring and reporting requirements. The majority of permitted capacity is used to supply the RO Water Facility. From 2016 to 2020, the City pumped an average of 3.34 MGD from the brackish wells for the RO Treatment Plant. During this five-year period, the finished water production from the RO Treatment Plant averaged 2.62 MGD, meeting 91% of the City's water demand. The balance of demand was met primarily by the two remaining freshwater wells in the City system. The average annual production rate from 2016-2020 for the Grosse Avenue well was 0.151 MGD. The average annual production rate from 2016-2020 for the Tarpon Avenue well was 0.106 MGD. Since 2016, water production from the Highland Avenue well and the Disston Avenue Well System has been discontinued due to local source water quality concerns.

The City maintains its own water distribution system for its entire service area. The extent of the City's potable water distribution system is identified on Map 1, and consists of approximately 181.8 miles of distribution pipe. Pipe material varies by age and location. In newer areas of the City, the condition of the lines is quite good, and the majority of the system now consists of PVC pipe constructed to modern design standards. In the historic downtown and older areas of the City, the water distribution system contains a mix of older pipe materials, such as cast iron and galvanized pipe, with many of the lines in service for over 50 years. The City has taken proactive steps to replace aging or inadequate water mains in this area as funds become available. In recent years, the City has also made considerable progress in mapping the water distribution system and developing an in-house GIS program. The City is planning to begin a new water distribution assessment, which will provide additional insight into the condition of some of the older pipes in the City and provide guidance on future distribution repair and replacement projects.

The City also maintains a public access reclaimed water system in select areas of the City. The reclaimed water system consists of two 2.0 million gallon above ground storage tanks and a high service pump station at the Wastewater Treatment Plant, a 5.0 MG above ground storage tank and high service pump station at the City's municipal golf course, 30.6 miles of reclaimed water distribution main, and a remote telemetry system that monitors and regulates flow and pressure for the reclaimed customers. The reclaimed water customer base is a mix of residential, municipal, and commercial customers, and the primary use is for landscape irrigation. Demand for reclaimed water varies with rainfall patterns throughout the year, and the City uses its reclaimed storage capacity to help maximize reclaimed availability over time. The City has used about 80% of its finished wastewater effluent for reclaimed water over the last

several years, meeting and exceeding the SWFWMD regional goal of 75% reclaimed water utilization. During seasonal droughts, reclaimed supplies can become constrained, and the City uses reclaimed water restrictions to manage and maintain the reclaimed water supply for customers.

The City has also taken considerable steps to help reduce potable water demands via its water conservation efforts. The success of these efforts is demonstrated by the City's per capita water use, which averaged only 89 gpd per capita from 2016 to 2020. The City of Tarpon Springs currently operates the following potable water conservation programs:

1. Reclaimed Water - The City provides reclaimed water to 2,099 residential customers (0.947 MGD on average) and 14 commercial customers (0.47 MGD on average). The reclaimed water system is metered with volumetric rates to promote conservation.
2. Water Conservation Rate Structure - The City's potable water rates are structured such that the highest water users pay the highest unit cost for water to encourage conservation.
3. Toilet Rebate Program - The City administers a rebate program for the replacement of older, high-flow toilets with newer low-flow units.
4. Indoor and Outdoor Conservation Kits – The City maintains a program to distribute water conservation kits to customers free of charge. This provides a direct method to help customers manage and reduce their own water use over time.
5. Customer Leak Detection – Over time, the City has been implementing a customer meter replacement program to replace old mechanical meters with new Advanced Meter Reading meters. This allows the City to detect customer leaks through the billings process and notify customers of high water use. The City also provides dye kits to customers upon request to assist the customer in finding and fixing customer-side water leaks.
6. Watering Restrictions - The City enforces various levels of year-round watering restrictions for both potable water and reclaimed water.

B. Projected Needs

The City of Tarpon Springs distributed 1,056,000,000 gallons of potable water (2.89 MGD) in 2020. Tables 2 and 3 show that the City has an existing and forecast surplus of potable water for the 10- and 20-year planning horizons.

Table 2 - Water Demand Analysis

DEMAND ANALYSIS							
UTILITY NAME	**2020**	**2025**	**2030**	**2035**	**2040**	**WUP (MGD)**	**PER CAPITA WATER USE (2011-2015)**
CITY OF TARPON SPRINGS SERVICE AREA *(PRIMARILY SELF-SUPPLIED)*							
Municipal Population Served	30,885	31,898	32,148	32,289	32,313	4.2	85
Demand (MGD)	2.631	2.717	2.739	2.751	2.753		
Total Utility Service Area Pop.	34,789	36,180	36,665	36,915	36,963		
Finished Water Demand (MGD)	**2.964**	**3.082**	**3.123**	**3.145**	**3.149**		
PINELLAS COUNTY UTILITIES *(SUPPLIED THROUGH TAMPA BAY WATER)*							
City of Tarpon Springs Municipal Population Served	175	237	307	638	794	0	79
City of Tarpon Springs Population Demand (MGD)	0.014	0.019	0.024	0.05	0.062		
Total Pinellas County Utilities Pop. Served	520,813	530,446	543,899	556,956	561,534		
Demand (MGD)	53	50	51	NA	NA		
DOMESTIC SELF SUPPLY							
Population Served	1	10	19	32	33		
Demand (MGD)	0	0.001	0.001	0.002	0.002		
TOTAL DEMAND (MUNICIPAL SYSTEM)	**2.964**	**3.082**	**3.123**	**3.145**	**3.149**		

Table 3 - Water Supply Analysis

WATER SUPPLY ANALYSIS							
EXISTING SOURCES (TARPON SPRINGS SERVICE AREA)							
Total Permitted Raw Water Quantities (MGD)	4.2						
Total Permitted Brackish Raw Water Quantities (MGD)	*3.330*						
Total RO Plant Permitted Finished Water Supply	2.498						
Total Permitted Fresh Water Quantities (MGD)	0.870						
TOTAL CITY FACILITY SUPPLY	**3.368**						
EXISTING SOURCES (PINELLAS COUNTY UTILITIES SERVICE AREA)							
Water Supply Authority Quantities	224.620						
TOTAL PINELLAS COUNTY SUPPLY	**224.620**						
WATER SUPPLY SURPLUS OR DEFICIT							
	2020	**2025**	**2030**	**2035**	**2040**		
TOTAL WATER SUPPLY SURPLUS OR DEFICIT	**0.404**	**0.286**	**0.245**	**0.223**	**0.219**		

The City currently relies on two sources for potable water supply: a series of historical freshwater wells and the recently constructed RO Treatment Plant that relies on a brackish wellfield. As demonstrated above, the City's current permitted freshwater well capacity is 0.870 MGD. The RO Treatment Plant's brackish wellfield is currently permitted for 3.33 MGD of raw water withdrawals. After incorporating treatment losses via the reverse osmosis treatment process (assumed at 25% loss over time), the permitted brackish withdrawal capacity yields about 2.50 MGD of finished potable water supply capacity. This provides a total permitted water supply of 3.368 MGD for the City's water distribution system. Overall demands on the City's distribution system are estimated to be 2.964 MGD in 2020, growing to 3.149 MGD by 2040. Based on these planning level water demands provided by the 2020 SWFWMD Regional Water Supply Plan, current sources are sufficient to meet existing and future potable water demands throughout the 2020-2040 planning period.

In addition to the City's current service area, one neighborhood within the City limits is current served directly by Pinellas County Utilities. The estimated 2020 water demands for this area are

0.014 MGD, growing to 0.062 by 2040. The City currently does not have plans to extend service to this area, but if needed, the City could support the entire 2040 estimated water demand for this area with existing City permitted water allocations. This area will likely continue to be served by Pinellas County Utilities as indicated by Pinellas County and Tampa Bay Water planning documents and discussion with Pinellas County staff. Pinellas County is projecting a small reduction in overall demand from 2020 to 2030, indicating that existing supplies from Tampa Bay Water through Pinellas County will be sufficient to serve this small pocket of customers. Tampa Bay Water is also currently evaluating several options for expansion of regional water supplies, but those projects are beyond the scope of City planning activities.

The City's current project plans for the water supply system are centered on the expansion and build-out of the existing brackish water wellfield and improvements to the RO Treatment Plant. Several wells in the brackish wellfield have lower than anticipated yields, and due to a recent FDOT project, the City was forced to abandon two production wells near an FDOT corridor. The City is currently working with its consultants to develop project options to replace the lost capacity and continue to build out the brackish wellfield. The various projects planned in the current 10-year CIP for the RO Treatment Plant are provided below.

Table 4 – 10 Year Capital Improvements

Project Component	Projected Cost (2022 Dollars)
Future Raw Water Wells	$3,025,000
Additional CIP Costs	$2,500,000
Generators/Electrical Upgrades	$700,000
Wellfield Improvements	$945,000
Membrane Element Replacement	$1,600,000
Solar/Energy Efficiency Improvements	$1,050,000
Permanent Generators at New Wells	$435,000
Chemical tank replacement/CO2 system replacement	$445,000
New Auxiliary Injection Well (Design, well construction, outfitting)	$3,800,000
Total	**$14,500,000**

Future was supply potential for additional reclaimed water development is limited by seasonal storage needs and high levels of reclaimed demand from current customers. The City has approximately 0.40 MGD available for additional reclaimed water customer growth, however; the majority of this water is available during the summer wet season when reclaimed demands are low. The City currently plans to continue serving new development with reclaimed water where available, but large increases in reclaimed distribution to existing neighborhoods would likely require the development of significant seasonal storage capacity to store surplus reclaimed water from the summer wet season for use during the late spring dry season.

The City developed a master plan for the reclaimed water system in 2012. Since then, the City has completed most of the projects on the near-term capital improvements list. Projects completed included the construction of zone control valves, construction of the 5MG storage tank and reclaimed pump station at the City golf course, buildout of additional reclaimed mains, and retrofitting the Westwinds and Oakleaf Village subdivisions with reclaimed water service. The only remaining project on the list is the connection of industrial users north of the Anclote River.

Table 5 - Near Term Capital Improvements

Project Component	Projected Cost (2021 Dollars)
Industrial Users North of Anclote River (Reuse main from WWTF)	$2,673,000
Total	**$2,673,000**

Source: "The City of Tarpon Springs Reclaimed Water Master Plan and Reuse Optimization Study - March 2012;" 2012 Costs escalated to Dec 2021 dollars based on ENR Construction Cost Index.

The study also included a list of long-term capital improvements that were focused on achieving substantial interconnections with reclaimed water utilities within Pasco County to the north and continuing to add new customers north of the Anclote River. The projects identified in the long term that are still under consideration include:

Table 6 - Long Term Capital Improvements

Project Component	Projected Cost (2021 Dollars)
Reuse Main from Industrial Users to US 19	$1,520,000
North Beckett Way Reclaimed Water Retrofits	$474,000
South Beckett Way Reclaimed Water Retrofits	$694,000
Total	**$2,688,000**

Source: "The City of Tarpon Springs Reclaimed Water Master Plan and Reuse Optimization Study - March 2012" 2012 Costs escalated to Dec 2021 dollars based on ENR Construction Cost Index.

Recent reclaimed planning work conducted for compliance with SB64 effluent disposal requirements further evaluated project options for reclaimed development. A key finding of this work was the need for either large scale seasonal storage or reclaimed water supplementation from other sources to meet dry season reclaimed demands in the event of future reclaimed expansion. Presently, the City has plans for future reclaimed water service to several new developments in its service area. Regarding additional reclaimed service area expansion, the City is currently evaluating its strategic direction for future reclaimed development within the context of seasonal storage needs, reclaimed availability, and emerging changes in the regulatory environment.

Figure 1- Pinellas County Utilities Water Supply Facilities Work Plan

Appendix A - Exhibit A

Pinellas County Ten-Year Water Supply Facilities Work Plan (Fiscal Year 2020/21 through Fiscal Year 2030/31)

				Total Water Demand (MGD) for the Pinellas County's Water Demand Service Area (PCWDPA)[1]											
				FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
CAPITAL PROGRAMS				53	53	53	50	50	51	51	51	51	51	51	
TYPE	**CIP PROJECT TITLE**	**FUNDING SOURCE**	**LOCATION**	**Dollar amounts for capital programs are rounded to the nearest thousandth**											**Work Plan Total**
				FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
Facility Replacement	Water Supply & Transmission	Water Enterprise Fund	Throughout Service Area	0	540	2,882	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	26,422
Facility Replacement	Water Distribution	Water Enterprise Fund	Throughout Service Area	1,196	5,797	4,125	2,962	5,400	3,000	3,300	3,250	3,250	5,500	7,500	45,280
Fiscal Year Total				1,196	6,337	7,007	4,962	8,400	6,000	6,300	6,250	6,250	8,500	10,500	71,702
O&M PROGRAMS															
Conservation/Education / Enforcement	Education and Outreach	Water / Wastewater Enterprise	Countywide	211	211	211	211	211	211	211	211	211	211	211	2,321
Fiscal Year Total				211	211	211	211	211	211	211	211	211	211	211	2,321

[1]PCWDPA includes approximately 115,000 retail water accounts as of September 2021. As of September 2021, Pinellas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, and Tarpon Springs and provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

Figure 2- Tarpon Springs Utilities Water Supply Facilities Work Plan – Reverse Osmosis Water Treatment Plant

	PROJECT DESCRIPTION:	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
1	ROWF Projects												
2	Additional CIP Costs [2]	250,000	200,000	200,000	250,000	250,000	200,000	250,000	250,000	250,000	200,000	200,000	-
3	Future Raw Water Wells/Master Planning	-	850,000	-	-	400,000	-	-	-	175,000	800,000	800,000	-
4	Generators/Electrical Upgrades	-	-	450,000	-	-	-	-	250,000	-	-	-	-
5	Well Field Improvements/Meters/VFD/ Pumps/Controls/Security	200,000	75,000	85,000	275,000	85,000	75,000	75,000	75,000	-	-	-	-
6	Membrane Element Replacement	-	-	-	100,000	500,000	500,000	500,000	-	-	-	-	-
7	Solar/Energy Efficiency Improvements	-	650,000	-	-	-	-	-	100,000	300,000	-	-	-
8	4305 Buildings	-	60,000	20,000	-	-	25,000	-		30,000	-	-	-
9	Outfall Permit Renewal	-	-	-	-	50,000		-	-	-	55,000	-	-
10	Permanent Generators at New Wells	250,000	85,000	-	-	-	-	-	100,000	-	-	-	-
11	Chem tank replacement/CO2 system replacement.	-	70,000	55,000	-	-	-	-	130,000	160,000	-	30,000	-
12	Water Storage master plan and maintenance	-	-	-	-	-	75,000		65,000	-	-	-	-
13	New Auxiliary Injection Well (Design, well construction, outfitting)	-	-	-	-	-	-	-	-	-	-	800,000	3,000,000
	Subtotal	**700,000**	**1,990,000**	**810,000**	**625,000**	**1,285,000**	**875,000**	**825,000**	**970,000**	**915,000**	**1,055,000**	**1,830,000**	**3,000,000**

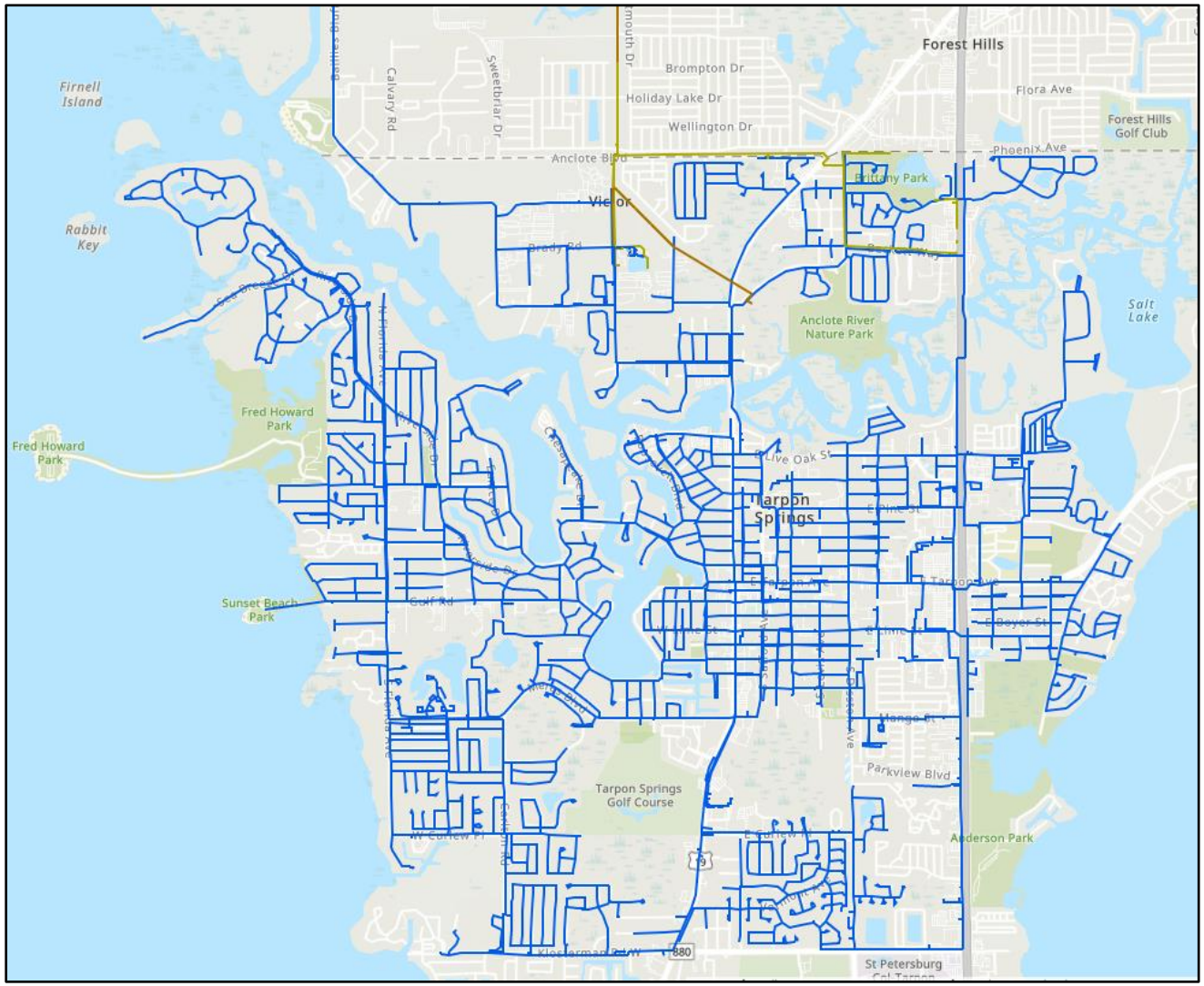
Figure 3- Tarpon Springs Utilities Water Supply Facilities Work Plan – Water Supply / Well Systems Projects

	PROJECT DESCRIPTION:	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
	Water Supply / Well Systems Projects												
14	Improvements for water quality related items	25,000	15,000	25,000	25,000	25,000	25,000	25,000	25,000	-	-	-	-
15	SCADA Improvements/Flow Meters	-	20,000	-	25,000	-	25,000	-	-	20,000	-	20,000	-
16	Compliance Monitoring Equipment	15,000	-	25,000	-	25,000	-	25,000	-	-	-	-	-
17	Control System	-	-	20,000	-	-	-	-	15,000	-	15,000	-	-
18	Water Conservation Programs	50,000	25,000	-	-	250,000	-	-	-	5,000	-	-	-
	Subtotal	**90,000**	**60,000**	**70,000**	**50,000**	**300,000**	**50,000**	**50,000**	**40,000**	**25,000**	**15,000**	**20,000**	-

Figure 4- Tarpon Springs Utilities Water Supply Facilities Work Plan – Water Distribution Projects

	PROJECT DESCRIPTION:	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
20	Hydrant improvements and assessments	150,000	100,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
21	Water Line In Kind Replacements/Major Repairs (In-House or repair contract)	75,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	
22	Water Pipe/Valve Replacement Program (engineering and construction)	500,000	350,000	250,000	700,000	250,000	700,000	250,000	700,000	250,000	700,000	250,000	500,000
23	Water Distribution Assessment Planning/Engineering	100,000	-	-	-	-	-	-	-	65,000	65,000	-	
24	Geographical Information System (GIS)	40,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	
25	Utilities for Other Projects (Water)	250,000	150,000	250,000	250,000	250,000	250,000	250,000	175,000	175,000	175,000	100,000	
26	Major water line replacement	50,000	200,000	-	-	-	-	-	1,150,000	-	-	-	1,500,000
27	Replace Water line on Alt 19 Bridge		950,000										
28	Distribution/ Collections New Building	200,000	-	-	-	-	-	-	-	-	-	-	
	Subtotal	**1,365,000**	**2,060,000**	**860,000**	**1,310,000**	**860,000**	**1,310,000**	**860,000**	**2,385,000**	**850,000**	**1,300,000**	**710,000**	**2,000,000**

Figure 5 - City of Tarpon Springs Water Distribution System



IV. GOALS, OBJECTIVES AND POLICIES

C. Local Goals, Objectives and Policies

D. **GOAL 1**

ENSURE SAFE, SUFFICIENT, AND SUSTAINABLE POTABLE WATER SUPPLY TO MEET EXISTING AND PROJECTED DEMAND.

Objective 1.1

Provide adequate, affordable, and reliable water supply capacity and service to meet existing and projected demand.

Policy 1.1.1

Pursue and support plans, programs, and projects that will increase water supply capacity and efficiency of water service.

Strategy

Identify, acquire and develop sources of water supply.

Strategy

Support SWFWMD and other agency partners in the development of innovative techniques to augment existing water supplies.

Strategy

Cooperate with SWFWMD to develop environmental and hydrologic data to identify safe and reliable potable water yields in well-fields.

Policy 1.1.2

Coordinate water supply planning efforts with Pinellas County Utilities, Tampa Bay Water, SWFWMD and other agencies.

Strategy

Evaluate land development regulations, building codes, and City ordinances to ensure water system provisions are adequately addressed in coordination with SWFWMD and Tampa Bay Water.

Strategy

Participate in regional and County-wide studies.

Policy 1.1.3

Coordinate with SWFWMD, Tampa Bay Water and Pinellas County Utilities on the operation of the Reverse Osmosis Water Plant, the establishment of level-of-service standards, resource allocations, changes in service areas and annexations.

Strategy

Develop and maintain a 10-year workplan for potable water supply, treatment, transmission, and distribution consistent with the Regional Water Supply Plan.

Policy 1.1.4

The adopted Level of Service standard for potable water is 110 gpcd at 50-60 psi. This standard must be used to determine the availability of facility capacity and demand created by new development.

Policy 1.1.5

The Future Land Use Element must be consistent with the availability of adequate water supplies and public facilities and services.

Strategy

Require data and analysis for all Future Land Use Map amendments to demonstrate adequate water supplies and associated public facilities will be available to meet projected growth demands.

Policy 1.1.6

Development must meet adopted water standards and Levels of Service.

Strategy

Regulate water supply concurrency through the Land Development Code.

Strategy

Require water Levels of Service to be met no later than the issuance of a certificate of occupancy as a condition of the issuance of building permits.

Strategy

Require new development to construct internal water systems to City specifications.

Policy 1.1.7

Protect all natural recharge areas having functional hydrological characteristics.

Strategy

Incentivize the protection of natural groundwater aquifer recharge areas.

Objective 1.2

Develop and maintain a sustainable water supply system.

Strategy

Construct improvements that will conserve energy, water and other valuable resources.

Strategy

Construct water system improvements that will provide adequate quantity, pressure, and duration of fire flows while meeting system user needs.

Strategy

Monitor water quality and the operation of the water distribution system to identify deficiencies.

Strategy

Evaluate and prioritize projects that address identified deficiencies for inclusion in the Capital Improvements Program.

Strategy

Establish and implement a potable water asset management system.

Policy 1.2.1

Fire hydrants must be spaced to provide optimum hose lays and fire flow.

Strategy

Require consistency with fire district standards for minimum fire flows and hydrant spacing as a condition of connection to the public potable water system.

Objective 1.3

Expand water reuse and conversation to reduce potable water demands.

Policy 1.3.1

Efficiently use reclaimed water resources with a minimum standard of 75% utilization of reclaimed water.

Policy 1.3.2

Expand the reclaimed water program.

Policy 1.3.3

Expand water conservation measures based on emerging water conservation practices, guidance, and research.

Strategy

Provide support of staff and officials to participate in conservation efforts with Pinellas County and the Tampa Bay Regional Planning Council.

Strategy

Provide public education to inform citizens of the need and opportunities for conserving potable water.

Strategy

Explore modifying the building code to require water conserving fixtures in newly constructed or remodeled buildings.

Objective 1.4

Manage water supply service and systems to be fiscally sustainable.

Policy 1.4.1

Collect user fees for system operating costs, repayments of capital costs, and repair and replacement of existing facilities.

Strategy

Evaluate new rate structures as necessary.

Strategy

Prioritize and schedule major improvements through the capital improvement program.

Policy 1.4.2

Funds dedicated to repair and replacement of the water system must not be diverted to other uses.

Strategy

Seek financial support for the ongoing improvement of the municipal water system through grant programs.

Policy 1.4.3

Maintain rate structures and policies that encourage conservation of potable water.

Policy 1.4.4

Development projects in unincorporated areas that require additional water service must annex into the City limits or sign an affidavit to annex once they become eligible.

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Ed Armstrong
Chair, Pinellas
Michelle Williamson
Vice Chair, Hillsborough
John Mitten
Secretary, Hernando, Marion
Jack Bispham
Treasurer, Manatee
Kelly S. Rice
Former Chair, Citrus, Lake, Levy, Sumter
Joel Schleicher
Former Chair, Charlotte, Sarasota
Ashley Bell Barnett
Polk
John Hall
Polk
James Holton
Pinellas
Dustin Rowland
Pasco
Robert Stern
Hillsborough
Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

August 13, 2024

Ms. Barbara Powell, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Tarpon Springs 24-1ER**

Dear Ms. Powell:

The Southwest Florida Water Management District (District) has reviewed the proposed map amendment described as ORD-24-03. We are forwarding the following technical assistance comment for your consideration.

Regional Water Supply

1. Section 163.3177(6)(c)4, F.S., requires that local governments update their Ten-Year Water Supply Facility Work Plans (Work Plans) within 18 months of the local water management district's approval of its Regional Water Supply Plan (RWSP). The District last updated its RWSP in November of 2020; however, we have still not received the City's Work Plan update. District staff is available to provide technical assistance in this effort.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 519-1880 or patrick.doty@watermatters.org.

Sincerely,

P. Doty

Patrick Doty, AICP, CFM
Senior Planner

PD
cc: Patricia L. McNeese, AICP, City of Tarpon Spring
Lindsey Weaver, DEP
Amber Smith, SWFWMD

TARPON SPRING SEPTIC TO SEWER STUDY

FINAL REPORT
CITY OF TARPON SPRINGS

FEASIBILITY STUDY FOR EXTENDED SEWER SERVICE WITHIN THE SERVICE AREA OF TARPON SPRINGS

PUBLIC MEETING
FILE COPY:

DO NOT REMOVE Clerks office

Prepared by

PARSONS ENGINEERING SCIENCE, INC

completed in 2000

PARSONS

TABLE OF CONTENTS

PAGE

1.0 INTRODUCTION 1

1.1 Background and Existing Conditions 1

1.2 Project Objectives 3

1.3 Data Collection 3

2.0 METHODS OF STUDY 4

2.1 Environmental Basis for Study 4

2.1.1 Descriptions of Study Areas 4

2.1.2 Understanding Operational Mechanisms of Onsite Sewage Systems 6

2.1.3 Identification of Potential Pollutants in Onsite Sewage Systems 7

2.1.4 Estimated Pollutant Loadings to the Environment from Onsite Sewage Systems 7

2.1.5 Methods of Environmental Prioritization 7

2.2 Preliminary Design 8

3.0 SUMMARY 9

4.0 CIP PLANNING 9

Tables

Appendix A

Appendix B

Appendix C

Feasibility Study for Extended Sewer Service Within the Service Area of Tarpon Springs

1.0 INTRODUCTION

1.1 Background and Existing Conditions

Tarpon Springs is a well-known historic landmark of northern Pinellas County bounded by the Gulf of Mexico to the west, the Anclote River to the north, and Lake Tarpon to the east. Tarpon Springs (The City) encompasses about 9 square miles of environmentally sensitive coastal shoreline with topographic relief that ranges from sea level to over 50 Ft. NGVD. Although the City is most widely recognized for its historic sponge docks and tourism industry, development within the city generally includes dense single family homes and multi-family residential areas, commercial establishments, and light industrial uses. Much of the denser development is concentrated along the waterfront of Lake Tarpon and the Gulf of Mexico.

The population of Tarpon Springs has grown from 7000 in 1970 to over 20,000 residents in year 2000. The population includes year round residents with peak seasons from local visitors and tourists. In the mid-1980's the City constructed an advanced secondary wastewater treatment facility that now provides centralized sewer service to about 70% of the City's residents. The remaining communities and remote enclaves of Tarpon Springs are currently served by individual onsite sewage systems (septic tanks).

The City is mandated to provide extensions of its quality wastewater service to residents through regulations outlined in chapters 64E-6 and 62-600 of the Florida Administrative Code. The City first evaluated extended centralized sewer service throughout the entire service area with a published Tarpon Springs Master Plan Study (Glace and Radcliffe, Inc. in 1986). The information presented in the original master plan study was reviewed as part of this report. In fact, several of the areas identified in the 1986 study stand as recommendations in this report.

Environmental and water quality concerns associated with Lake Tarpon have prompted Pinellas County and other environmental agencies to take action to prevent the continued degradation of water quality. In recent studies, Pinellas County estimated that existing onsite sewage systems account for about 11 percent of the potential sources of nutrient loadings to Lake Tarpon with larger fractions attributed to urban runoff and atmospheric deposition (King Engineering Associates, 1992).

This 1992 environmental study was based on field verifications of water quality and identified the following concise conclusions and observations among the other scientific based findings:

- *Concurrent studies on Lake Tarpon have indicated a substantial interconnection between surface waters of Lake Tarpon and both the surficial Floridan aquifers. Spray irrigation of wastewater effluent, and the use of septic tanks within the watershed may represent a potentially greater source of nutrient and pollutant loadings to the lake than was previously considered.*

- *Given the highly permeable nature of the soils in the northwest portion of the Lake Tarpon Watershed, the City of Tarpon Springs and Pinellas County should place a high priority on providing a centralized sewer collection system for all remaining areas in the watershed still using septic tanks.*

- *A review of existing hydrogeologic literature of the Lake Tarpon watershed has suggested that the lake most likely occurs as a perched water body over a fairly continuous confining layer separating it from Floridan aquifer. Although there is still some scientific dispute over this matter, it is likely that the surficial aquifer constitutes the most important source of groundwater contributing to the nutrient and water budgets of the Lake Tarpon. Pinellas County should identify the Lake Tarpon watershed as a nutrient sensitive basin and consider developing more stringent basin-specific regulations.*

(Parsons ES recognizes that secondary effluent spray irrigation minimizes nutrient loadings from wastewater)

In 1993, the City of Tarpon Springs further evaluated stormwater drainage through a Stormwater Master Plan (Dames and Moore, 1993) with recommendations to reduce urban stormwater pollution. Together, these recent studies provide a basis of the history, findings, and engineering investigations for infrastructure improvements that can concomitantly improve environmental conditions and enhance the natural resources of Tarpon Springs.

Evidence from other general studies suggest that improperly designed and

poorly maintained onsite sewage systems can be a threat to public health, private water supplies and water quality of Lake Tarpon and the Gulf of Mexico. The effects of these systems can be exacerbated over time with potential continued community growth and aging onsite sewage systems. These issues form the basis of this study that was authorized by the City of Tarpon Springs in April of 2000.

1.2 Project Objectives

The primary objective of this report is to identify potential public health and environmental issues from the existing unsewered area of Tarpon Springs and the potential benefits of providing centralized sewer service. Further, it provides a feasibility analysis of extending centralized sewer service to these unsewered areas. It is the goal of this report to provide conceptual engineering concepts and recommendations for a CIP program to extend centralized sewer to alleviate potential health and environmental concerns where they are a priority.

The study is limited in scope to focus on the general constructability of projects rather than specific construction issues such as utility conflicts, availability and cost of lands, or detailed environmental investigations. With these limitations understood, this level of study provides adequate data to develop engineering cost opinions and is used in a cost/benefit analysis. The projected costs and conceptual engineering may therefore be subjected to value engineering in later design efforts.

1.3 Data Collection

This study focused on readily available data, documented research of on-site sewage systems, shared knowledge of City staff, and previous engineering studies conducted by the City of Tarpon Springs. Various documentation sources and formats of data were collected, reviewed and assimilated into a common database. This data included cadaster maps, aerial photographs, soil characteristic maps, existing sewer atlases and previous engineering reports. Platted lot maps of the study areas were provided by Pinellas County and were used as the basis for preliminary sewer line layout and designs. These databases are reusable and preserved in digital format for the City's future use.

Soil Maps were obtained digitally from South West Florida Water Management District (SWFWMD). These data were used to evaluate the soil conditions in the study areas and the acceptability of soils relating to the performance of onsite sewage systems. Aerial photographs were obtained from the United States Geological Survey (USGS) and were registered with cadaster maps and soil coverage maps to complete the data study. These database products were utilized in deriving aerial coverages of soil types

through a Geographical Information System (GIS). The resultant mapping products are provided in Appendix A following this report. The City of Tarpon Springs provided a master plan and report (Glace and Radcliffe, 1986) that served as a basis for identifying potential sources of wastewater flows and feasible tie-in points. More recent sewer system plans and common knowledge of the collection system were provided as additional data by City staff.

A brief consolidated literature review of documented environmental impacts from on-site sewage systems was also conducted to evaluate potential environmental contamination from sources in Tarpon Springs. From this data an estimate of the potential magnitude of environmental contamination was developed. Other public health factors, onsite system performance factors and benefits of centralized sewers were reviewed and reported to further document the need for centralized sewer service.

2.0 METHODS OF STUDY

2.1 Environmental Basis for Study

The method used for evaluation of environmental issues focuses on identification of potential benefits of centralized sewer service that can be realized in certain unsewered areas of the City. A description of the study area and onsite systems factors that impair performance and other public health issues are addressed in this section to provide for a quantitative basis for evaluation.

2.1.1 Description of Study Areas

Eight existing un-sewered areas were initially identified by the City of Tarpon Springs and were considered in this study. These areas represent unsewered potions large enough to be considered feasible for CIP planning purposes. Isolated unsewered locations were not included in the scope of this study.

- *Lake Tarpon Area*
- *Lake Tarpon-Tookes Area*
- *Klosterman Road Area*
- *South Florida Avenue Area*
- *Seabreeze Drive Area*
- *Bayshore Drive Area*
- *Gulf/Whitcomb Area*
- *North Walton Avenue Area*

These areas are described in this section with a location map provided in Appendix A.

LAKE TARPON AREA

Boundaries: The unsewered area east of US 19, west of Highland Avenue , north of Lake Street, and south of Tarpon Avenue plus east of Highland Avenue and Keystone Road, north of Salmon Bay, west of Lake Tarpon, and south of CITY limits.

General description of the area:
The area covers about 250 acres with 712 lots in the unsewered area. There are 33 waterfront lots. The estimated age of the area and onsite sewage systems is about 20 years.

LAKE TARPON-TOOKES AREA

Boundaries: The unsewered area east of US 19, west of Lake Tarpon, north of Tookes Road and south of Mango Street

General description of the area:
The area covers about 105 acres with 82 lots in the unsewered area. There are 22 waterfront lots. Age of the area is estimated to be about 20 years old.

KLOSTERMAN ROAD AREA

Boundaries: The unsewered area east of US ALT-19, west of Lillian Ave, north of Klosterman Road, and South of Curlew Place.

General description of the area:
Area covers about 67 acres with 171 lots in the unsewered area. There are no waterfront lots in this area. The age of the area is estimated at about 30 years old.

SOUTH FLORIDA AVENUE AREA

Boundaries: The unsewered area east of the Bay, west of Florida Ave, north of Mariner Village, and south of Howard Park and Sunset Drive plus unsewered areas in Misty Lane and Sunset Crescent.

General description of the area:
This area covers about 187 acres with 252 lots. There are 32 waterfront lots in this area. The age of the area is estimated at 30 years old.

SEABREEZE DRIVE AREA

Boundaries: The unsewered area along Seabreeze Drive.

General description of the area:
This area covers about 41 acres with 50 lots in the unsewered area. There are 41 waterfront lots. The age of the area is estimated at about 10 years old.

BAYSHORE DRIVE AREA

Boundaries: The unsewered area east of Peninsular Ave, West of Kreamer Bayou, north of Sunset Drive and south of the Anclote River.

General description of the area:
This area covers about 81 acres with 234 lots in the unsewered area. There are 47 waterfront lots. The estimated age of the area is about 20 years.

GULF/WHITCOMB AREA

Boundaries: The unsewered area of Whitcomb Place plus the area east of Tarpon Dr. and west of Whitcomb Bayou and Waterview Lane, north of

Meres Boulevard and south of Gulf Road and Inness Drive.

General description of the area:
Area covers about 246 acres with 158 lots in the unsewered area. There are 19 waterfront lots. The age of the system is estimated at about 30 years.

NORTH WALTON AVENUE AREA

Boundaries: The unsewered area east of Disston Ave., west of Huey Ave. north of Lime St. and south of Live Oak Street.

General description of the area:
Area covers about 133 acres with 319 lots in the unsewered area. There are no waterfront lots. The estimated age of the area is about 30 years old.

2.1.2 Understanding Operational Mechanisms of Onsite Sewage Systems

Under proper site and operating conditions, conventional onsite sewage systems are capable of nearly complete removal of biodegradable organics, suspended solids, and fecal coliforms (Florida HRS and Ayres Associates, 1993). A conventional onsite sewage system consists of a septic tank and a subsurface wastewater infiltration system (commonly referred to as a drainfield). In these systems the septic tank provides primary treatment of wastewater and functions to remove the majority of the settlable solids, grease and floatable materials. Organic materials accumulate within the septic tank; they then undergo long-term anaerobic digestion. Septic tank effluent enters the drainfield and is uniformly distributed to surrounding soils by means of gravity flow or in some instances by pressure flow (in elevated drainfields or mounds).

The drainfield is the most critical component of onsite sewage systems and treatment effectiveness essentially depends on physical/chemical characteristics of the soil. As septic tank effluent is applied to the drainfield, the attached biomass and metabolic by-products of the process accumulate in a biologically active zone to provide additional treatment of septic tank effluent. Blockage or filling of soil pores by lost accumulated solids from the tank, excessive microbiological growth and other metabolic by-products may occur over time and consequently can reduce the hydraulic conductivity of the soil in this zone. In extreme cases hydraulic failures caused by excessive clogging of the infiltration zone or insufficient infiltrative surface area can lead to wastewater backups in the building, or wastewater ponding on the ground surface and possible runoff into surface waters. Inadequate treatment by the soil matrix can also result in contamination of groundwater and ultimately surface water through groundwater discharge. These extreme conditions are representative of failing systems and sanitary nuisances that are regulated through the Florida

Department of Health and local public health units.

2.1.3 Identification of Potential Pollutants in Onsite Sewage Systems

Septic tank effluent may contain numerous pollutants including nitrogen, phosphorus, toxic organics, illegally disposed pesticides, and metals that may be released into groundwater or surface waters (See Table 2.1). Nitrogen is considered a key pollutant in septic tank effluent. Although ubiquitous in the environment, higher levels of nitrogen as nitrate can be toxic to infants (methemoglobinemia). Ammonia nitrogen, in relatively low concentrations can also be toxic to fish. Various household chemicals and cleaning agents contain toxic organic compounds that can be ultimately discharged in septic tank effluent. Many of these substances are persistent in the aqueous environment and are known to be carcinogenic. Metals such as lead, tin, zinc, copper, iron, cadmium, and arsenic are present in many household products and plumbing systems. In the aquatic ecosystem metals may bioaccumulate over long periods and potentially impact fish or result in metal toxicity in humans.

Pathogenic agents found in septic tank effluent include bacteria and viruses. Some species are pathogenic if ingested in sufficient numbers, such as *Salmonella, Streptococcus, Escherichia,* etc., other species, such as *Pseudomonas, Legionella, Leptospira,* can cause respiratory, and renal infections. Viruses are also capable of causing various respiratory, enteric and other diseases. These include *Poliovirus, Hepatitis A*, and *echovirus* (responsible for meningitis).

2.1.4 Estimated Pollutant Loadings to the Environment from Onsite Sewage Systems

The potential pollutant loading from onsite sewage systems to the environment is specific to each area under study and the performance of the systems. Site specific environmental analysis is neither practical nor possible under the limited time and scope of this study. Estimates of potential pollutant loadings, can be projected based on age of systems and the percentage of systems that are located in saturated or poor soils. Table 2.2 presents the need to provide centralized sewer to reduce nutrient contamination to surface waters in a nutrient sensitive environment is well illustrated by the potential City wide nitrogen loading estimates of 28,000 lbs per year from onsite sewage systems.

2.1.5 Methods of Environmental Prioritization

The benefits of providing centralized sewer systems in a nutrient sensitive basin is best evaluated through a matrix evaluation of critical factors in the performance of onsite sewage systems. In this method of evaluation, two critical factors were identified that include soil characteristics and local proximity to

surface waters. These criteria were assigned heavier weighting to effectively evaluate the performance of systems. Table 2.3 summarizes methods for evaluating environmental factors associated with onsite sewage systems. With this quantitative approach, those areas scoring higher are identified as having higher environmental priority. This approach is presented in summary in Table 2.4. It should be noted that this rating only projects benefits and is independent of project constructability or cost. Results of the environmental prioritization are presented in Table 2.5.

2.2 Preliminary Design

The preliminary design of sanitary collection systems followed generally accepted engineering concepts of the Recommended Standards for Sewage Works (Great Lakes-Upper Mississippi River Board of State Sanitary Engineers, 1978), and other local and federal codes and regulations. It should be noted that only conventional gravity and pressure sewer systems were considered in this evaluation. These systems require excavation, dewatering, and restoration of disturbed areas . The evaluation of the system constructability and feasibility were determined based on cost per home. Certain design assumptions were required in this level of design and are outlined as follows:

- Sewer lines were started at the highest elevation whenever feasible;
- Minimum sewer pipe cover was placed at 3 ft. below grade;
- Minimum gravity sewer diameter was prescribed as 8" to conform to normal practices;
- All new gravity sewer pipe material was designed as PVC;
- A Minimum Slope of 0.4% was utilized for 8" diameter PVC pipe;
- Sewer lines were designed with 12 feet or less maximum depth.
- Conventional pressure sewers (force mains) were recommended when gravity depths exceeded 12 feet;
- Maximum distance between manholes was placed at 200 feet;
- Minimum Force main sizing is 4" PVC with 6" PVC in high flow areas;
- Community lift stations were designed at the low elevation points of a proposed sewered area. No evaluation of land purchase was considered in location of lift stations. The construction of the stations would occur in the roadway ROW;
- Current unit rates were obtained from three contractors provided by the CITY and 20% additional ceiling cost was added;
- Operational and maintenance cost was not included in the cost analysis;
- Easement costs were not included;
- Per unit costs were estimated on platted lots and adjusted to

estimate per-home costs in each area;

- Cost of construction generally included septic tank abandonment, sewer connection, and road repairs;
- Homeowner costs were estimated based on equalized costs in each remote area.

Results of preliminary designs are reported in Appendix C where conceptual plans, cost opinions and calculations are outlined.

3.0 SUMMARY

Implementation of a City-wide sewer extension program can provide both environmental and public health benefits that will generally improve the value of property and enhance the community environment. Individual homeowners with aging onsite sewage systems or failing drainfields are faced with extended and continued maintenance of septic tanks, and other potential costly replacements or repairs. These homeowners will benefit immediately with the implementation of centralized sewer systems. As another added benefit, the increased value of properties and neighborhoods with centralized sewer service may help offset the cost of implementation.

The overall community benefits of centralized sewers extend beyond the individual homeowner or unsewered communities. For instance, City-wide water supplies are protected from contamination and lake water quality within Lake Tarpon, the Anclote River and the near shore waters of the Gulf of Mexico can be expected to improve over extended time.

The results of this study have been evaluated for project implementation, realizing that the method of prioritorization and relative size of the project warrants combined construction efforts. Based on this, the results of priority areas have been broken down into high, medium and low priority areas. These are defined as follows:

HIGH PRIORITY AREAS

- *LAKE TARPON AREA*
- *SEABREEZE DRIVE AREA*
- *SOUTH FLORIDA AVENUE AREA*

MEDIUM PRIORITY AREAS

- *GULF/WHITCOMB AREA*
- *BAYSHORE DRIVE AREA*
- *LAKE TARPON-TOOKES AREA*
- *NORTH WALTON AVENUE AREA*

LOW PRIORITY AREA

- *KLOSTERMAN ROAD AREA*

4.0 CIP PLANNING

The results of this initial study can be used as the preliminary planning for capital projects, evaluation of funding alternatives, and other future designs.

A Capital Improvement Plan (CIP) provides estimates for funding, phasing, and implementing facility and infrastructure projects. Table 4.1 provides a summary of estimated construction individual homeowner costs estimated in each of the study areas. These values fall between $8,400 and $14,600 per connection, and were adjusted to approximate cost of systems per existing home versus per plotted lot.

Currently there are three (3) areas identified as high priority for centralized sewer. The cost of implementation for these initial projects is estimated at about $8.3 million (year 2000 dollars). Partial funding has been obtained for some of these improvements. The successful implementation of these projects will require a carefully planned public involvement program and creative financing options to assist individual homeowners in connection to the central sewer systems once they are constructed.

Implementation of these high priority projects is recommended within the next 5-year period. In order to accomplish this, it will be necessary to begin initial engineering, survey, and public notifications.

Implementation of medium priority areas is estimated at about $5.6 million (year 2000 dollars) and could be accomplished in a 10 year planning horizon. Final implementation of the low priority area would require about $1.1 million (year 2000 dollars).

Table 2.1
Concentration of Selected Constituents in Septic Tank Effluent Measured in Florida*

Parameters Measured In Studies	Range of Concentrations
Temperature (C)	
Average	-
Range	18.0-33.8
No. of Samples	44
BOD_5 (mg/L)	
Average	141
Range	11-181
No. of Samples	36
TSS (mg/L)	
Average	161
Range	64-594
No. of Samples	36
TKN (mg-N/L)	
Average	39
Range	36-54
No. of Samples	36
NO_2+NO_3 (mg-N/L)	
Average	0.08
Range	0.06-0.14
No. of Samples	36
P (mg-P/L)	
Average	11
Range	7-15
No. of Samples	36
FOG (mg/L)	
Average	36
Range	8-111
No. of Samples	19
MBAS (mg/L)	
Average	3.1
Range	1.3-6.8
No. of Samples	34
F. coliforms (log#/L)	
Average	-
Range	5.1-8.2
No. of Samples	36

* ONSITE SEWAGE DISPOSL SYSTEM RESEARCH IN FLORIDA, An evaluation of current OSDS Practices in Florida, AYRES Associates, prepared for State of Florida Department of Health and Rehabilitative Services, March 1993.

Table 2.2
Estimated Potential Pollutant Loadings from Onsite Sewage Systems

Parameter	Effluent Loading per Household* lbs./year	Citywide Total Loading** based on Worst Case Performance lbs./year
COD		
Average	93.6	112,400
Range	7.3-117.6	88,000-141,200
BOD5		
Average	64.3	77,200
Range	5-82.5	6,000-99,000
TKN		
Average	17.8	28,400
Range	16.4-24.6	26,200-39,400
Total Phosphorus		
Average	5	8,000
Range	3.2-6.8	5,200-10,800

* - Effluent characteristics based on HRS/Ayres Associates reports, 1993.

** - Based on 2000 platted and un-sewered lots

Table 2.3
Methods Used to Evaluate Environmental Factors of Onsite Sewage Systems

1. Soil Conditions	• % soil is measured in each area using SWFWMD maps • Class A and B soils are considered as the acceptable soil • Class C and D soils are considered as the unacceptable soil • Soils are ranked Based on Coverage of class C and D soils • Ranked in 0-100 scale
2. Surface water Impacts	• Surface water impacts were ranked based on proximity to the nearest surface water body (Ranked in 0-50 scale) and number of water front lots (Ranked in 0-50 scale) in a given study area. Total ranking is in 0-100 scale. • Distance from center of a study area to the closest surface body is measured • Surface water bodies in study areas include: Lake Tarpon, Kraeamer Bayou, Whitcomb Bayou, Gulf etc.) • Ranked 0-50 scale for the distance as follows: 0-250 feet – 50 250-600 feet – 25 Greater than 600 feet – 0 • Number of water front lots were counted and ranked in 0-50 scale. Actual waterfront lot numbers are directly proportionately to the scale. 47 water front lots (max in all 8 areas) – 50 No water front lots – 0
3. Density of Septic Tanks	• Septic tank density was calculated by dividing number of lots by the area of the study area • Ranked between 0 and 10: Less than 0.5 Lots/Acre – 0 Between 0.5 & 1.0 Lots/Acre – 5 Greater than 1.0 Lot/Acre – 10
4. Presence of wells in the Unsewered Area	• No – 0 • Yes, Non-Potable – 5 • Yes, Potable – 10
5. Age of the Septic Tanks	• Less than 10 years old – 0 • Between 10 and 25 years old – 5 • Greater than 25 years old – 10

TABLE 2.4
SUMMARY OF ENVIRONMENTAL EVALUATION FACTORS

Area No	Unacceptable Soil[1] (%)	Distance to Surface Waters[2] (feet)	Waterfront lots[3] (#)	Septic Tank Density[4] (Lots/Acre)	Are Wells Present?[5] (Yes/No)	Age of the Systems[6] (Years)
Lake Tarpon Area	59	180	33	2.29	Yes-P	20
Lake Tarpon-Tookes Area	50	507	22	0.32	No	20
Klosterman Road Area	4	6632	0	0.39	Yes-P	30
South Florida Avenue Area	86	460	32	0.54	No	20
Seabreeze Drive Area	96	360	41	0.82	No	10
Bayshore Drive Area	32	525	47	0.31	No	20
Gulf/Whitcomb Area	83	902	19	0.62	No	30
North Walton Avenue Area	72	4907	0	0.42	No	30

[1] = Unacceptable soils are classified as Class C and D Soils (pure or mixed)
[2] = Distance measured from the center of an area to the nearest surface water body
[3] = Number of lots directly adjacent to a surface water body
[4] = No. of lots/Area of the unsewered area
[5] = Presence of potable and non-potable wells
[6] = Approximate age of the houses or septic tank systems

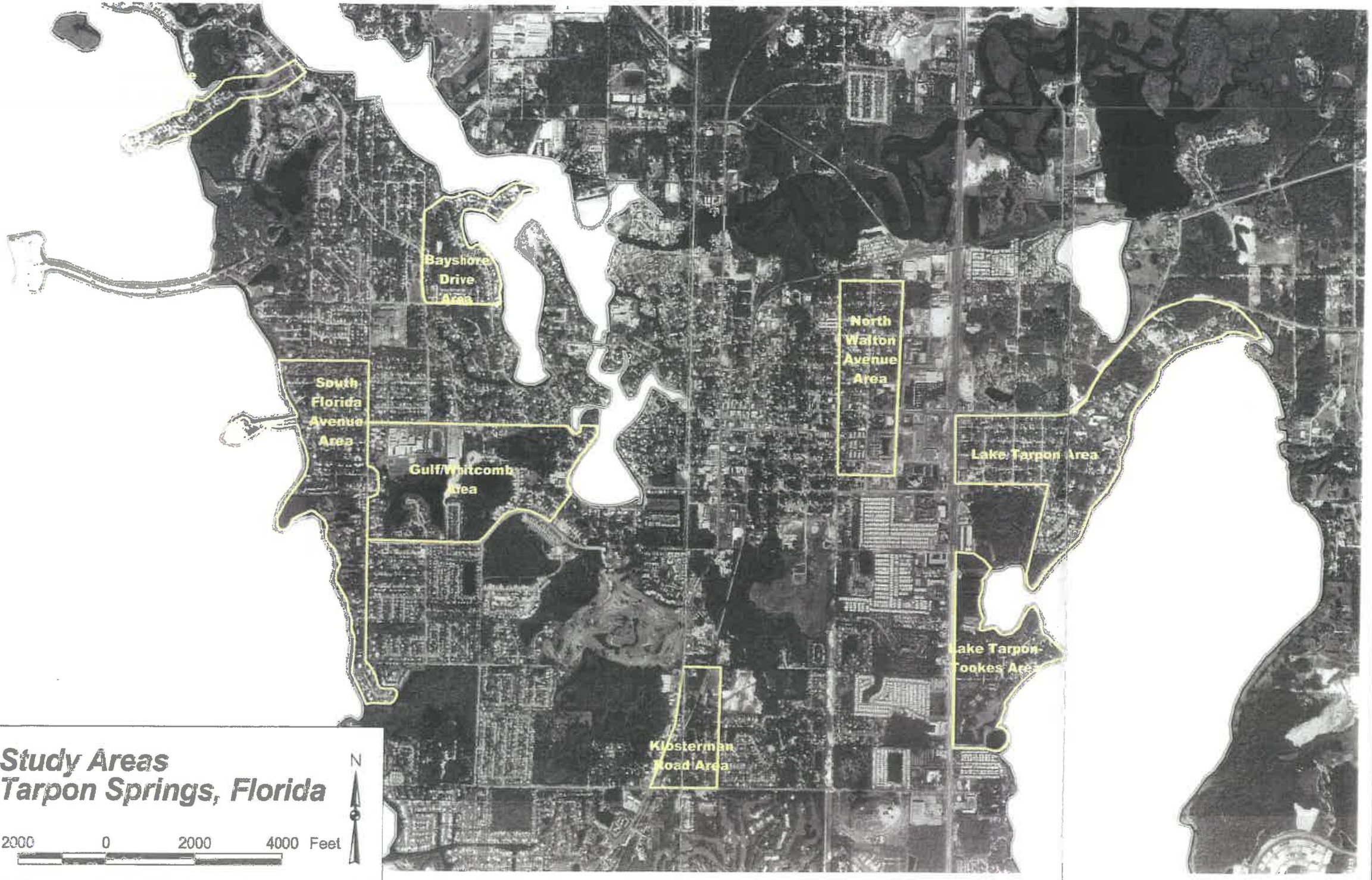
TABLE 2.5
PRIORITIZATION RANKING BASED ON ENVIRONMENTAL FACTORS

Area No	Unacceptable Soil[1]	Surface Water[2]	Waterfront lots[3]	Density[4]	Wells Present[5]	Age[6]	TOTAL[7]	RANK[8]
Lake Tarpon Area	59	50	35	10	10	5	**169**	**1**
Lake Tarpon-Tookes Area	50	25	23	0	0	5	**103**	**6**
Klosterman Road Area	4	0	0	0	10	10	**24**	**8**
South Florida Avenue Area	86	25	34	5	0	5	**155**	**3**
Seabreeze Drive Area	96	25	43	5	0	0	**169**	**2**
Bayshore Drive Area	32	25	50	0	0	5	**112**	**5**
Gulf/Whitcomb Area	83	0	20	5	0	10	**118**	**4**
North Walton Avenue Area	72	0	0	0	0	10	**82**	**7**

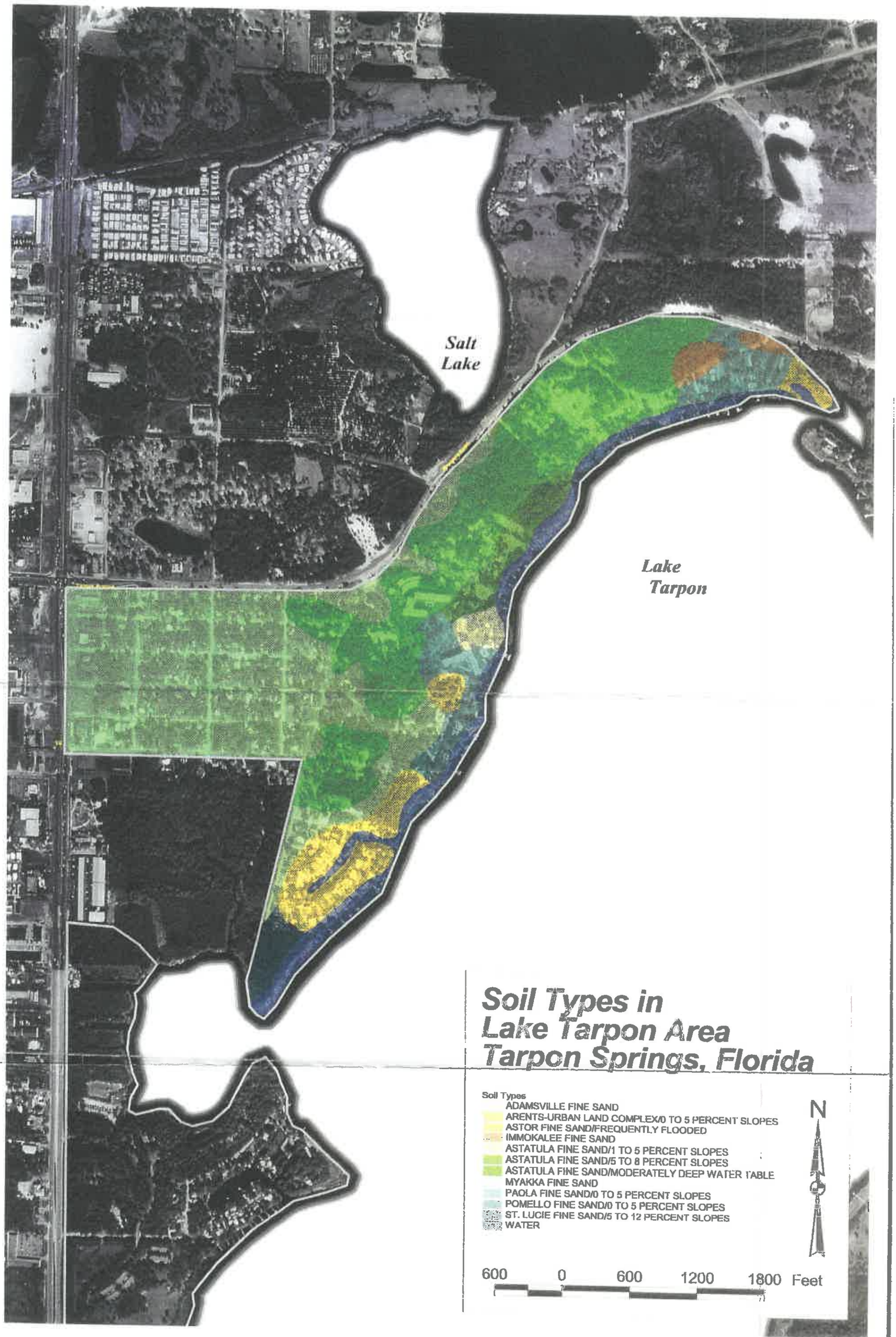
[1] = Actual % coverage of class C and D soils (pure or mixed)
[2] = 0 - Greater than 600 feet; 25 - 250-600 feet; 50 - 0-250 feet
[3] = Actual waterfront lot numbers are directly proportionately to the 0-50 scale.
[4] = 0 - less than 0.5 Lots/Acre; 5 - between 0.5 & 1.0 Lots/Acre; 10 - greater than 1.0 Lot/Acre
[5] = 0 – no wells present, 5 – yes, non-potable wells present; 10 – yes, portable wells present
[6] = 0 - less 10 years old; 5 - between 10 and 25 years old; 10 - greater than 25 years old
[7] = 1+2+3+4+5+6
[8] = Ranked based on total (Highest priority-A -> least priority-G)

TABLE 4.1
ESTMATED COST PER CONNECTION FOR EACH STUDY AREA AND AVERAGE COST FOR ALL UNSEWERED STUDY AREAS

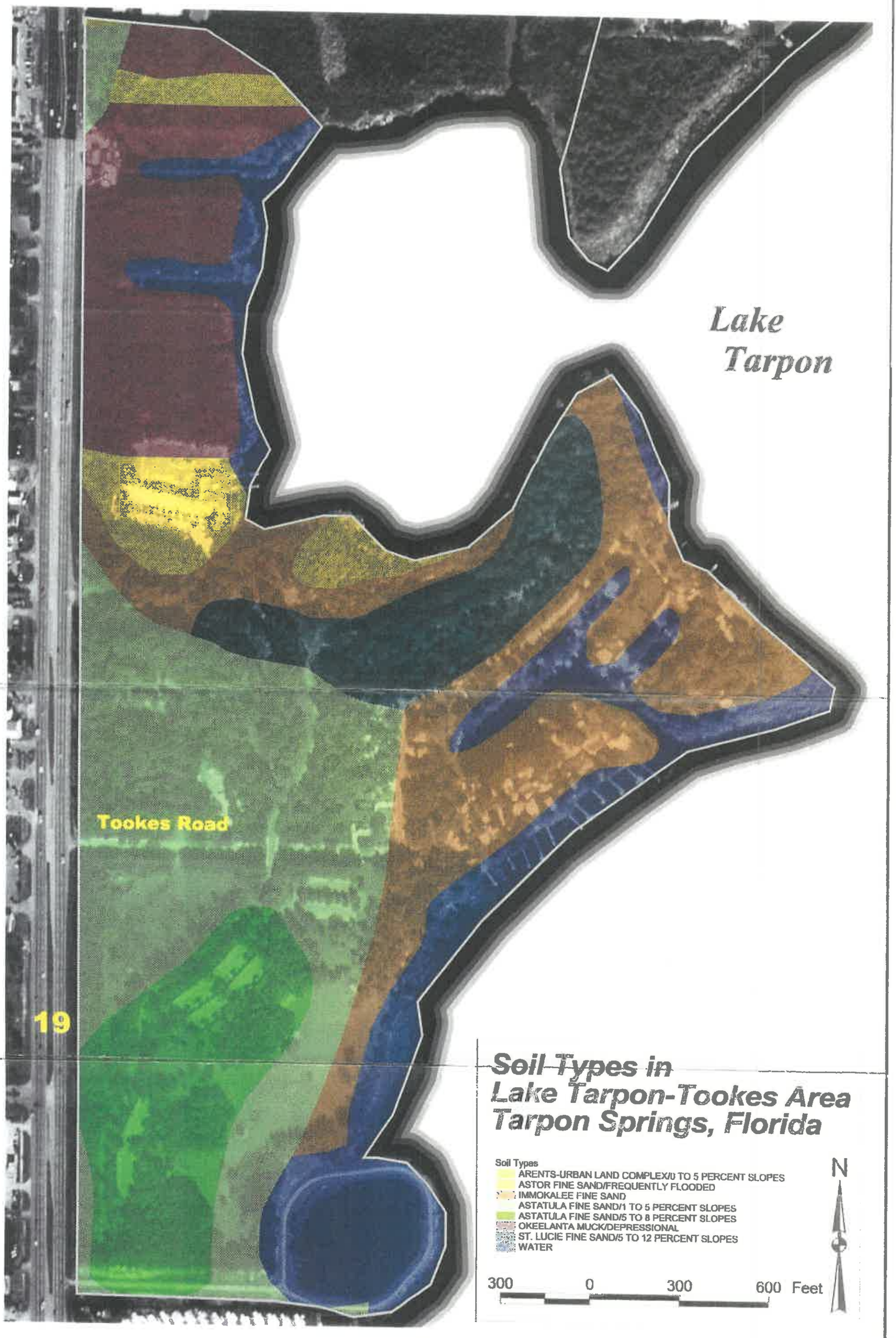
Area	Rank	No. of Lots	Estimated Existing No. of Houses	Total Cost	Estimated Cost per Household Connection
Lake Tarpon Area	*1*	712	534	$5,530,448	$10,357
Seabreeze Drive Area	*2*	50	38	$547,076	$14,589
South Florida Avenue Area	*3*	252	189	$2,268,042	$12,000
Gulf/Whitcomb Area	*4*	158	119	$1,200,092	$10,127
Bayshore Drive Area	*5*	234	176	$1,614,917	$9,202
Lake Tarpon-Tookes Area	*6*	82	62	$729,243	$11,858
North Walton Avenue Area	*7*	319	239	$2,013,383	$8,415
Klosterman Road Area	*8*	171	128	$1,070,737	$8,349
Total		**1978**	**1484**	**$14,973,939**	**$10,612**



PARSONS ENGINEERING SCIENCE, INC.

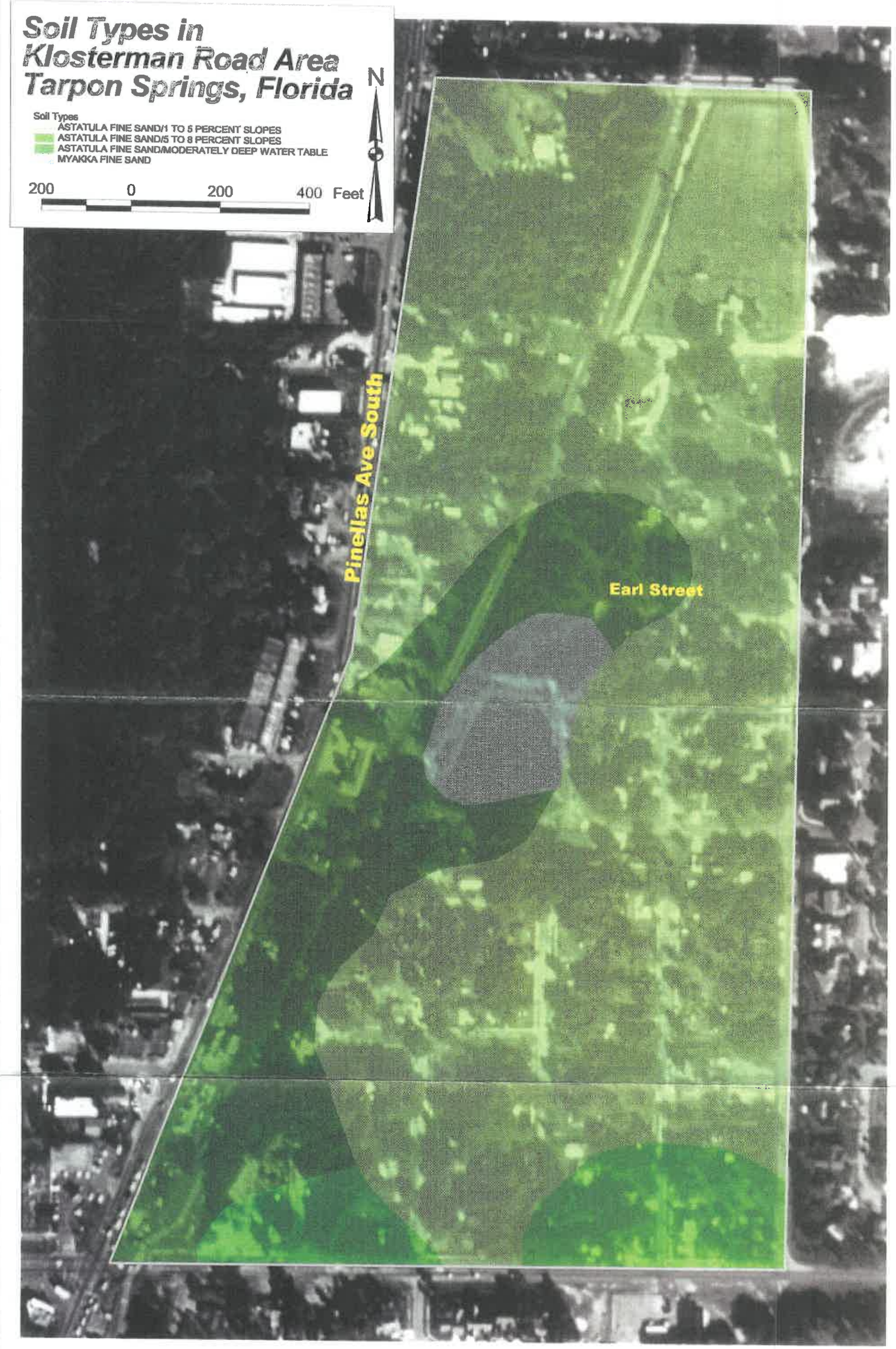


PARSONS ENGINEERING SCIENCE, INC.

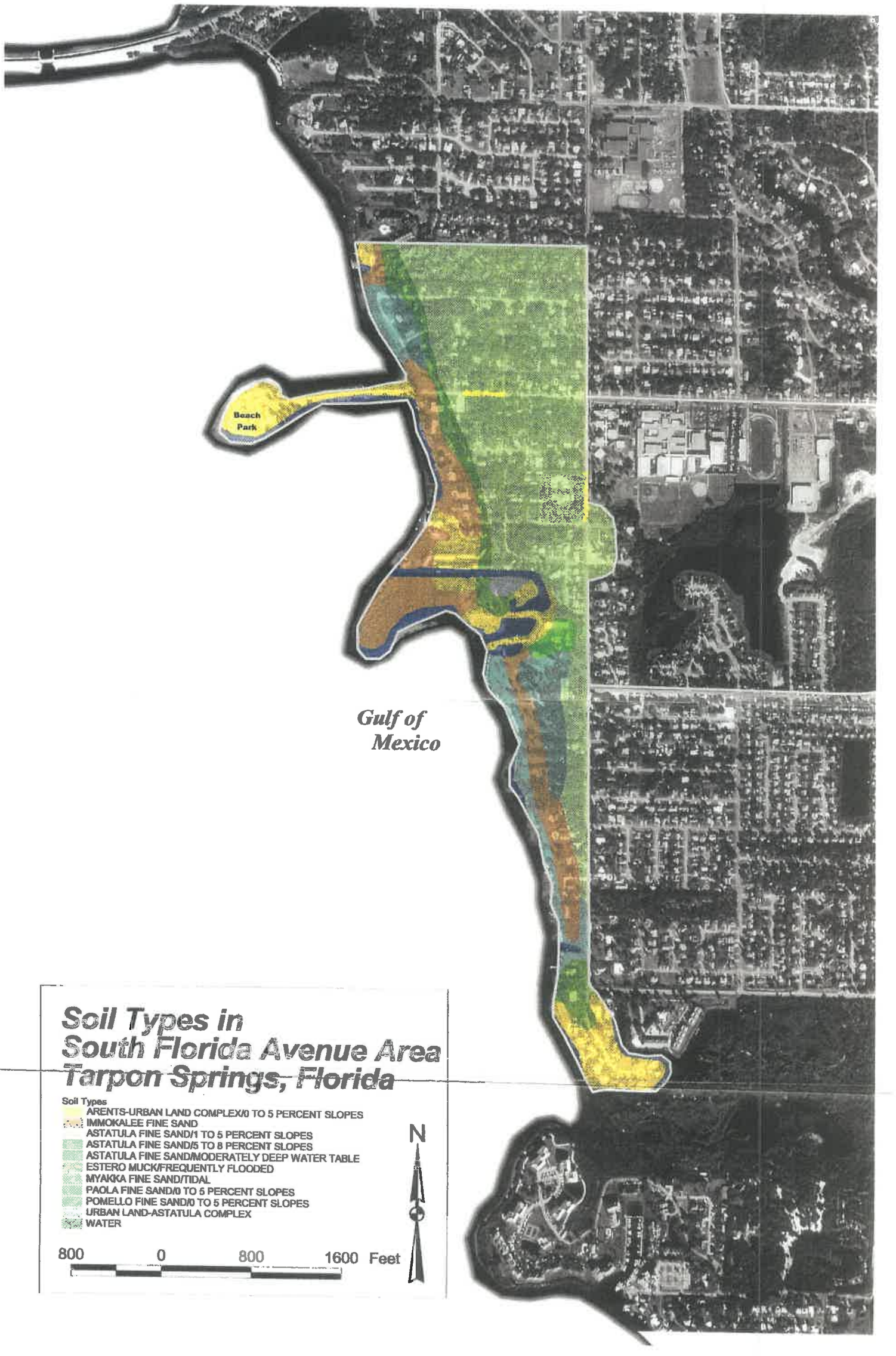


PARSONS ENGINEERING SCIENCE, INC.

Soil Types in Klosterman Road Area Tarpon Springs, Florida



PARSONS ENGINEERING SCIENCE, INC.



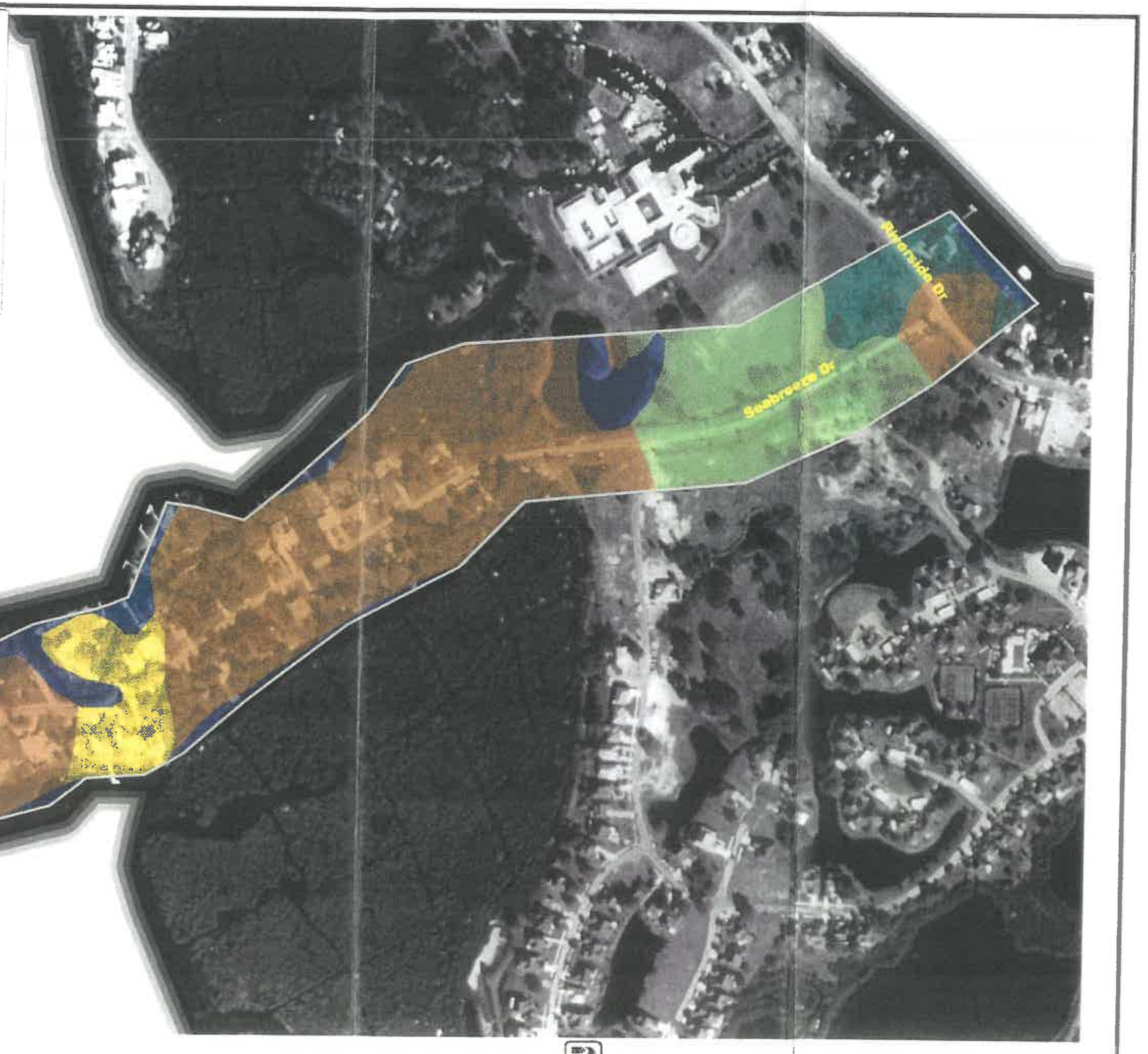
PARSONS ENGINEERING SCIENCE, INC.

Soil Types in Seabreeze Drive Area Tarpon Springs, Florida

Soil Types
- ARENTS-URBAN LAND COMPLEX/0 TO 5 PERCENT SLOPES
- IMMOKALEE FINE SAND
- ASTATULA FINE SAND/1 TO 5 PERCENT SLOPES
- ESTERO MUCK/FREQUENTLY FLOODED
- POMELLO FINE SAND/0 TO 5 PERCENT SLOPES
- WATER

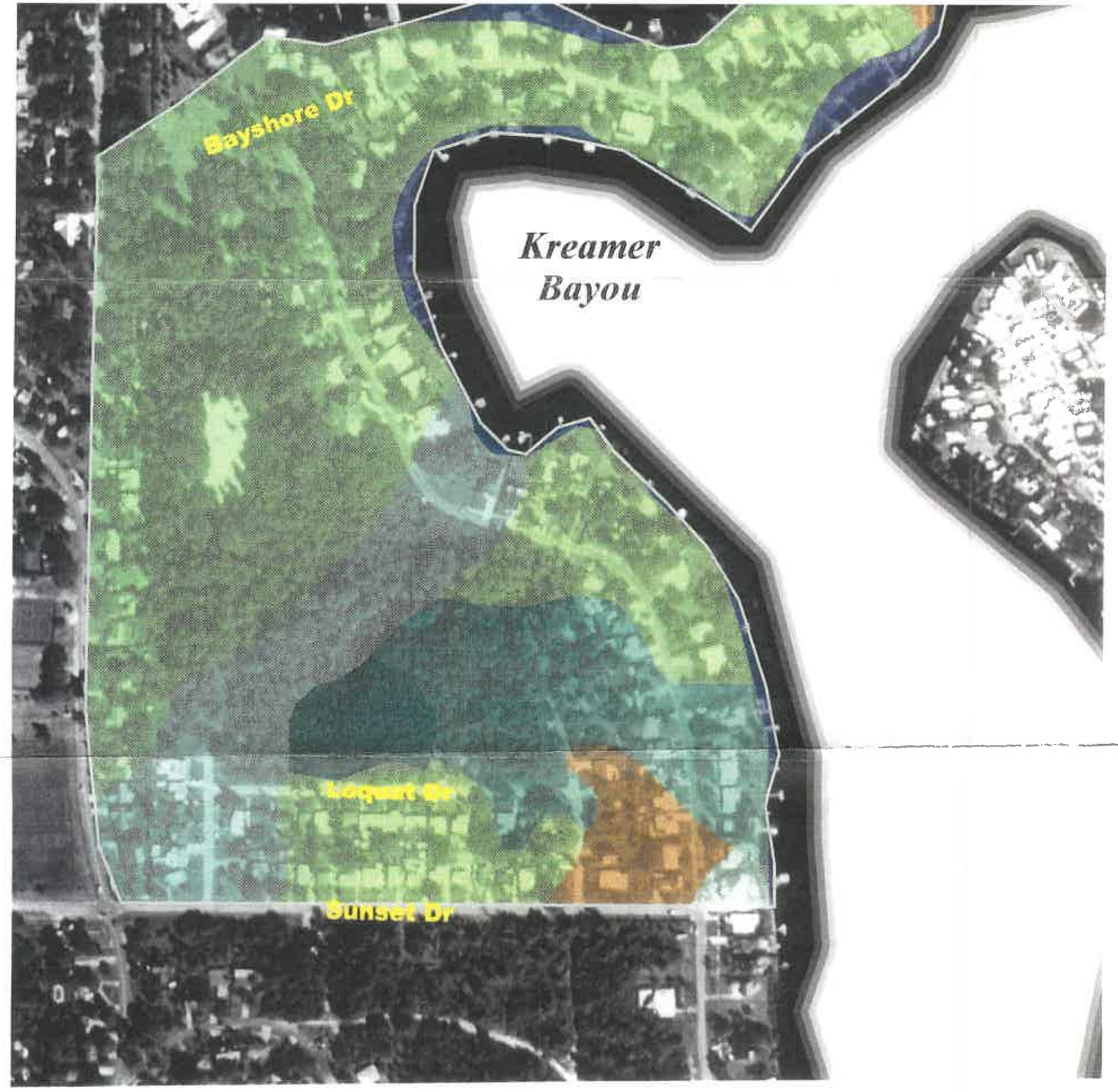
300 0 300 600 Feet

N

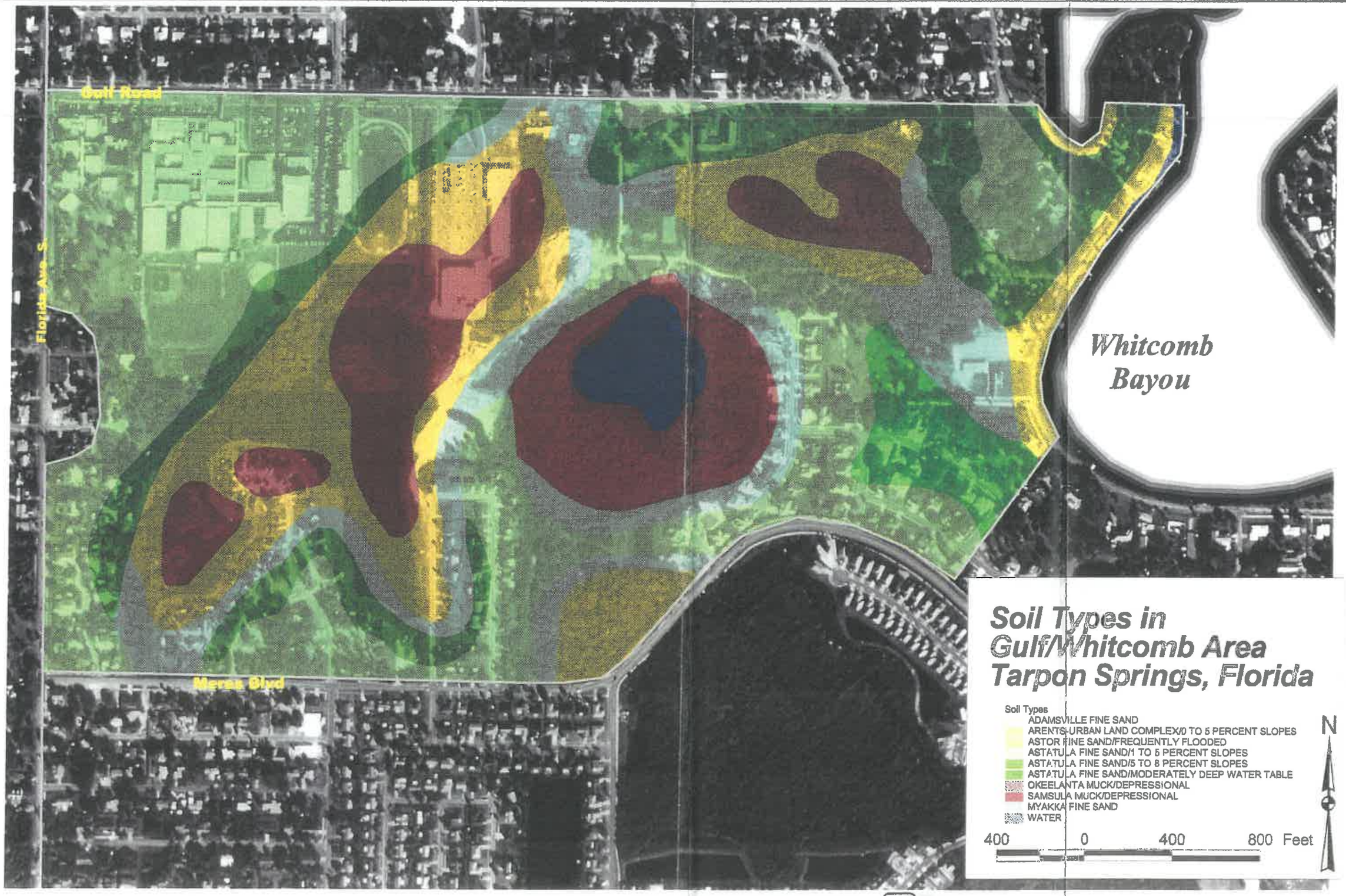


Gulf of Mexico

PARSONS ENGINEERING SCIENCE, INC.

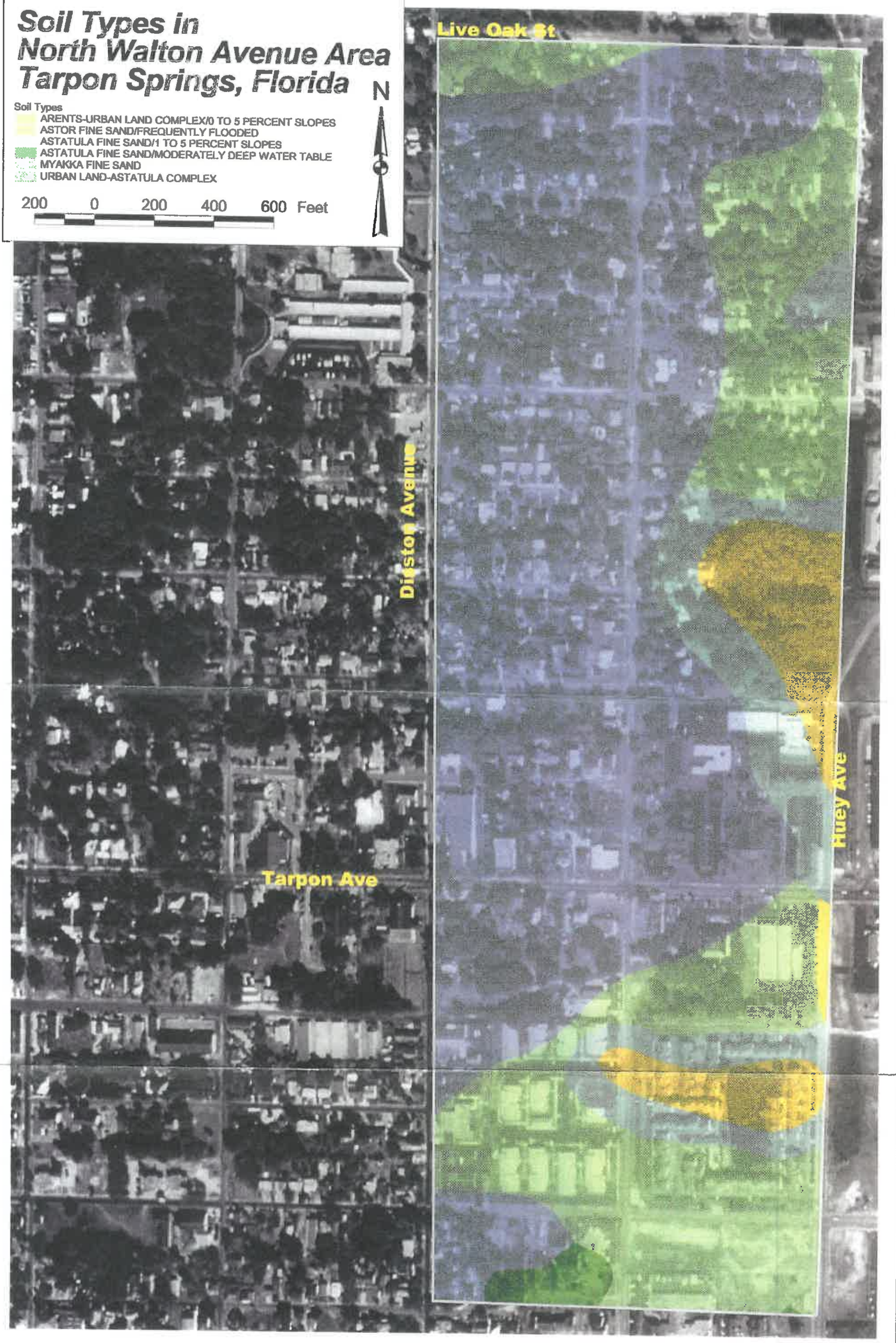


PARSONS ENGINEERING SCIENCE, INC.

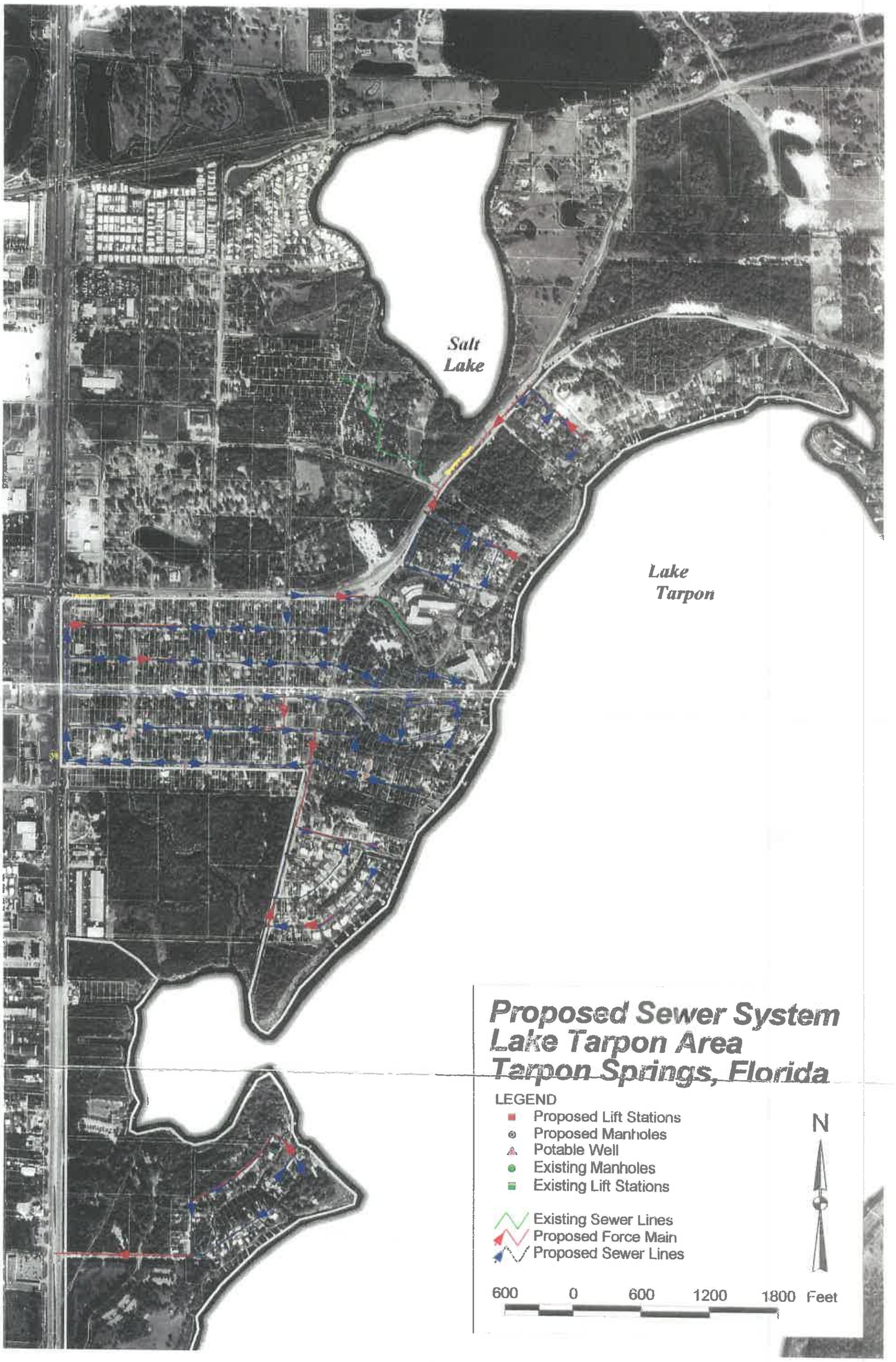


PARSONS ENGINEERING SCIENCE, INC.

Soil Types in North Walton Avenue Area Tarpon Springs, Florida



PARSONS ENGINEERING SCIENCE, INC.



Proposed Sewer System
Lake Tarpon Area
Tarpon Springs, Florida

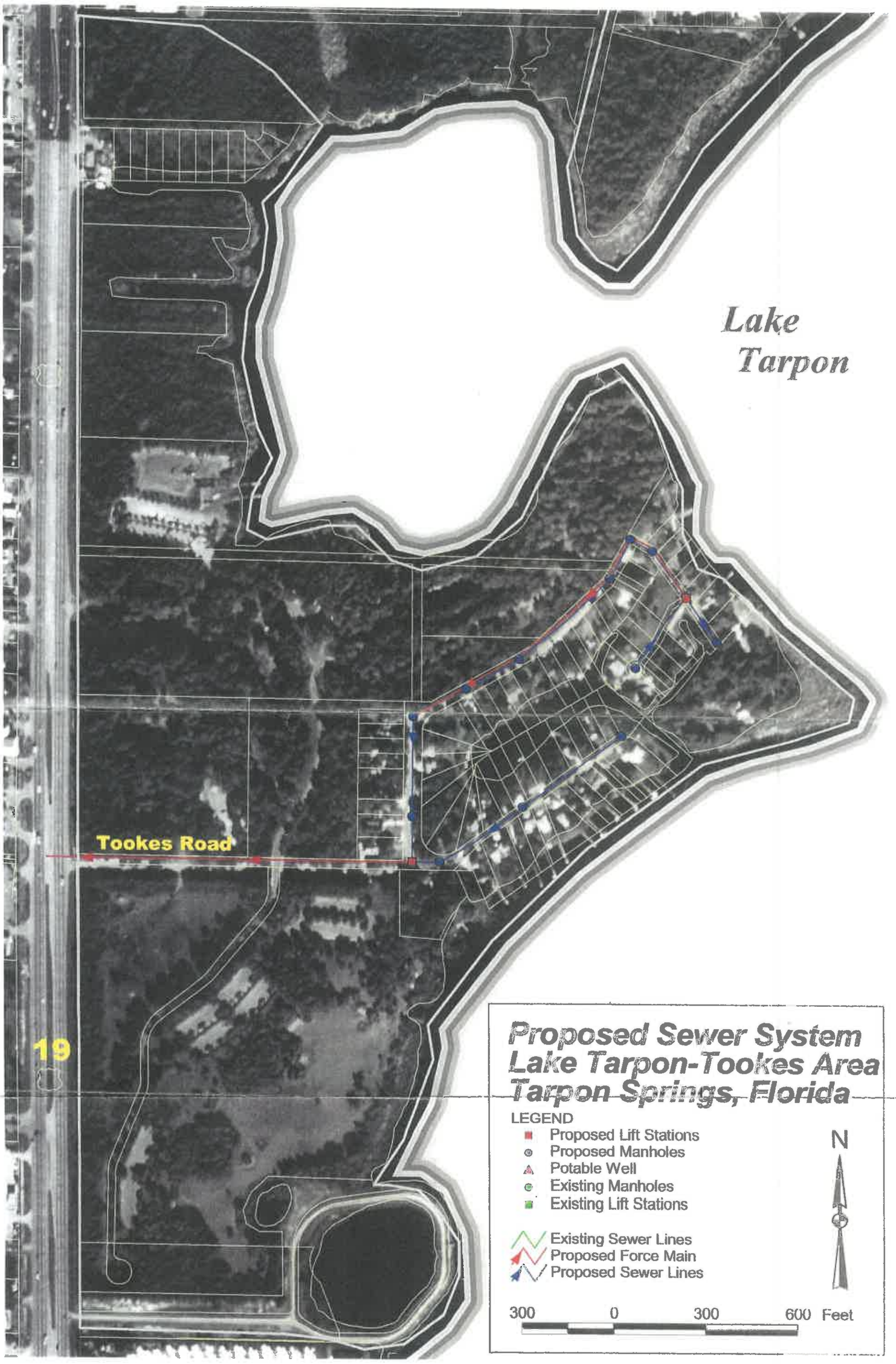
LEGEND

- Proposed Lift Stations
- Proposed Manholes
- Potable Well
- Existing Manholes
- Existing Lift Stations
- Existing Sewer Lines
- Proposed Force Main
- Proposed Sewer Lines

N

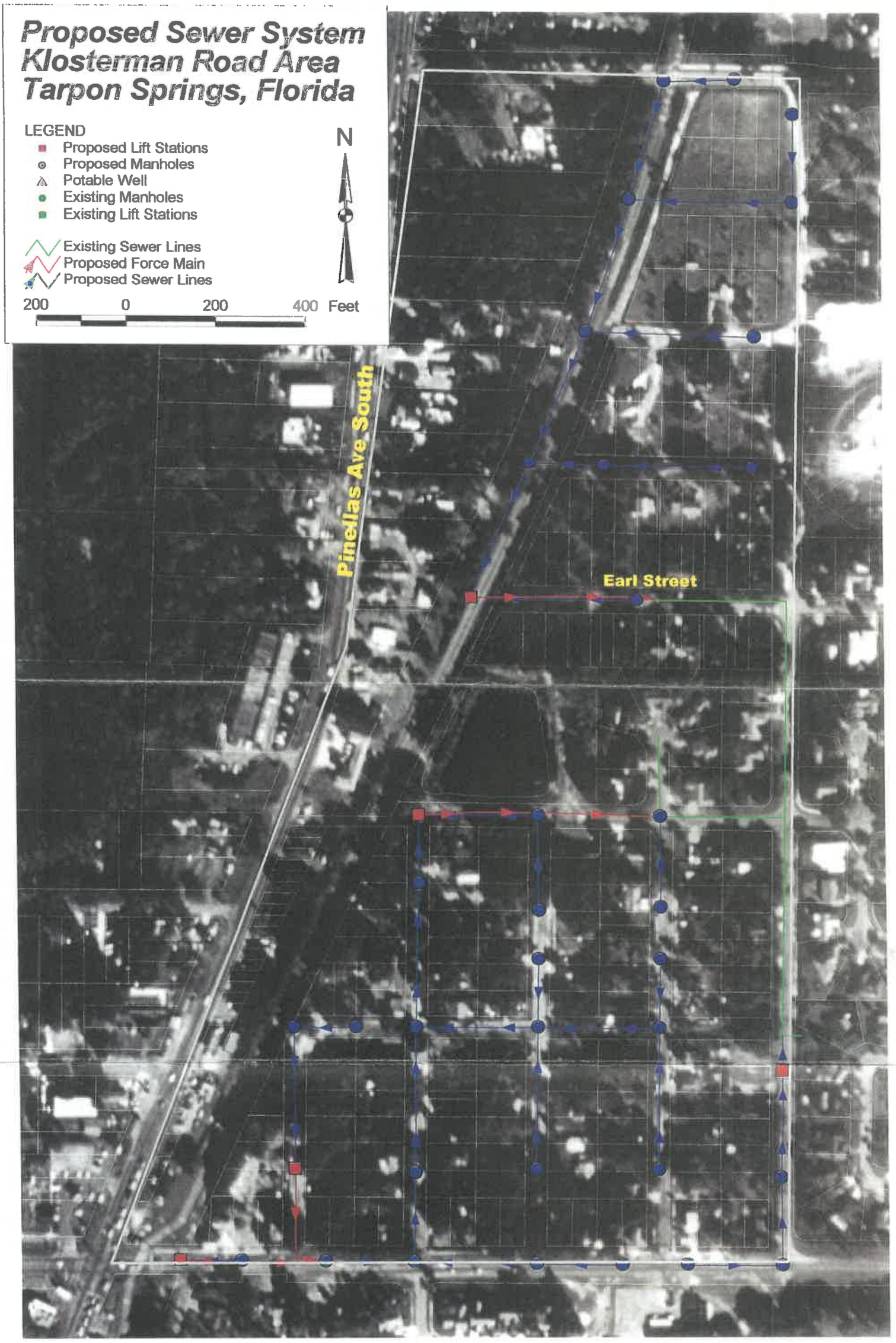
600 0 600 1200 1800 Feet

PARSONS ENGINEERING SCIENCE, INC.

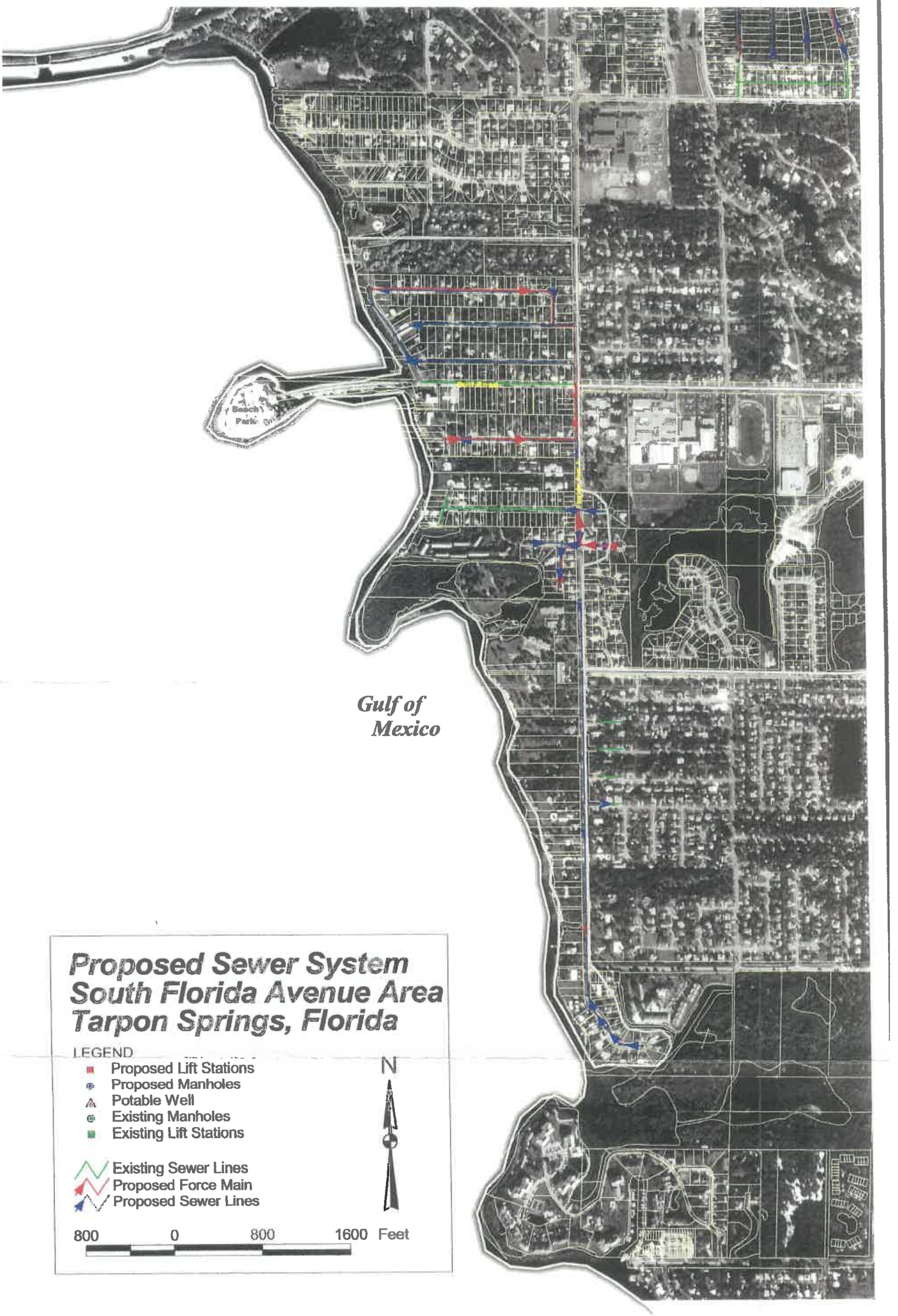


PARSONS ENGINEERING SCIENCE, INC.

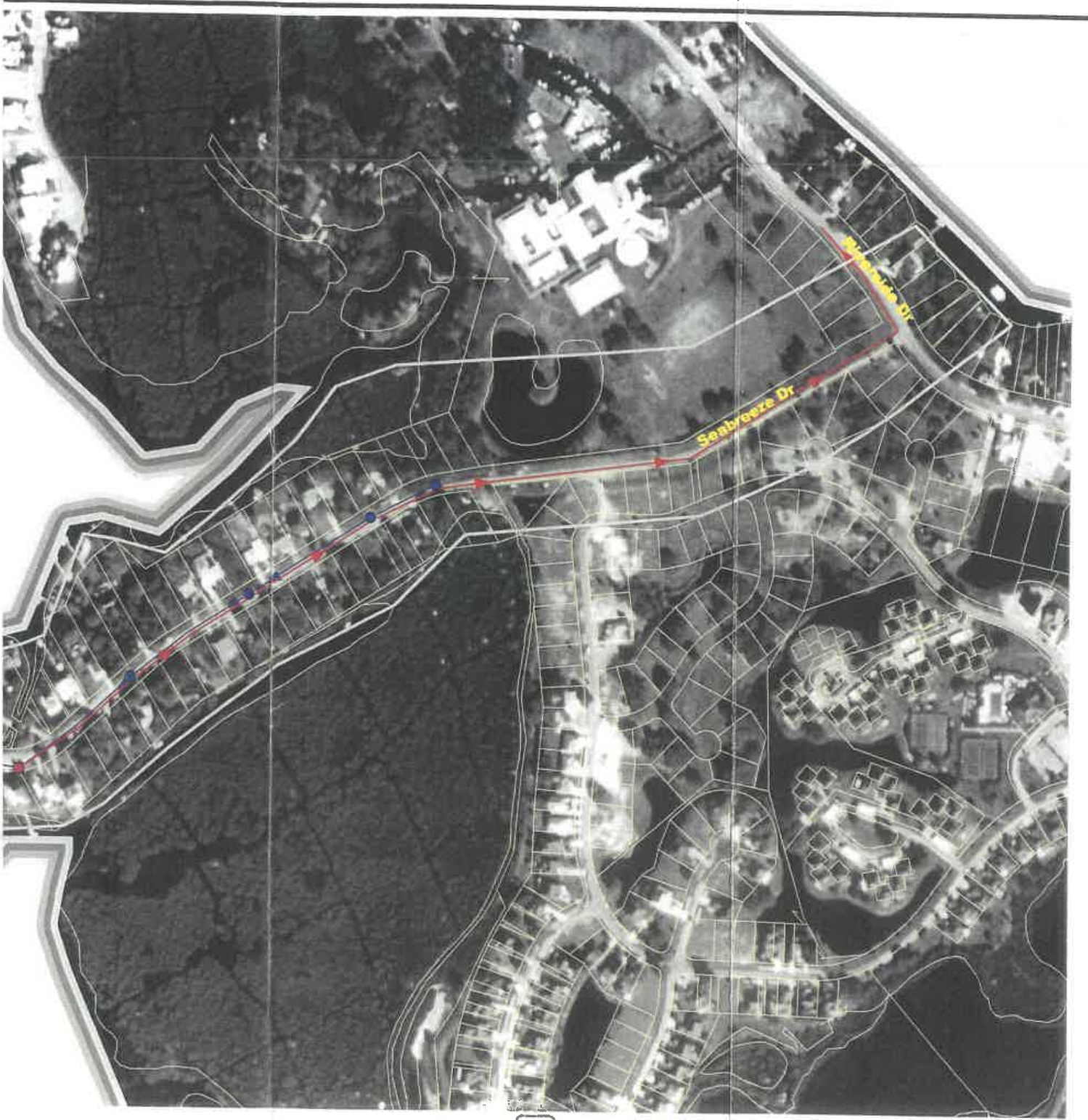
Proposed Sewer System
Klosterman Road Area
Tarpon Springs, Florida



PARSONS ENGINEERING SCIENCE, INC.



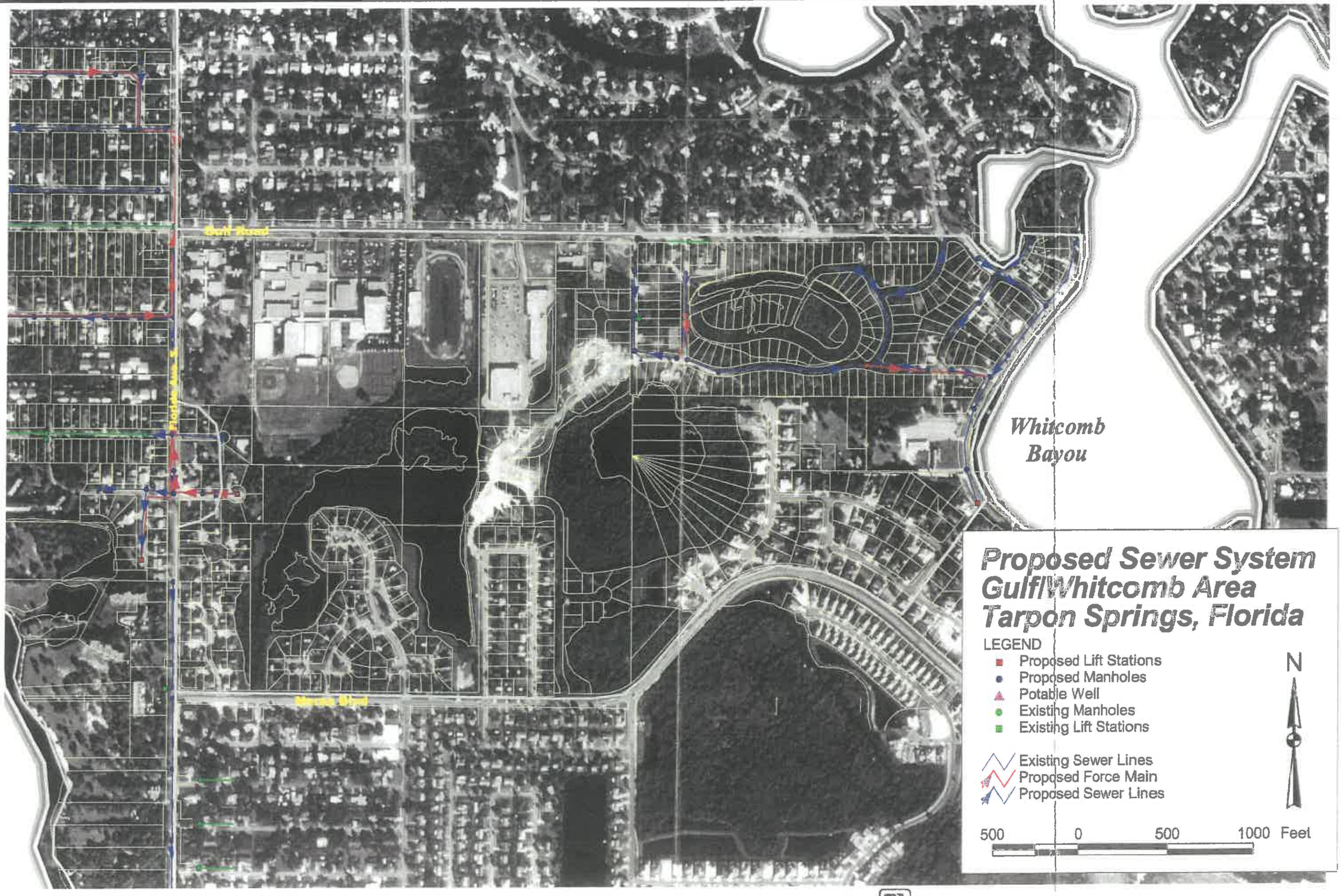
PARSONS ENGINEERING SCIENCE, INC.



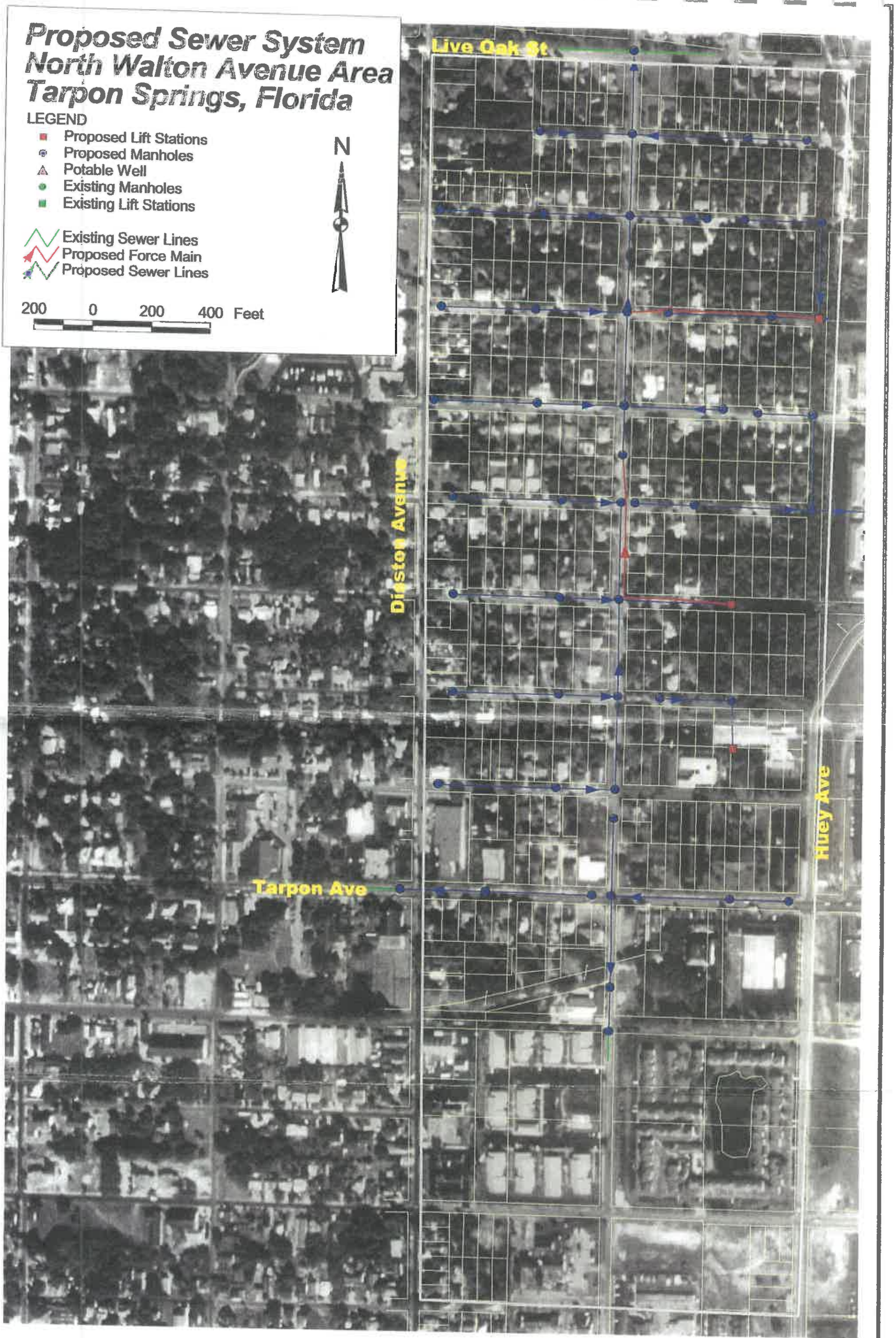
PARSONS ENGINEERING SCIENCE, INC.

Proposed Sewer System Bayshore Drive Area Tarpon Springs, Florida

PARSONS ENGINEERING SCIENCE, INC.



PARSONS ENGINEERING SCIENCE, INC.



PARSONS ENGINEERING SCIENCE, INC.

A. Description of the Area

Lake Tarpon Area

The unsewered area east of US 19, west of Highland Avenue Lake, north of Lake Street, and south of Tarpon Avenue plus east of Highland Avenue and Keystone Road, north of Salmon Bay, west of Lake Tarpon, and south of CITY limits.
Potential Tie In - to existing Gravity Sewer by a Force Main or to existing Lift Stations

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	25605	LF	$ 21.60	$ 553,068
8" PVC 6-8' Depth	2400	LF	$ 26.40	$ 63,360
8" PVC 8-10' Depth	700	LF	$ 31.20	$ 21,840
8" PVC 10-12' Depth	0	LF	$ 36.00	$ -
2. Lift Stations				
Jasmine Ave. Pump Station	1	EA	$ 150,000.00	$ 150,000
Master Lift Stations	4	EA	$ 75,000.00	$ 300,000
Grinder Pump Stations	11	EA	$ 35,000.00	$ 385,000
3. Force Mains				
4" PVC 0-6' Depth	9050	LF	$ 26.40	$ 238,920
4. Dewatering and Excavation				
8" PVC 0-6' Depth	3100	LF	$ 9.60	$ 29,760
5. Manholes				
0-6' Depth	89	EA	$ 2,268.00	$ 201,852
6-8' Depth	9	EA	$ 2,700.00	$ 24,300
8-10' Depth	3	EA	$ 3,000.00	$ 9,000
6. Road & Base Asphalt Replacement	28705	LF	$ 36.00	$ 1,033,380
7. Service Laterals	712	EA	$ 600.00	$ 427,200
8. Abandonment Costs	712	EA	$ 720.00	$ 512,640
Subtotal - Construction Costs				**$ 3,950,320**
9. Miscellaneous				
a) Engineering			8%	$ 316,026
b) Legal, Admin, Bonds			6%	$ 237,019
c) Contingencies			16%	$ 632,051
Subtotal - Miscellaneous				**$ 1,185,096**
10. Unforeseen Construction Contingency			10%	$ 395,032
TOTAL COST				**$ 5,530,448**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	2.29
Septic tank age	yrs	20
Soil Condition		59% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	180
Water front lots	Lots	33
Presence of potable/non-potable wells		Yes, Potable

A. Description of the Area

Lake Tarpon-Tooks Area

The unsewered area east of US 19, west of Lake Tarpon, north of Tooks Road and south of Mango Street
Potential Tie In - to existing Gravity Sewer by a Force Main

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	3060	LF	$ 21.60	$ 66,096
8" PVC 6-8' Depth	130	LF	$ 26.40	$ 3,432
8" PVC 8-10' Depth	90	LF	$ 31.20	$ 2,808
8" PVC 10-12' Depth	0	LF	$ 36.00	$ -
2. Lift Stations				
Master Lift Stations	1	EA	$ 75,000.00	$ 75,000
Grinder Pump Stations	2	EA	$ 35,000.00	$ 70,000
3. Force Mains				
4" PVC 0-6' Depth	3100	LF	$ 26.40	$ 81,840
4. Dewatering and Excavation				
8" PVC 0-6' Depth	220	LF	$ 9.60	$ 2,112
5. Manholes				
0-6' Depth	11	EA	$ 2,268.00	$ 24,948
6-8' Depth	2	EA	$ 2,700.00	$ 5,400
8-10' Depth	1	EA	$ 3,000.00	$ 3,000
6. Road and Base Asphalt Replacement	3280	LF	$ 36.00	$ 118,080
7. Service Laterals	82	EA	$ 600.00	$ 49,200
8. Abandonment Costs	82	EA	$ 720.00	$ 59,040
Subtotal - Construction Costs				**$ 580,956**
9. Miscellaneous				
a) Engineering			8%	$ 44,876
b) Legal, Admin, Bonds			6%	$ 33,657
c) Contingencies			16%	$ 89,753
Subtotal - Miscellaneous				**$ 168,287**
10. Unforeseen Construction Contingency			10%	$ 56,096
TOTAL COST				**$ 729,243**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.32
Septic tank age	yrs	20
Soil Condition		50% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	507
Water front lots	Lots	22
Presence of potable/non-potable wells		No

A. Description of the Area

Klosterman Road Area

The unsewered area east of US ALT-19, west of Lillian Ave, north of Klosterman Road, and south of Curlew Place.
Potential Tie In - to existing Gravity Sewer by a Force Main

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	6540	LF	$ 21.60	$ 141,264
8" PVC 6-8' Depth	1200	LF	$ 26.40	$ 31,680
8" PVC 8-10' Depth	600	LF	$ 31.20	$ 18,720
8" PVC 10-12' Depth	200	LF	$ 36.00	$ 7,200
2. Lift Stations				
Master Lift Stations	2	EA	$ 75,000.00	$ 150,000
Grinder Pump Stations	3	EA	$ 35,000.00	$ 105,000
3. Force Mains				
4" PVC 0-6' Depth	1150	LF	$ 26.40	$ 30,360
4. Dewatering and Excavation				
8" PVC 0-6' Depth	2000	LF	$ 9.60	$ 19,200
5. Manholes				
0-6' Depth	17	EA	$ 2,268.00	$ 38,556
6-8' Depth	6	EA	$ 2,700.00	$ 16,200
8-10' Depth	3	EA	$ 3,000.00	$ 9,000
6. Road and Base Asphalt Replacement	854	LF	$ 36.00	$ 30,744
7. Service Laterals	171	EA	$ 600.00	$ 102,600
8. Abandonment Costs	171	EA	$ 720.00	$ 123,120
Subtotal - Construction Costs				**$ 823,644**
9. Miscellaneous				
a) Engineering			8%	$ 65,892
b) Legal, Admin, Bonds			6%	$ 49,419
c) Contingencies			16%	$ 131,783
Subtotal - Miscellaneous				**$ 247,093**
10. Unforeseen Construction Contingency			10%	$ 82,364
TOTAL COST				**$ 1,070,737**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.39
Septic tank age	yrs	30
Soil Condition		4% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	6632
Water front lots	Lots	0
Presence of potable/non-potable wells		Yes, Potable

A. Description of the Area

South Florida Avenue Area

The unsewered area east of the Bay, west of Florida Ave, north of Mariner Village, and south of Howard Park and Sunset Drive plus unsewered areas in Misty Lane and Sunset Crescent.
Potential Tie In - to existing Gravity Sewer by a Force Main or to existing Lift Stations

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	9250	LF	$ 21.60	$ 199,800
8" PVC 6-8' Depth	2730	LF	$ 26.40	$ 72,072
8" PVC 8-10' Depth	1150	LF	$ 31.20	$ 35,880
8" PVC 10-12' Depth	0	LF	$ 36.00	$ -
2. Lift Stations				
Master Lift Stations	3	EA	$ 75,000.00	$ 225,000
Grinder Pump Stations	2	EA	$ 35,000.00	$ 70,000
3. Force Mains				
4" PVC 0-6' Depth	7300	LF	$ 26.40	$ 192,720
4. Dewatering and Excavation				
6" PVC 0-6' Depth	3880	LF	$ 9.60	$ 37,248
5. Manholes				
0-6' Depth	31	EA	$ 2,268.00	$ 70,308
6-8' Depth	9	EA	$ 2,700.00	$ 24,300
8-10' Depth	4	EA	$ 3,000.00	$ 12,000
6. Road and Base Asphalt Replacement	13130	LF	$ 36.00	$ 472,680
7. Service Laterals	252	EA	$ 600.00	$ 151,200
8. Abandonment Costs	252	EA	$ 720.00	$ 181,440
Subtotal - Construction Costs				**$ 1,744,648**
9. Miscellaneous				
a) Engineering			8%	$ 139,572
b) Legal, Admin, Bonds			6%	$ 104,679
c) Contingencies			16%	$ 279,144
Subtotal - Miscellaneous				**$ 523,394**
10. Unforeseen Construction Contingency			10%	$ 174,465
TOTAL COST				**$ 2,268,042**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.54
Septic tank age	yrs	20
Soil Condition		86% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	460
Water front lots	Lots	32
Presence of potable/non-potable wells		No

A. Description of the Area

Seabreeze Drive Area
The unsewered area in Seabreeze Drive.
Potential Tie In - to existing Gravity Sewer by a Force Main

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	1200	LF	$ 21.60	$ 25,920
8" PVC 6-8' Depth	600	LF	$ 26.40	$ 15,840
8" PVC 8-10' Depth	800	LF	$ 31.20	$ 24,960
8" PVC 10-12' Depth	0	LF	$ 36.00	$ -
2. Lift Stations				
Master Lift Stations	1	EA	$ 75,000.00	$ 75,000
Grinder Pump Stations	0	EA	$ 35,000.00	$ -
3. Force Mains				
4" PVC 0-6' Depth	3140	LF	$ 26.40	$ 82,896
4. Dewatering and Excavation				
8" PVC 0-6' Depth	1400	LF	$ 9.60	$ 13,440
5. Manholes				
0-6' Depth	4	EA	$ 2,268.00	$ 9,072
6-8' Depth	3	EA	$ 2,700.00	$ 8,100
8-10' Depth	2	EA	$ 3,000.00	$ 6,000
6. Road and Base Asphalt Replacement	2600	LF	$ 36.00	$ 93,600
7. Service Laterals	50	EA	$ 600.00	$ 30,000
8. Abandonment Costs	50	EA	$ 720.00	$ 36,000
Subtotal - Construction Costs				**$ 420,828**
9. Miscellaneous				
a) Engineering			8%	$ 33,666
b) Legal, Admin, Bonds			6%	$ 25,250
c) Contingencies			16%	$ 67,332
Subtotal - Miscellaneous				**$ 126,248**
10. Unforeseen Construction Contingency			10%	$ 42,083
TOTAL COST				**$ 547,076**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.82
Septic tank age	yrs	10
Soil Condition		96% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	360
Water front lots	Lots	41
Presence of potable/non-potable wells		No

A. Description of the Area

Bayshore Drive Area

The unsewered area east of Peninsula Ave, West of Kreamer Bayou, north of Sunset Drive and south of the Anclotte River.
Potential Tie In - to existing Gravity Sewer by a Force Main

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	7050	LF	$ 21.60	$ 152,280
8" PVC 6-8' Depth	950	LF	$ 26.40	$ 25,080
8" PVC 8-10' Depth	400	LF	$ 31.20	$ 12,480
8" PVC 10-12' Depth	0	LF	$ 36.00	$ -
2. Lift Stations				
Master Lift Stations	0	EA	$ 75,000.00	$ -
Grinder Pump Stations	6	EA	$ 35,000.00	$ 210,000
3. Force Mains				
4" PVC 0-6' Depth	2850	LF	$ 26.40	$ 75,240
4. Dewatering and Excavation				
8" PVC 0-6' Depth	1350	LF	$ 9.60	$ 12,960
5. Manholes				
0-6' Depth	19	EA	$ 2,268.00	$ 43,092
6-8' Depth	3	EA	$ 2,700.00	$ 8,100
8-10' Depth	1	EA	$ 3,000.00	$ 3,000
6. Road and Base Asphalt Replacement	8400	LF	$ 36.00	$ 302,400
7. Service Laterals	234	EA	$ 600.00	$ 140,400
8. Abandonment Costs	234	EA	$ 720.00	$ 168,480
Subtotal - Construction Costs				**$ 1,153,512**
9. Miscellaneous				
a) Engineering			8%	$ 92,281
b) Legal, Admin, Bonds			6%	$ 69,211
c) Contingencies			16%	$ 184,562
Subtotal - Miscellaneous				**$ 346,054**
10. Unforeseen Construction Contingency			10%	$ 115,351
TOTAL COST				**$ 1,614,917**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.31
Septic tank age	yrs	20
Soil Condition		32% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	525
Water front lots	Lots	47
Presence of potable/non-potable wells		No

A. Description of the Area

Gulf/Whitcomb Area

The unsewered area of Whitcomb Place plus the area east of Tarpon Dr. and west of Whitcomb Bayou an north of Meres Boulevard and south of Gulf Road and Inness Drive.
Potential Tie in - to existing Gravity Sewer by a Force Main or to existing Lift Stations

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	6060	LF	$ 21.60	$ 130,896
8" PVC 6-8' Depth	520	LF	$ 26.40	$ 13,728
8" PVC 8-10' Depth	550	LF	$ 31.20	$ 17,160
8" PVC 10-12' Depth	150	LF	$ 36.00	$ 5,400
2. Lift Stations				
Master Lift Stations	1	EA	$ 75,000.00	$ 75,000
Grinder Pump Stations	3	EA	$ 35,000.00	$ 105,000
3. Force Mains				
4" PVC 0-6' Depth	950	LF	$ 26.40	$ 25,080
4. Dewatering and Excavation				
8" PVC 0-6' Depth	1220	LF	$ 9.60	$ 11,712
5. Manholes				
0-6' Depth	24	EA	$ 2,268.00	$ 54,432
6-8' Depth	3	EA	$ 2,700.00	$ 8,100
8-10' Depth	2	EA	$ 3,000.00	$ 6,000
6. Road and Base Asphalt Replacement	7280	LF	$ 36.00	$ 262,080
7. Service Laterals	158	EA	$ 600.00	$ 94,800
8. Abandonment Costs	158	EA	$ 720.00	$ 113,760
Subtotal - Construction Costs				**$ 923,148**
9. Miscellaneous				
a) Engineering			8%	$ 73,852
b) Legal, Admin, Bonds			6%	$ 55,389
c) Contingencies			16%	$ 147,704
Subtotal - Miscellaneous				**$ 276,944**
10. Unforeseen Construction Contingency			10%	$ 92,315
TOTAL COST				**$ 1,200,092**

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.62
Septic tank age	yrs	30
Soil Condition		83% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	902
Water front lots	Lots	19
Presence of potable/non-potable wells		No

A. Description of the Area

North Walton Avenue Area

The unsewered area east of Disston Ave., west of Huey Ave. north of Lime St. and south of Live Oak Street
Potential Tie In - to existing Gravity Sewer by a Force Main

B. Construction Cost

Item	Quantity	Units	Unit price	Cost
1. Collection Sewers				
8" PVC 0-6' Depth	10790	LF	$ 21.60	$ 233,064
8" PVC 6-8' Depth	1870	LF	$ 26.40	$ 49,368
8" PVC 8-10' Depth	300	LF	$ 31.20	$ 9,360
8" PVC 10-12' Depth	0	LF	$ 36.00	$ -
2. Lift Stations				
Master Lift Stations	1	EA	$ 75,000.00	$ 75,000
Grinder Pump Stations	3	EA	$ 35,000.00	$ 105,000
3. Force Mains				
4" PVC 0-6' Depth	1750	LF	$ 26.40	$ 46,200
4. Dewatering and Excavation				
8" PVC 0-6' Depth	2170	LF	$ 9.60	$ 20,832
5. Manholes				
0-6' Depth	44	EA	$ 2,268.00	$ 99,792
6-8' Depth	5	EA	$ 2,700.00	$ 13,500
8-10' Depth	3	EA	$ 3,000.00	$ 9,000
6. Road and Base Asphalt Replacement	12960	LF	$ 36.00	$ 466,560
7. Service Laterals	319	EA	$ 600.00	$ 191,400
8. Abandonment Costs	319	EA	$ 720.00	$ 229,680
Subtotal - Construction Costs				$ 1,548,756
9. Miscellaneous				
a) Engineering			8%	$ 123,900
b) Legal, Admin, Bonds			6%	$ 92,925
c) Contingencies			16%	$ 247,801
Subtotal - Miscellaneous				$ 464,627
10. Unforeseen Construction Contingency			10%	$ 154,876
TOTAL COST				$ 2,013,383

C. Environmental Benefits

Item	Units	
Septic tank density	Lots/Acre	0.42
Septic tank age	yrs	30
Soil Condition		72% unacceptable for Septic Tanks
Hydr. group		A, B/D, C, & D
Proximity to surface water	ft	4907
Water front lots	Lots	0
Presence of potable/non-potable wells		No

2045 Comprehensive Plan

Tarpon Tomorrow: Planning for the Future, While Preserving the Past

Overview of Changes

Florida Department of Equal Opportunity REQUESTED CHANGES

- Planning Horizon extended to 2045 (20 years)
  - Comprehensive Plan Title Change
  - Data & Analysis Updated to 2045 Data
    - No significant impacts to original conclusions/outcomes

- 5-Year Capital Improvements Schedule Adopted with Plan
  - Added schedule as a supplemental document to the Capital Improvements Element

All new changes shown in GREEN strike-through/underline.
All previous recommended changes shown in RED strike-through/underline.

Overview of Changes

Florida Department of Environmental Protection REQUESTED CHANGES

- New Statute (effective July 1, 2024) requires the Utilities Element to "consider the feasibility of providing sewer services to any development of more than 50 residential lots…with onsite sewage treatment and disposal systems (septic)….within a 10-year planning horizon…."

  - **Policy U 1.5.2 amended to read as follows**: "Continue to evaluate funding options for implementation of septic to sewer projects outlined in the Feasibility Study for Extended Sewer Service within the Service Area of Tarpon Springs, herein adopted by reference. By September 2026, update the study to document completed projects and re-evaluate the feasibility of extending sewer service to areas with more than one septic system per acre."
  - **New Policy U 1.5.3 added as follows: "**Continue, in the Comprehensive Plan and Land Development Code, to require new development and redevelopment, including site plans, subdivisions, conditional uses and changes in use to connect to the City's wastewater service as required by, and pursuant to, the terms of the Capital Improvements Element of this plan."

- *These changes have not yet been added to the final document but will be added prior to transmittal to the State.*
- *Verbal confirmation from FDEP Staff that these changes are acceptable*

Overview of Changes

OTHER CHANGES

- Corrected additional scrivener's errors
- Figure 11 – Programmed/Committed Transportation Projects
  - Anclote Rd. was shown incorrectly previously, which has been corrected.

OTHER AGENCY COMMENTS RESULTING IN NO CHANGES

- FDOT – No comments or requested changes.
- SWFWMD – Requested 10-Year Water Supply Plan transmittal. Plan was transmitted and no changes necessary to the comprehensive plan.

Ordinance 2024-03 has been amended to reflect reviewing agency comments and required changes

All new changes shown in GREEN strike-through/underline.
All previous recommended changes shown in RED strike-through/underline.

Major Findings

Updated to 2045 Planning Horizon

Population to increase by approximately 3,163 persons from 25,849 to 29,012 persons by the year 2045.

The number of housing units is projected to increase by approximately 1,961 units through 2045.

The “functional” population (includes seasonal and utility service areas) is expected to increase from 36,180 (2025) to 36,963 by the year 2050.

Total Employment is projected to increase by approximately 2,945 jobs from 16,932 (2020 estimate) jobs to 19,877 in 2050. The majority of job growth will continue to come from service sector employment.

The City has sufficient available land to accommodate expected population growth and economic expansion with no increases to density or intensity.

The City has sufficient water and sewer capacity to accommodate expected population growth and economic expansion over the 20-year planning horizon and beyond.

The population per square mile increased by 175 persons from 2,577 in 2010 to 2,752 in 2020.

Board of Commissioners

Memorandum

Date: September 17, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **Ordinance 2024-03** Repealing the City's Comprehensive Plan in its entirety and adopting the 2040 Comprehensive Plan including all Elements, the Future Land Use Map & Map Series, Future Land Use Categories and Rules Table, and Definitions (Application 24-36) (Legislative) (30 Minutes) **(2nd Reading)**

Recommendation

Conduct the 2nd reading / public hearing to approve Ordinance 2024-03. This ordinance repeals and replaces the City of Tarpon Springs Comprehensive Plan.

Background

Update for 2nd Reading
Following the 1st reading by the BOC on July 16, 2024, the approved plan was transmitted to all necessary agencies for review and comment. Staff received correspondence from three agencies, outlined below. The agency letters are attached for your reference.

1. **Florida Department of Economic Opportunity (FDEO)** FDEO contacted the city on September 3, 2024, to provide review comments. Comments included revising the planning horizon out to 2045, per FS 163.3177 and to include the city's 5-year schedule of capital improvements. Staff has updated the plan's title and data and analysis out to 2045. The extended planning horizon did not result in any necessary policy changes. Staff included the city's 5-year schedule of capital improvements as an appendix to the Capital Improvements Element (CIE). All changes are shown in **green strike-through/underline** format for easy identification. FDEO indicated a formal letter outlining their comments would be sent by September 15, 2024. Once received the letter will be provided.
2. **Florida Department of Transportation (FDOT)** FDOT did not have any comments, therefore no changes to the plan were necessary.

3. **Southwest Florida Water Management District (SWFWMD)** SWFWMD requested the city to transmit the Ten-Year Water Supply Facility Work Plan pursuant to Section 163.3177(6)(c)4, F.S. The plan was transmitted to SWFWMD and no changes were necessary to the plan.

Supporting Documents
The following documents are included as attachments to this report:

- (1) Draft Ordinance 2024-03
- (2) Comprehensive Plan 2024
- (3) Future Land Use Map and Map Series
- (4) Future Land Use Categories and Rules Table
- (5) Definitions
- (6) Data & Analysis
- (7) Implementation Work Plan
- (8) Sustainability Crosswalk
- (9) Draft Ordinance 2024-03 Legal Advertisement Proof
- (10) Draft Ordinance 2024-03 Affidavit of Legal Advertisement Publication
- (11) Post Card Mailing to Affected Properties and 500-foot Buffer
- (12) Affected Property Owners and 500-foot Buffer Receiving Mailed Notice
- (13) Compiled Public Comment through June 8, 2024
- (14) State Agency Review Letters
- (15) Ordinance 2024-03 Affidavit of Legal Advertisement Publication (2nd Reading)
- (16) 1st Reading BOC Memo & Presentation

The entire Comprehensive Plan and supporting documents may also be viewed on Connect Tarpon Springs at the following link: https://connecttarponsprings.com/comprehensive-plan-update.

Process Overview
The City of Tarpon Springs initiated the process for a full update of its Comprehensive Plan in August 2021. To date, the effort has included:

- Creation of Connect Tarpon Springs on-line engagement page with documents, input opportunities and notifications of community meetings;
- Workshop session with the Comprehensive Plan Steering Committee
- Fourteen (14) workshops and outreach events conducted with citizen advisory boards and community groups
- Thirteen (13) workshops conducted with the Planning and Zoning Board
- A full update of the data and analysis supporting the plan
- Compilation of the final draft plan including elements and map series

- Four (4) discussion sessions on the final draft plan with the Steering Committee, Planning and Zoning Board, advisory boards and Board of Commissioners;
- Two (2) open house events for the general public
- Mailed notice to over 5,400 property owners (directly affected by a proposed change and those with 500'); staff responded to over 130 phone calls and emails.

The Planning and Zoning Board conducted a public hearing on Ordinance 2024-03 on June 17, 2024. The Board recommended approval with a unanimous vote, which included various staff recommended edits based upon public comments received. Several residents attended the meeting. Most attendees were seeking clarification from the postcard mailing. A group of residents opposed any increase in the hotel/lodging density allowance (from 30 to 40) on a nearby vacant property (Proposed Retail and Services). Staff and the Planning and Zoning Board recommended maintaining the status quo (30 units per acre) to address this concern. Rather than reduce the lodging in the entire Retail and Services category, staff is recommending adding language which would keep the proposed 40 lodging units per acre for properties fronting or abutting US 19 and maintaining 30 units per acre for all other Retail and Services designated land.

A spreadsheet, entitled Recommended Edits: May-June 2024 (Adoption Phase)," is included in the agenda reports that provides a summary of changes approved by the Planning and Zoning Board, as well as two additional changes that are recommended for inclusion/approval (Items 15 and 16 in the spreadsheet). These two additional edits provide for additional definitions and a residential density classification for the Public/Semi-Public map category. All edits and changes are reflected in the associated elements and plan documents in **red strike-though/underline** format for easy identification.

Funding

N/A

Strategic Plan Objective

The 2040 Comprehensive Plan integrates with many goals and objectives of the City's Strategic Plan. The following graphic provides an overview of this integration:

2045 Comprehensive Plan

Tarpon Tomorrow: Planning for the Future, While Preserving the Past

Overview of Changes

FDEO REQUESTED CHANGES

- Planning Horizon extended to 2045 (20 years)
  - Comprehensive Plan Title Change
  - Data & Analysis Updated to 2045 Data
- 5-Year Capital Improvements Schedule Adopted with Plan
  - Added schedule as a supplemental document to the Capital Improvements Element

OTHER CHANGES

- Corrected additional scrivener's errors
- Figure 11 – Programmed/Committed Transportation Projects
  - Anclote Rd. was shown incorrectly previously, which has been corrected.

OTHER AGENCY COMMENTS RESULTING IN NO CHANGES

- FDOT – No comments or requested changes.
- SWFWMD – Requested 10-Year Water Supply Plan transmittal. Plan was transmitted and no changes necessary to the comprehensive plan.

All new changes shown in GREEN strike-through/underline.
All previous recommended changes shown in RED strike-through/underline.

Major Findings

Updated to 2045 Planning Horizon

Population to increase by approximately 3,163 persons from 25,849 to 29,012 persons by the year 2045.

The number of housing units is projected to increase by approximately 1,961 units through 2045.

The “functional” population (includes seasonal and utility service areas) is expected to increase from 36,180 (2025) to 36,963 by the year 2050.

Total Employment is projected to increase by approximately 2,945 jobs from 16,932 (2020 estimate) jobs to 19,877 in 2050. The majority of job growth will continue to come from service sector employment.

The City has sufficient available land to accommodate expected population growth and economic expansion with no increases to density or intensity.

The City has sufficient water and sewer capacity to accommodate expected population growth and economic expansion over the 20-year planning horizon and beyond.

The population per square mile increased by 175 persons from 2,577 in 2010 to 2,752 in 2020.

Draft 2040 Comprehensive Plan Update Summary of Comments and Recommended Edits: May - June 2024 (Adoption Phase)

	Comment	Comment Provider	Recommendation	Document(s) Affected	Notes
1	Provide for east-west corridors, local transportation loop and Disston Avenue connection.	Steering Committee Member	No changes necessary. Comment is already addressed in the Transportation Element, specifically, Objective T 1.1 and Policies T 1.1.10, T 1.2.15, T 1.2.18, and T 1.4.8	None	
2	Incorporate sustainable measures such as solar panels into City buildings and projects.	Steering Committee Member	No changes necessary. Comment is already addressed in the Conservation Element, specifically Policies CON 2.1.5, CON 2.1.6, CON 3.3.1, and CON 3.3.5	None	
3	Transitional area description on the Place Based Area Map should be clarified to provide for standards for how proposed FLUM amendments and zoning changes are evaluated in the interim until planning is developed for the transitional areas.	Steering Committee Member	Add the following clarifying language to the end of FLU 2.1.2(e): "Until such time transitional areas are planned for, requests for future land use map amendments and zoning changes will be based on current future land use map and comprehensive plan policies."	Future Land Use Element	See recommended change in red in the draft Future Land Use Element strikethrough document.
4	Regular updates on the status/progress of projects and initiatieves identified in the Implementation Work Plan should be scheduled before the Planning and Zoning Board.	Planning and Zoning Board	Amend Objective PA 3.1 to the following: "The City shall maintain a coordinated implementation work plan towards implementation of the Comprehensive Plan. The work plan shall include studies, projects, programs, initiatives, and regulatory updates citywide, that carry out, or assist in carrying out the goals, objectives, policites,and strategies of the Comprehensive Plan. The Planning and Zoning Department shall annually review the implemenation work plan with the Planning and Zoning Board.	Plan Administration Element	See recommended change in red in the draft Plan Administration Element strikethrough document.
5	Edit the Historic and Cultural Resources Element as recommended.	Steering Committee Member	Amend the following in the Histoic & Cultural Resources Element: - References to NHRP should be NRHP - HIS 1.4.1, add reference to 'cultural and ecological resources' to policy languag. - HIS 1.4.2, add reference to 'sites and districts' to policy language. - HIS 1.4.3, add reference to 'sites and districts' to policy language. - HIS 1.6, replaced 'architectural' with 'cultural' and add 'best practices' to policy language. - HIS 1.6.1, add reference to 'sites' to policy language. - HIS 1.6.5, revise to 'Adopt and implement' instead of 'adopted by reference' and add clarification to 'Dowtown and Greektown Historic Districts'. - HIS 2, add clarifying language - HIS 2.2.3, replace 'Board' with 'Commission' when referencing the Pinellas County Historic Preservation Commission. - HIS 3.1.1, remove 'arts' for policy language. - HIS 3.1.2, remove 'cultural' from policy language. - Add new policy HIS 3.2.2, which states "Encourage input from the community in which public art is to be located before creating or consolidating plans."	Historic & Cultural Resources Element	See recommended changes in red in the draft Historic and Cultural Resources Element strikethrough document.
6	Update title of Evacuation Routes to 'Regional Evacuation Routes'.	Staff	Amended title of map in both Map Series document and Data & Analysis.	Map Series Data & Analysis	See recommended edit in draft strikethrough docments.
7	Update in the Data & Analysis the total number of CHHA-vulnerable historic resources in the Local Historic District and the Greektown National District.	Steering Committee Member	Amend page 62, first paragraph, to include total number of vulnerable properties.	Data & Analysis	See recommend edit in the draft Data & Analysis strikethrough document.
8	Clarify what the "Other Historic Sites" label on the Historic Resources map is.	Steering Committee Member	Remove this layer from all relevant maps. This was a layer added by the consultant for notable sites around town (e.g. Safford House, Taylor Arcade, residences of past prominent citizens, etc.) The layer is not necessary to convey the general location of historic resources. The layer itself and the Florida Master Site File documentation for these sites remain intact apart from this specific map.	Map Series Data & Analysis	See edited maps in draft strikethrough documents.
9	Update Historic Resources Map that specifies the local historic district is subject to regulatory review.	Steering Committee Member	Added notation to legend of all relevant maps that Local Historic District is subject to LDC Article VII.	Map Series Data & Analysis	See edited maps in draft strikethrough documents.
10	Add geographic context labels such as 'sponge docks' and 'downtown' to the Place Based Area Map.	Steering Committee Member	Added context labels to Place Based Area map to provide better orientation.	Map Series Data & Analysis	See edited maps in draft strikethrough documents.
11	Clarify reconciliation with the Countywide Rules, of the City's CHHA balancing criteria for review of future land use map amendment requests.	Forward Pinellas Staff	Added the following language to the end of FLU 3.2.1: "...subject to the balancing criteria of Section 4.2.7 of the Countywide Plan Rules and meeting one of the following criteria below..."	Future Land Use Element	See recommended change in red in the draft Future Land Use Element strikethrough document.
12	Update Future Land Uses in CHHA map to correctly show the land use designation of Sunset Bay Townhomes as RL (Residential Low) for consistency with the proposed Future Land Use Map.	Public Comment	Updated map to reflect the correct land use designation.	Map Series Data & Analysis	See edited map in draft strikethrough documents.

Draft 2040 Comprehensive Plan Update Summary of Comments and Recommended Edits: May - June 2024 (Adoption Phase)

	Comment	Comment Provider	Recommendation	Document(s) Affected	Notes
13	Replace the word 'facilities' with 'infrastructure' in T 1.3.6.	Advisory Board Member	Replaced 'facilities' with 'infrastructure' in Transportation Element policy T 1.3.6.	Transportation Element	See recommended edit in red in the draft Transportation Element strikethrough document.
14	Do not increase lodging density in the Retail & Services category near neighborhoods north of the Anclote River.	Public Comment	Reduced lodging density from 40 to 30 units/acre in the Retail and Services future land use category and specified properties with US 19 frontage/access are permitted up to 40 lodging units/acre.	Future Land Use Categories & Rules Table	See recommended edit in draft strikethrough table.
15	Recommend adding definitions for 'displaced persons', 'environmentally sensitive lands', 'mobility hub', and 'street furniture'.	Advisory Board Member	Added definitions for all terms, except 'environmentally sensitive lands' which is already defined in the document.	Definitions	See proposed definitions in draft Definitions strikethrough document. **These were received after the Planning and Zoning Board public hearing and were not reviewed by the Board.
16	Residential density allowance unintentionally omitted for the P/SP land use category in the Future Land Use Categories & Rules Table.	Staff	Added back the residential density allowance to the Future Land Use Category & Rules Table for the P/SP (Public/Semi-Public) category. This category was previoulsy 'Institutional (I)' which allowed 12.5 du/ac or per the zoning district category. There is no proposed change to what is currently allowed. Staff does recommend clarifying the density allowance is whichever is more restrictive.	Future Land Use Categories & Rules Table	See corrected P/SP land use category allowances in the draft strikethrough table. ** These recommended changes have not been reviewed by Planning and Zoning Board (no changes to what is actually allowed at current time, maintains status quo)
17	Scrivenor's Errors - defined as unintentional clerical errors in the documents such as typographic spelling and punctuation errors, errors in proper names and lablels, and similar items	Various	Identified scrivenor's errors have been corrected within applicable documents.	Future Land Use Element Transportation Element Historic & Cultural Resources Element Plan Administration Element Map Series Data & Analysis	See edits in red in draft strikethrough documents.
18	Change City property at 1025 Gulf Road (existing fire station) to Public/Semi-Public	Planning and Zoning Board member	Change was not included in the motion. Staff recommends to process change as a separate Future Land Use Map amendment after adoption.	None	
19	Revise Policy 3.2.1 of the Future Land Use Element to require the Coastal High Hazard criteria for Future Land Use Map amendment only, not for zoning changes.	Public Comment at Planning and Zoning Board Hearing (commenter is a Steering Committee member)	Planning and Zoning Board does not recommend this change.	None	
20	Revise Policy 1.4.3 of the Conservation Element to defer to the Southwest Florida Water Management District for the size and design of wetland buffers.	Public Comment at Planning and Zoning Board Hearing (Commenter is a Steering Committee member)	Planning and Zoning Board does not recommend this change.	None	

ORDINANCE 2024-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA REPEALING THE CITY'S COMPREHENSIVE PLAN IN ITS ENTIRETY AND ADOPTING THE ~~2040~~2045 COMPREHENSIVE PLAN INCLUDING ALL ELEMENTS, THE FUTURE LAND USE MAP AND MAP SERIES, FUTURE LAND USE CATEGORIES AND RULES TABLE, AND DEFINITIONS; PROVIDING FOR SUPPLEMENTAL REFERENCE DOCUMENTS NOT INTENDED FOR ADOPTION INCLUDING 2023 DATA AND ANALYSIS, IMPLEMENTATION WORK PLAN, SUSTAINABILITY CROSSWALK AND COMMUNITY ENGAGEMENT SUMMARY REPORT; MAINTAINING THE REPEALED COMPREHENSIVE PLAN AS A LEGACY REFERENCE DOCUMENT; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs is committed to an ongoing and vibrant comprehensive planning program that addresses the needs of its citizens; and,

WHEREAS, Section 163.3167, Florida Statutes, part of Florida's Community Planning Act, requires the City to maintain a comprehensive plan to guide its future development and growth; and,

WHEREAS, the City notified the State Land Planning Agency in accordance with Section 163.3191, Florida Statutes, by letter dated July 25, 2023 (the "EAR letter") of the need to update the comprehensive plan in accordance with the Evaluation, Appraisal and Review process; and,

WHEREAS, the City received notification from the State Land Planning Agency by letter dated February 20, 2024, acknowledging receipt of the City's EAR letter and requiring transmittal of comprehensive plan amendments by November 27, 2024; and,

WHEREAS, the provisions of Section 163.3177, Florida Statutes, are addressed through the Goals, Objectives and Policies defined in the Tarpon Springs ~~2040~~2045 Comprehensive Plan elements entitled: Plan Administration, Future Land Use, Housing, Transportation, Coastal Management, Conservation, Capital Improvements, Historical and Cultural Resources, Lifelong Learning, Recreation and Open Space, Utilities, Intergovernmental and Interagency Coordination, and Property Rights, and, through the Definitions, Map Series and Future Land Use Map Categories and Rules; and,

WHEREAS, the updated 2023 Data and Analysis has been provided to support the Goals, Objectives, Policies, Definitions, Map Series, and Future Land Use Map Categories and Rules; and,

WHEREAS, the City wishes to retain the current 2025 Comprehensive Plan document as a historical reference document; and,

WHEREAS, the City finds that enactment of this Ordinance adopting the ~~2040~~2045 Comprehensive Plan is intended to protect and enhance the quality of life of the citizens of Tarpon Springs and the quality of the built and natural environments through a holistic, coordinated and comprehensive approach to planning; and,

WHEREAS, the City conducted an extensive community engagement process over a two-year period and received input from the citizens and visitors for the update of the comprehensive plan; and,

WHEREAS, the Planning and Zoning Board, as the City's Local Planning Authority designated pursuant to Section 163.3174, Florida Statutes, held a public hearing and recommended approval of this Ordinance at its meeting of June 17, 2024; and,

WHEREAS, the Board of Commissioners approved this Ordinance for transmittal to the State Land Planning Agency on July 16, 2024 and the State Land Planning Agency has completed its review; and,

WHEREAS, on September 13, 2024 the State Land Planning Agency transmitted its Objections, Recommendations and Comments (ORC) Report containing two objections and one comment; and,

WHEREAS, the City has addressed the ORC Report objections and comment; and,

WHEREAS, the City has complied with all requirements and procedures of Florida law in processing this amendment to its comprehensive plan;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. The Tarpon Springs ~~2040~~ 2045 Comprehensive Plan including all Elements, the Future Land Use Map and Map Series, Future Land Use Categories and Rules Table and Definitions, is hereby adopted as attached in Exhibit A. The 2025 Comprehensive Plan is hereby repealed and shall be maintained as a legacy reference document.

SECTION 2. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or

applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 3. ~~This Ordinance shall take effect immediately upon its passage and adoption in the manner provided by law~~The effective date of this ordinance, if the ordinance is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this ordinance is in compliance. If the ordinance is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

EXHIBIT “A” ATTACHMENTS

- 2040 COMPREHENSIVE PLAN
- FUTURE LAND USE MAP AND MAP SERIES
- FUTURE LAND USE CATEGORIES AND RULES TABLE
- DEFINITIONS

ORDINANCE 2024-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA REPEALING THE CITY'S COMPREHENSIVE PLAN IN ITS ENTIRETY AND ADOPTING THE 2040 COMPREHENSIVE PLAN INCLUDING ALL ELEMENTS, THE FUTURE LAND USE MAP AND MAP SERIES, FUTURE LAND USE CATEGORIES AND RULES TABLE, AND DEFINITIONS; PROVIDING FOR SUPPLEMENTAL REFERENCE DOCUMENTS NOT INTENDED FOR ADOPTION INCLUDING 2023 DATA AND ANALYSIS, IMPLEMENTATION WORK PLAN, SUSTAINABILITY CROSSWALK AND COMMUNITY ENGAGEMENT SUMMARY REPORT; MAINTAINING THE REPEALED COMPREHENSIVE PLAN AS A LEGACY REFERENCE DOCUMENT; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs is committed to an ongoing and vibrant comprehensive planning program that addresses the needs of its citizens; and,

WHEREAS, Section 163.3167, Florida Statutes, part of Florida's Community Planning Act, requires the City to maintain a comprehensive plan to guide its future development and growth; and,

WHEREAS, the City notified the State Land Planning Agency in accordance with Section 163.3191, Florida Statutes, by letter dated July 25, 2023 (the "EAR letter") of the need to update the comprehensive plan in accordance with the Evaluation, Appraisal and Review process; and,

WHEREAS, the City received notification from the State Land Planning Agency by letter dated February 20, 2024, acknowledging receipt of the City's EAR letter and requiring transmittal of comprehensive plan amendments by November 27, 2024; and,

WHEREAS, the provisions of Section 163.3177, Florida Statutes, are addressed through the Goals, Objectives and Policies defined in the Tarpon Springs 2040 Comprehensive Plan elements entitled: Plan Administration, Future Land Use, Housing, Transportation, Coastal Management, Conservation, Capital Improvements, Historical and Cultural Resources, Lifelong Learning, Recreation and Open Space, Utilities, Intergovernmental and Interagency Coordination, and Property Rights, and, through the Definitions, Map Series and Future Land Use Map Categories and Rules; and,

WHEREAS, the updated 2023 Data and Analysis has been provided to support the Goals, Objectives, Policies, Definitions, Map Series, and Future Land Use Map Categories and Rules; and,

WHEREAS, the City wishes to retain the current 2025 Comprehensive Plan document as a historical reference document; and,

WHEREAS, the City finds that enactment of this Ordinance adopting the 2040 Comprehensive Plan is intended to protect and enhance the quality of life of the citizens of Tarpon Springs and the quality of the built and natural environments through a holistic, coordinated and comprehensive approach to planning; and,

WHEREAS, the City conducted an extensive community engagement process over a two-year period and received input from the citizens and visitors for the update of the comprehensive plan; and,

WHEREAS, the Planning and Zoning Board, as the City's Local Planning Authority designated pursuant to Section 163.3174, Florida Statutes, held a public hearing and recommended approval of this Ordinance at its meeting of June 17, 2024; and,

WHEREAS, the Board of Commissioners approved this Ordinance for transmittal to the State Land Planning Agency on July 16, 2024 and the State Land Planning Agency has completed its review; and,

WHEREAS, the City has complied with all requirements and procedures of Florida law in processing this amendment to its comprehensive plan;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1. The Tarpon Springs 2040 Comprehensive Plan including all Elements, the Future Land Use Map and Map Series, Future Land Use Categories and Rules Table and Definitions, is hereby adopted as attached in Exhibit A. The 2025 Comprehensive Plan is hereby repealed and shall be maintained as a legacy reference document.

SECTION 2. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 3. This Ordinance shall take effect immediately upon its passage and adoption in the manner provided by law.

EXHIBIT “A” ATTACHMENTS

- 2040 COMPREHENSIVE PLAN
- FUTURE LAND USE MAP AND MAP SERIES
- FUTURE LAND USE CATEGORIES AND RULES TABLE
- DEFINITIONS

TARPON SPRINGS 2045
COMPREHENSIVE PLAN

TARPON TOMORROW: Planning for the Future, While Preserving the Past

Draft as of 09/10/2024

ACKNOWLEDGMENTS

PLANNING & ZONING BOARD

Merle Seamon, Chair
Mike Kouskoutis, Vice-Chair
Justin Vessey
Robert Rockelein
Derla Early
Nick Zembillas
Georganna Frantzis
Susan Swenson

OTHER CITY ADVISORY BOARDS & COMMITTEES

Board of Adjustment
Heritage Preservation Board
Sustainability Committee
Parks & Recreation Board
Public Art Committee
Code Enforcement Board
Library Board
Budget Advisory Board

2023 COMPREHENSIVE PLAN STEERING COMMITTEE

Anita Protos
Jim Kolianos
Peter Dalacos
Robin Saenger
Mark Gianeskis
Dr. Carrie Root
Dr. Ellyn Theophilopoulos
Dean Prodromitis
Leza Fatolitis
Ryan Doddridge
Jim Korfias
Cyndi Tarapani
Annie Dabbs
Dr. Tina Bucuvalas
Jean Hungeville
Julie Russell
Eric Rimel
Manny Tsesmelis
Michelle Croxton
Kate Perfidio
Ron Haddad

BOARD OF COMMISSIONERS

Costa Vatikiotis, Mayor
Michael Eisner, Vice Mayor
Panagiotis Koulias, Commissioner
John Koulianos, Commissioner
Frank DiDonato, Interim Commissioner

CITY STAFF

Renea Vincent, AICP, CPM - Planning Director
Patricia L. McNeese, AICP - Planning Supervisor
Alexandra (Allie) Keen, AICP - Principal Planner
Caroline Lanford, AICP, CTP - Principal Planner

CITY MANAGER

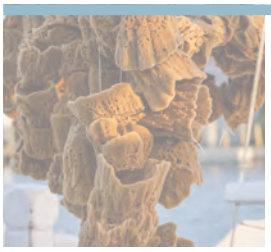
Mark L. LeCouris

CONSULTANT

Benesch

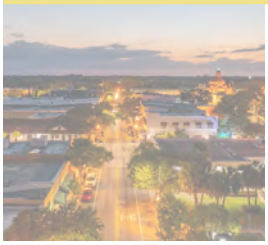
Tarpon Springs

CONTENTS



INTRODUCTION 5

Purpose 5
Major Changes to Plan 5
Alignment with Other Significant Policy/Planning Documents 5
Executive Summary of Major Findings 6
Plan Organization 7
Background, Population & Employment 8

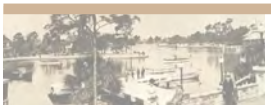


SMART GROWTH & REDEVELOPMENT 13

Housing Element 15
Future Land Use Element 19
Transportation Element 29
Coastal Management Element 37

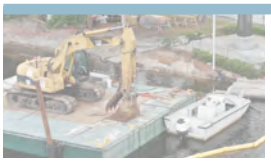
QUALITY OF LIFE 43

Conservation Element 45
Recreation/Open Space Element 51
Life Long Learning Element 55



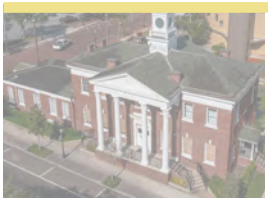
CULTURE, HERITAGE & PRESERVATION 59

Historic Preservation Element 61



INFRASTRUCTURE 65

Utilities Element 67
Capital Improvements Element 75



GOOD GOVERNANCE 81

Plan Administration Element 83
Property Rights Element 89
Intergovernmental & Interagency Coordination Element 93

SUPPLEMENTAL DOCUMENTS

Map Series *(Adopted)*
Future Land Use Categories & Rules Table *(Adopted)*
Definitions *(Adopted)*
5-Year Capital Improvements Schedule *(Adopted)*
2023 Data & Analysis
Implementation Work Plan
Sustainability Plan Crosswalk
Community Engagement Summary Report

INTRODUCTION

Purpose

In September of 2021 the City began the process of updating the Comprehensive Plan (the Plan) to comply with the requirements of the City's Charter as well as the requirements of Florida Statutes' EAR-Based amendments process. The update includes extensive community engagement and active participation of the City's Planning and Zoning Board. This update is intended to build upon and augment the previous versions of the Plan. The most recent EAR-Based amendments were conducted in 2016/17. Past versions of the Comprehensive Plan (first adopted in 1989, and subsequent amendments) are recognized as legacy reference documents to be utilized whenever necessary to provide the history and clarity to goals, objectives, and policies that have long been included in the Plan.

Concurrent with this update the City also embarked on drafting the City's first Strategic Plan in over 20 years, which also serves to inform this update to the Comprehensive Plan. The elements of the Comprehensive Plan are organized under the six "Focus Areas" of the Strategic Plan to further coordinate short, medium and long-term planning actions under a common framework. A full Strategic Plan Alignment is provided for each individual element.

Major Changes to the Plan

- ⇒ Edits per Florida Statutes and the Countywide Planning Authority.
- ⇒ Updated maps and data.
- ⇒ Creation of a "Place Based Area Map".
- ⇒ Consolidation of Future Land Use Categories and re-naming of map categories to align with the Countywide Planning Authority.
- ⇒ Removal of outdated policies or completed actions.
- ⇒ Deletion of repetitive policies across multiple elements.
- ⇒ Reorganization based on Strategic Plan Focus Areas.
- ⇒ Updates based on community engagement and advisory board participation.

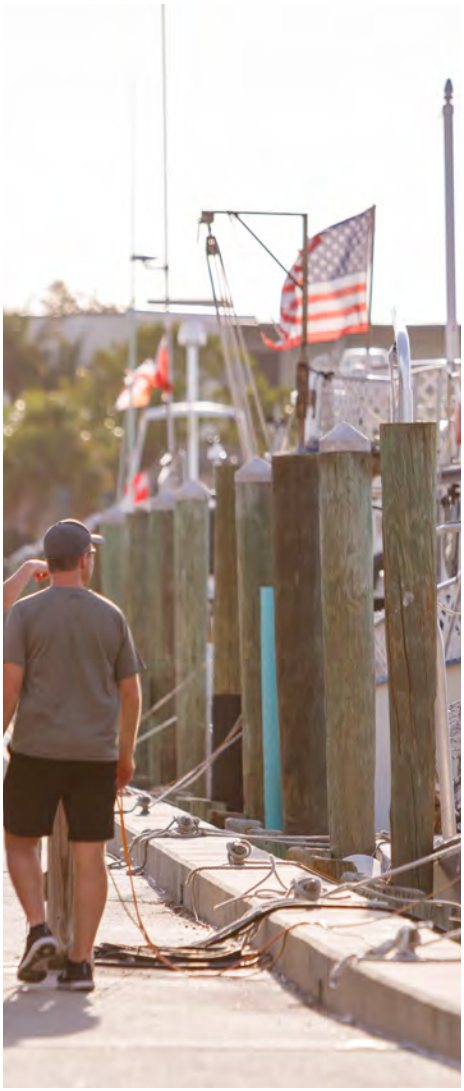
Alignment with Other Significant Policy/Planning Documents

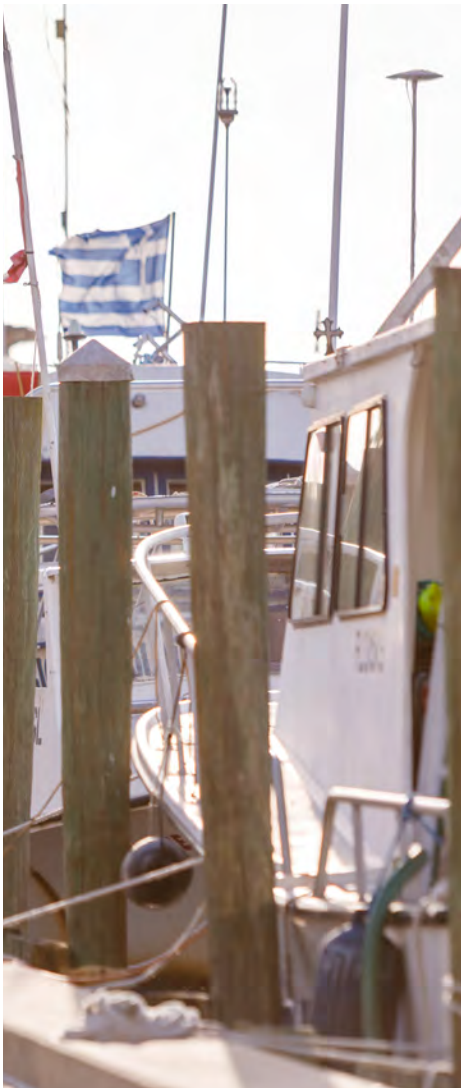
During the update process, the City was concurrently completing a Sustainability Action Plan, and Vulnerability Assessment and Action Plan. These plans served as valuable reference documents and have influenced the modification of existing policies, as well as creation of new policies to align the Comprehensive Plan with the Sustainability Action Plan and the Vulnerability Assessment and Action Plan. Two other major initiatives occurring concurrently with the Comprehensive Plan update are the Sponge Docks and Hope-Athens Community Placemaking plan and the Central Tarpon Springs CRA development. Both of these planning efforts are recognized within the Comprehensive Plan, with policy inclusions in support of both.

Draft as of 09/10//2024

Executive Summary of Major Findings

- Population growth is expected to increase by approximately ~~2,600~~ 3,163 persons from 25,849 (April 2023 estimate) at a slow incremental pace to approximately ~~28,465~~ 29,012 persons by the year ~~2040~~ 2045. Recently completed residential projects and "pipeline" projects (approved but not yet constructed) are expected to accommodate approximately ~~48%~~ 40% of new residents.
- The number of ~~"households"~~ housing units is projected to increase from ~~11,300~~ 10,828 (2020) by approximately ~~1,306~~ 1,961 units through ~~2040~~ 2045. The City has enough housing units currently (13,049) to satisfy this increase in household demand, however over 900 units are classified as seasonal, recreational, or occasional use, which limits availability to meet demands. The most recent available data indicated an estimated total vacancy rate is 13.4% (1,749 units).
- The City's "functional" population (includes seasonal and utility service areas) is expected to increase from ~~34,789 (2020)~~ 36,180 (2025) to ~~36,915~~ 36,963 by the year ~~2040~~ 2050.
- Total Employment is projected to increase by approximately 2,945 jobs from 16,932 (2020 estimate) jobs to 19,877 in 2050. The majority of job growth will continue to come from service sector employment.
- The City has sufficient available land to accommodate expected population growth and economic expansion with no increases to density or intensity.
- The City has sufficient water and sewer capacity to accommodate expected population growth and economic expansion over the 20-year planning horizon and beyond.
- The population per square mile increased by 175 persons from 2,577 in 2010 to 2,752 in 2020.





PLAN ORGANIZATION

The Comprehensive Plan Elements are grouped under corresponding "Focus Areas" of the City's Strategic Plan. There are thirteen unique Plan Elements, each addressing a specific topic area and specific goals, objectives, and policies. Each element of the Comprehensive Plan is equally important and must be internally consistent.

STRATEGIC PLAN FOCUS AREAS / Comprehensive Plan Elements Alignment

As established in the Plan Administration element, each individual element of the Comprehensive Plan is comprised of a series of applicable goals, objectives and policies.

Goal

The long-term result toward which actions or programs are directed.

Objective

A measurable and achievable outcome associated with a goal.

Policy

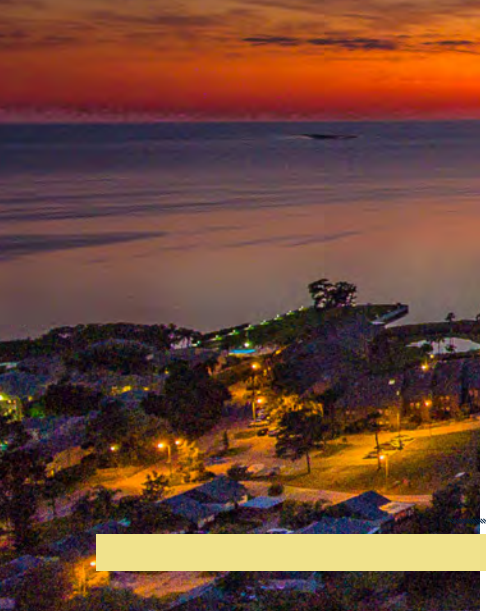
Defines the standard, intent, direction or result to advance an objective.

Within each element, the goals, objectives, and policies are indicated by an element abbreviation following by a numbering hierarchy, as shown below utilizing the Future Land Use Element as an example:

FLU 1 (Future Land Use Element Goal 1)

FLU 1.1 (Future Land Use Element Objective 1.1)

FLU 1.1.1 (Future Land Use Element Policy 1.1.1)



BACKGROUND, POPULATION & EMPLOYMENT

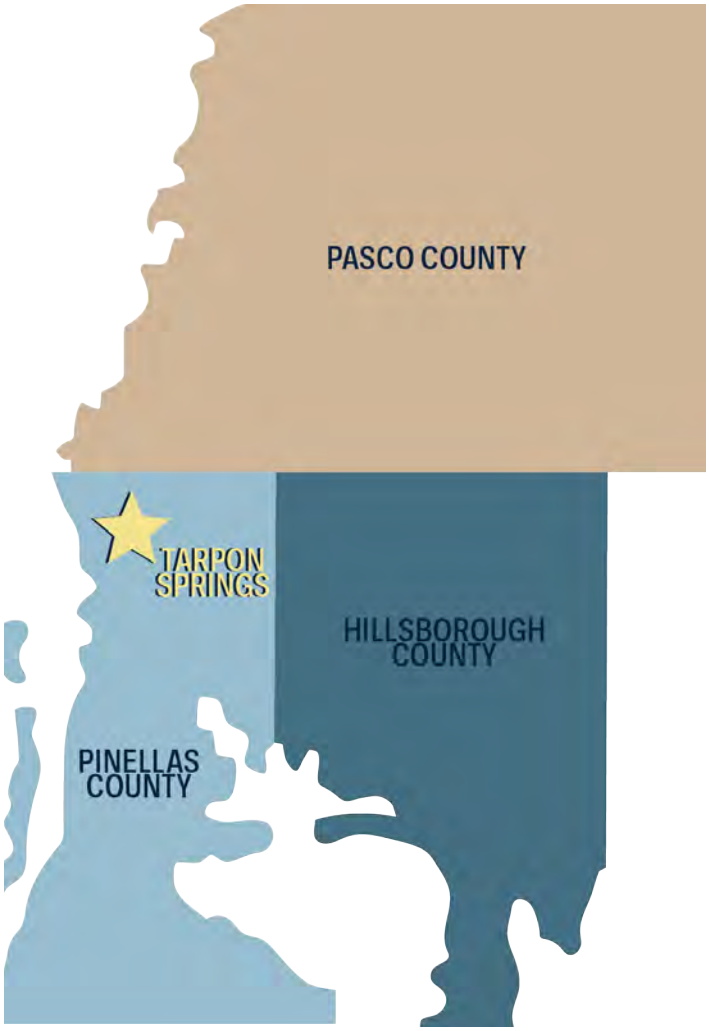
Location and Background

Tarpon Springs, known for its rich Greek heritage and sponge diving industry, was incorporated in 1887 and is generally bounded by the Pasco County line to the north, Klosterman Road to the south, the Gulf of Mexico to the west, and Lake Tarpon and the Salt Lakes to the east. Tarpon Springs is the northernmost part of the peninsula that is Pinellas County. The city has approximately 9.26 sq mi of land and 8.67 sq mi of waters. The City offers opportunities for boating, fishing, and other water-related activities and is a popular tourist destination, offering a blend of history, culture, and natural attractions. The city has many parks and recreational areas, providing opportunities for outdoor activities, picnics, and enjoying the natural beauty of the region.

The City has a strong Greek cultural influence, with a significant Greek American population. This is evident in the architecture, cuisine, and various cultural events held in the city. Tarpon Springs was once a leading sponge harvesting location in the United States and the city is nationally and internationally known for its historic Sponge Docks where visitors can explore shops, restaurants, and museums related to the sponge industry. The Greektown National Register of Historic Places (Traditional Cultural Property) was added in 2014. The City hosts the largest annual Epiphany Celebration in the western hemisphere, (a significant Greek Orthodox celebration) attracting visitors from around the world.

The City's downtown area is also recognized on the National Register of Historic Places and is a locally designated historic district. The downtown area boasts many unique shops and restaurants and has experienced a renaissance over the last 15 years, including specialty retail, breweries, distilleries, wine bars, and fine dining opportunities.

FIGURE 1: Location Map



Population and Employment Projections

Where possible, the City has relied upon data provided by the Shimberg Center for Housing Studies at the University of Florida, which are extrapolated from the County population projections provided by the Bureau of Economic and Business Research (BEBR) as well as, the U.S. Census Bureau 2018-2022 American Community Survey 5-Year Estimates. Generally, population projections are the analysis trends in births, deaths, in-migration and out-migration and are extrapolated out over a 20-30 year planning period. Other data sources include Forward Pinellas 2050 TAZ Socio-Economic Projections.

POPULATION

The population of Tarpon Springs has experienced slow incremental growth over the past two decades with an increase of 11.8% from 2000 to 2010 and 6.95% from 2010 to 2020. The population for 2025 is estimated to be 26,324 residents, over 2,500 fewer residents than was previously projected during the last comprehensive plan update. As shown in **Table 1**, growth is projected to continue to increase, but at slower rates over the next 20 years. The city's estimated population as of April 2023 was 25,849. The 20-year population projection for ~~2040~~ 2045 is ~~28,465~~ 29,012 residents, an overall population increase of approximately ~~2,600~~ 3,163.

TABLE 1: Tarpon Springs Permanent Population Projections

	2010	2020	2025	2030	2040	2045	2050
POPULATION	23,484	25,117	26,324	27,150	28,465	29,012	29,538

Source: Florida Housing Data Clearing House Population and Household Projections, 2022

For the purpose of planning for utilities, the city utilizes the 'functional' population that includes seasonal population and utility users outside of the city limits, as shown in **Table 2**.

TABLE 2: Functional Population Projections

	2020	2025	2040	2050
MUNICIPAL & SEASONAL POPULATION	30,885	31,898	32,289	32,313
MUNICIPAL, SEASONAL, & UTILITY SERVICE AREA POPULATION	34,789	36,180	36,915	36,963

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

ACCOMMODATING PROJECTED POPULATION & HOUSEHOLD GROWTH

The methodology utilized to project needed land for residential units assumes that the average household size will remain constant through the planning period. The 2018-2022 American Community Survey reports the persons per household as 2.20. The number of vacant units, units currently under construction (see **Table 18** in the Housing Section), and the amount of vacant land (See **Table 22** in the Future Land Use Section) provide the basis for assuming that population and household growth can be accommodated. Further, expected development strategies such as infill and accessory dwelling units will accommodate additional growth.

The City's projected population through ~~2040~~ 2045 indicates a need for approximately ~~12,600~~ 12,789 housing units to accommodate existing and future households. The City's current inventory of housing units (13,049 units) *exceeds* this projected need. However, vacancy rates, driven by seasonal and occasional occupancy, continue to remove units from permanent availability. At the current time over 1,700 units are classified as vacant, of which over 900 are classified as seasonal or occasional use.

EMPLOYMENT GROWTH

Employment is projected to grow over 17% over the next three decades from just under 17,000 jobs in 2020 to just under 20,000 jobs by 2050. The commercial and service sectors are projected to grow, while industrial employment is predicted to see a slight decrease. **Table 3** indicates areas of projected employment growth through 2050.

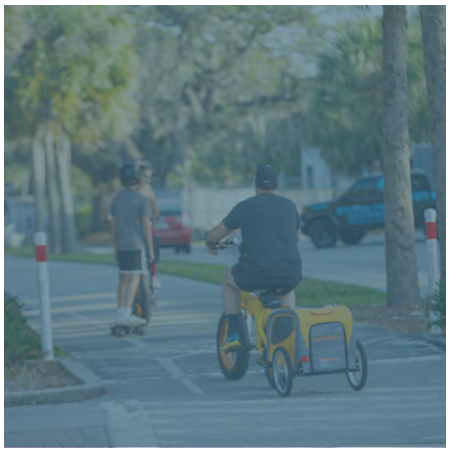
TABLE 3: Employment Projections

YEAR	INDUSTRIAL EMPLOYMENT	COMMERCIAL EMPLOYMENT	SERVICE EMPLOYMENT	TOTAL EMPLOYMENT
2020	3,057	4,042	9,833	16,932
2050	3,020	4,743	12,114	19,877
% CHANGE	**-1.2%**	**17.3%**	**23.2%**	**17.4%**

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

currents
restaurant

COME!
SHOP



SMART GROWTH & REDEVELOPMENT

The Housing, Future Land Use, Transportation and Coastal Management Elements correspond to the following goals from the Smart Growth & Redevelopment Focus Area of the City's Strategic Plan:

- ⇒ **GOAL D.1:** Expand and diversify local employment opportunities that support a living wage.
- ⇒ **GOAL D.2:** Attainable housing for all income levels.
- ⇒ **GOAL D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place".

H HOUSING ELEMENT

Ensuring there is a range of adequate, safe housing available to current and future residents is essential to the stability of the City and it's overall quality of life. Potential land available for development is limited throughout the city, therefore, it is expected that meeting the housing needs will likely occur through infill development. Updates to the Housing Element recognize this, by setting policies that encourage context-sensitive infill development in order to promote growth within the city, while being respectful and mindful to the established character and lower-density development pattern.

The Housing Element establishes policies that encourage a range of housing types to meet the needs of all income levels and individual preferences, while also protecting the stable neighborhoods throughout the community.

Strategic Plan Alignment

The revised Housing Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Goal C.1:** Protect the City's unique cultural heritage and identity.
- ⇒ **Goal C.2:** SMART growth and redevelopment that incorporates historic community characteristics.
- ⇒ **Objective C.2.2:** Strengthen the comprehensive and land use regulations with stronger adherence to historic community characteristics.
- ⇒ **Goal D.2:** Attainable housing for all income levels.
- ⇒ **Objective D.2.2:** Encourage infill redevelopment through incentives for vacant and unkept properties.
- ⇒ **Goal D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortable "age in place".

2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Language that is outdated due to changes in regulations, operations and/or entities.
- ⇒ Simplification and clarification of policy language for ease of reader.
- ⇒ Removal of policies that are no longer applicable or are duplicative.
- ⇒ New policies addressing context-sensitive infill development.
- ⇒ New policies offering protections of existing mobile home parks/mobile homes.

Goals, Objectives, and Policies

H 1: PROVIDE A MIX OF HOUSING TO MEET THE NEEDS OF THE EXISTING AND FUTURE POPULATION.

H 1.1: Support the development of context sensitive infill housing.

H 1.1.1: Consider options, including increasing density allowances and/or providing for density bonuses for affordable and context sensitive infill housing to incentivize very-low income, low-income, and moderate-income housing.

H 1.1.2: Continue to support and evaluate the effectiveness of the following principles and criteria guiding the location of very low-, low- and moderate-income housing in the land development code Consider options, including:

- Small lot sizes.
- No minimum house sizes.
- Zero lot line development.
- Allowing manufactured housing to locate on individual lots.
- Cluster development.
- Less restrictive setback requirements.

- Allowing more than one principal building on one lot (i.e. cottage courts).
- Reduced parking minimums.
- Increased maximum accessory dwelling unit sizes.
- Recognition of legal nonconforming lots of record.

H 1.1.3: Continue to allow accessory dwelling units in residential and mixed-use districts.

H 1.1.4: Continue community-led strategic planning efforts in the Union Academy neighborhood, Greektown, and other vulnerable areas of the city subject to gentrification.

H 1.1.5: Continue to support the land development code which allows for Residential Living Facilities consistent with Chapter 419 *Florida Statutes*.

H 1.1.6: Utilize and amend as necessary the land development code to provide for a variety of housing types, particularly context sensitive infill housing.

H 1.2: Assist the Housing Authority, non-profit organizations, and the private sector to preserve the supply of affordable housing for all current and future residents.

H 1.2.1: Provide information and technical assistance to the private sector to maintain a housing production sufficient to meet the need for housing choice and affordability.

H 1.2.2: Continue to assist interested parties, of very low, low and moderate income residential units along with other county and state agencies that administer housing programs (such as the City of Tarpon Springs Housing Authority, Pinellas County Community Development Department, the Florida Housing Finance Corporation and the U.S. Department of Housing and Urban Development.

H 1.2.3: Develop and implement affordable housing incentives/provisions within current and future Community Redevelopment Areas (CRAs).

H 1.3: Encourage workforce and affordable housing to locate in proximity to places of employment and transit facilities.

H 1.3.1: Define workforce housing as the housing needs of households whose median income is between 80 and 140 percent of the area's median income, with no more than 30 percent of their income spent on housing costs.

H 1.3.2: Give priority to assisting affordable and workforce housing projects that are proximate to employment, public transportation, and/or a range of public services.

H 1.3.3: Evaluate and amend existing bonus density/intensity criteria within the Land Development Code to incorporate methods and incentives from the Pinellas County Housing Compact.

H 1.4: Ensure adequate services and infrastructure are available to support the housing needs of the existing and future population.

H 1.4.1: Continue to review housing development proposals with the Technical Review Committee (TRC).

H 1.4.2: Ensure housing developments meet and/or exceed the accessibility the requirements of Americans with Disabilities Act.

H 1.4.3: Continue to enforce site plan review and building permit processes that requires new housing development to locate where public facilities and services are available or require the developer to provide new public facilities in accordance with the adopted level of service standards in the Comprehensive Plan.

H 1.5: Continue to review and revise as needed the housing delivery process.

H 1.5.1: Develop an expedited review process for all housing applications.

H 1.5.2: Evaluate methods to offset impact fees, permit fees, inspection fees, etc. to lower overall housing construction costs.

H 1.5.3: Periodically review land development codes and the permitting processes, and amend as needed to meet housing needs, while continuing to ensure the health, welfare, and safety of the residents.

H 1.5.4: Explore opportunities to improve the efficiency of the building permit fee payment process.

H 1.5.5: Explore opportunities to improve and expedite the building permit approval process to increase efficiency.

H 1.5.6: Continue to review, and amend as necessary, submission deadlines and public notification requirements.

H 1.6: Continue to utilize the Pinellas County Housing Trust Fund, State Housing Initiatives Partnership Program (SHIP) funds, and the Community Development Block Grant (CDBG) program.

H 1.6.1: Continue to disseminate information regarding Pinellas County's Housing Trust Fund, SHIP funds, CDBG funding and any other programs Pinellas County provides for affordable housing.

H 1.7: Coordinate relocation of displaced persons with the Pinellas County Community Development Department, Pinellas County Housing Authority, and the Tarpon Springs Housing Authority.

H 1.7.1: Ensure that adequate housing is available for relocation needs prior to the issuance of any development order which necessitates the relocation of existing residents.

H 1.8: Recognizing the value of mobile and manufactured homes as naturally occurring affordable housing, identify appropriate locations for new mobile home developments and protections for existing mobile home developments.

H 1.8.1: Allow new manufactured home developments in areas where supported by the existing land use density and outside vulnerable areas, such as the Special Flood Hazard and Coastal High Hazard areas.

H 1.8.2: Recognize and protect existing mobile and manufactured homes from non-affordable housing redevelopment.

H 1.8.3: Incentivize the replacement of existing mobile homes with HUD compliant, wind-loaded structures.

H 1.8.4: Evaluate and amend, if necessary, the Mobile Home Park (MHP) zoning district standards in the Land Development Code.

H 1.9: Ensure housing meets the minimum construction code and health standards.

H 1.9.1: Continue to work toward the elimination of substandard housing conditions, and for the structural and aesthetic improvement of existing housing.

H 1.9.2: Continue to support the demolition program enforced by the Tarpon Springs Police Department.

H 1.9.3: Establish principles to guide conservation, rehabilitation and demolition program techniques and strategies.

X-ING

FLU

FUTURE LAND USE ELEMENT

Considering the current and future needs of the community, the Future Land Use Element (FLU) serves as a guide to the future development and redevelopment of the city. Thoughtful planning of the built and natural environment improves the quality of life of residents and visitors and ensures a sustainable future for the city.

To support the future development and redevelop goals of the community, the FLU establishes a set of goals, objectives, and policies and a Future Land Use Map (FLUM), which describes the appropriate location of future development through the use of various land use categories. Each land use category outlines the types of uses allowed and standards for density and intensity.

The FLU also establishes the 'Place-Based Area Map'. This map recognizes unique areas, existing planned areas and stable neighborhoods, and identifies areas of change and transition where additional planning efforts should occur. This map is intended to provide an overall guidance when applications are being reviewed for changes in future land use, rezonings, annexations and similar applications. Further, this map is intended to "link" applicable place-based policies and objectives throughout the Comprehensive Plan to specific areas where those policies should be considered.

Each element of the Comprehensive Plan is equally important and must be internally consistent. The FLU incorporates and implements the central themes of each of the plan's elements and serves as the tool that will shape the future of the city and how the city intends to get there.

Strategic Plan Alignment

The revised Future Land Use Element aligns with the following goals and objectives of the City's Strategic Plan:

- **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- **Objective B.2.2:** Reduce urban heat islands and increase shade tree plantings.
- **Objective B.2.3:** Assess and amend tree preservation ordinances.
- **Goal B.3:** A safe, pedestrian-friendly community.
- **Objective D.1.3:** Develop a plan for remaining developable land (north side of the river).
- **Goal D.2:** Attainable housing for all income levels.
- **Objective D.2.1:** Develop plan for attainable housing (all income levels).
- **Objective D.2.2:** Encourage infill redevelopment thru incentives for vacant and unkept properties.
- **Goal D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place".
- **Objective D.3.1:** Evaluate/Study the linkage between walkability, multimodal transportation, and attainable housing to inform areas most suitable for mixed use redevelopment.
- **Objective D.3.2:** Identify unmet needs of daily living within the city and develop strategies to address those needs.

2023 Update Summary

Updates to the goals, objectives and policies address:

- Establishment of the new 'Place Based Area Map'
- Renamed, combined, and added FLUM categories to be consistent with Countywide Plan and to simplify.
- Removal of duplicative policies.
- Removal of regulatory policies that should be or are already in the Land Development Code.
- Removal of policies that should be within a different element.
- Removal of '9J-5' references.

Goals, Objectives, and Policies

FLU 1: PROTECT THE CULTURAL HERITAGE, HISTORIC RESOURCES, TOURIST ECONOMY AND NATURAL RESOURCES OF THE CITY THROUGH SUSTAINABLE LAND USE POLICY.

FLU 1.1: Ensure that all development is reviewed for consistency with all elements of the Comprehensive Plan.

FLU 1.1.1: Restrict the future expansion of nonconforming uses, and the establishment/expansion of uses not compatible with the established character of adjoining uses and the surrounding neighborhood.

FLU 1.1.2: Protect the use of th City's natural resources including waterwells and wellhead protection areas, beaches, shores, estuarine systems and wetlands in accordance with the recommendations and policies of this element and of the Coastal Management and Conservation Elements.

FLU 1.1.3: Protect historic resources through participation in the Certified Local Government program and the Heritage Preservation Program and standards of the Land Development Code and the Historic and Cultural Resources Element.

FLU 1.1.4: Evaluate and regulate the impacts of non-residential land uses in primarily residential areas through the City's regulating plans' performance standards.

FLU 1.1.5: Limit the use of eminent domain for projects deemed to have a beneficial interest to the general public, such as parks, government buildings, and other public uses.

FLU 1.1.6: Restrict the development of heavy industrial uses to areas currently designated as I (Industrial).

FLU 1.1.7: Protect the City's remaining industrially designated lands from incremental land use amendments to non-industrial uses.

FLU 1.1.8: Evaluate the permitted and conditional uses within the City's industrial zoning districts and amend, where necessary, to protect the integrity of the industrial designations and priority use of these areas for primary job creation.

FLU 1.2: Encourage context sensitive infill and redevelopment in the City's designated Downtown Community Redevelopment Area and the Sponge Docks working waterfront and tourist area.

FLU 1.2.1: Periodically evaluate and amend as necessary the Sponge Docks and Community Redevelopment Area Special Area Plan and associated regulating plans with the intent of:

a) Diversifying uses.
b) Expanding the tourist base.
c) Integrating the needs of the sponging industry and working waterfront with the tourist economy.
d) Integrating the cultural heritage with the tourist economy.
e) Preserving the local commercial fishing and shrimping industry.
f) Addressing parking and access.
g) Connecting the Downtown and the Sponge Docks.
h) Possible expansion of the boundary to include areas identified as 'Neighborhood Traditional' on the Place Based Area Map.

FLU 1.3: Encourage development / re-development that promotes sustainable urban development patterns.

FLU 1.3.1: Require development proposals to evaluate, protect and preserve wetlands and areas of significant upland habitat.

FLU 1.3.2: Protect significant upland habitat on project sites exceeding 1 acre through the following standards:

a) Maximum Impervious Surface: 50%
b) Minimum Open Space: 30% (Open space shall be reserved adjacent to wetlands to the maximum extent possible)
c) Where these standards conflict with the underlying future land use designation, the more restrictive requirement(s) apply.

FLU 1.3.3: Utilize Transferable Development Rights/Density Averaging, consistent with Article 5 of the Countywide Rules, for the following purposes:

a) To protect environmentally sensitive lands.
b) Promote infill development.
c) Redirect population growth away from the Coastal High Hazard Area (CHHA).

FLU 1.3.4: Proposals utilizing transferable development rights/density averaging shall be evaluated for compatibility with the surrounding area.

FLU 1.3.5: Review permitted and conditional uses of the City's regulating plans to support urban agriculture uses such as hydroponic crop production, self-sustainable urban farming, and local food production, community gardens and cooperatives, and vegetable/produce stands.

FLU 1.3.6: Evaluate the areas designated as 'Neighborhood Suburban' on the Place Based Area Map for inclusion of context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units. This shall be implemented through a community-based planning process.

FLU 1.3.7: Property proposed for annexation into the City shall be annexed at an equal or lesser intensive land use category than the current Pinellas County land use designation of that property. A land use amendment to a more intensive category must be requested separately after the annexation is complete.

FLU 1.3.8: For all non-residential uses a minimum of 50% of the parking stalls provided which exceed the required number of spaces (overflow parking) as outlined in the Land Development Code must be in the form of pervious surface.

FLU 1.3.9: Restrict commercial uses from developing along Keystone Road, and other County, State, and local roadway corridors where commercial uses are not presently dominant.

FLU 1.3.10: Evaluate and amend the Land Development Code and SmartCode for opportunities to bring nonconforming site features, such as landscaping and stormwater, into compliance as a part of the redevelopment process.

FLU 1.3.11: Amend the Land Development Code to prioritize tree plantings over parking spaces.

FLU 1.3.12: Evaluate and establish requirements in the Land Development Code and SmartCode to reduce parking and increase tree plantings for properties identified on the Heat Severity Map (**See Map Series Supplemental Document**) as 'Moderate to High' and 'Severe'. These requirements shall apply to new construction and redevelopment/rehabilitation.

FLU 1.3.13: Explore potential incentives to increase tree plantings as a part of the development process.

FLU 1.3.14: Considering stormwater and tree canopy preservation needs, evaluate and amend the Land Development Code to establish impervious surface ratio (ISR) for residential development.

FLU 1.4: Promote energy conservation by encouraging rehabilitation of existing structures and new construction to utilize energy efficient design.

FLU 1.4.1: Promote sustainable communities by encouraging green building practices that conserve natural resources and reduces monthly operating costs.

FLU 1.4.2: Provide incentives in the City's regulating plans, such as flexibility of zoning dimensional criteria and floor area ratio (FAR) bonuses for developments that utilize the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalitions' Green land development and building standards.

FLU 1.5: Evaluate various potential growth patterns for impacts upon the City's ability to provide long term sustainable services to the City's residents.

FLU 1.5.1: Conduct an economic development analysis and draft an Economic Development Element that considers the following:

a) Asset-based economic development strategy.
b) Cost of growth analysis.
c) Impacts of formula-based uses on local businesses.

FLU 2: PROVIDE FOR A VIBRANT, LIFELONG COMMUNITY WHERE PEOPLE CAN MEET ALL DAILY NEEDS OF LIVING.

FLU 2.1: Utilize the Place Based Area Map to protect unique neighborhoods, cultural assets, coastal areas, recreation and tourism, and other community assets and to guide future development and redevelopment.

FLU 2.1.1: When making decisions to amend the Future Land Use Map or Zoning Atlas, the Place Based Area Map and area descriptions shall be considered.

FLU 2.1.2: The following Place Based Area Map areas and descriptions are established:

a) **Agriculture/Residential Estate:** Incorporated areas in the eastern area of the City, and adjacent unincorporated areas of Pinellas County, characterized by agricultural and estate residential development patterns where large lots (minimum 0.5 - 2 acres), hobby farms, horse farms, dog kennels, and a more rural lifestyle is possible.

b) **Neighborhood Suburban:** Established suburban neighborhoods with limited infill opportunities. These areas may have historically developed at lower than allowable density as designated by the Future Land Use Map. Opportunities for new housing include accessory dwelling units and evolution of single family homes to 1, 2, 3, and 4 family units and context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units

c) **Neighborhood Traditional:** Areas characterized by early traditional development patterns with well established street grids, connectivity and walkability. Ideally these areas would be best preserved through conservation districts, form-based codes, and context sensitive infill development that could include housing types of 1, 2, 3, and 4 family dwellings, cottage courts and accessory dwellings. These areas provide easy accessibility to the Sponge Docks and Downtown and are desirable for those seeking a more urban lifestyle with easy access to destinations, restaurants and shopping.

d) **Special Area Plan:** Areas guided by existing Special Area Plan(s) that supersede traditional Future Land Use Map categories. These areas include the Sponge Docks, Downtown/CRA, and the Meres Town Center.

e) **Transitional:** Areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the US 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for future land use map amendments and zoning changes will be based on current future land use map and comprehensive plan policies.

f) **Waterfront Mixed:** Areas characterized by water dependent uses such as marinas, commercial fishing, sponging, and charter boats. Limited residential, low-impact tourist related uses, and accessory uses that support the working waterfront nature of the areas is appropriate but should not dominate the future development of the area.

g) **Working Waterfront Intensive:** Marine industrial areas characterized by intensive marine related industries such as boat building, boat repair and storage with less intensive marine accessory uses such as boat launching and traditional wet and dry slip marinas.

h) **Environmental Reserved:** Anclote River, Gulf of Mexico, and bayou shoreline areas either currently protected, or that should be protected through acquisition, conservation easements, or other similar methods, when opportunity exists. These areas include lands subject to sea level rise and coastal flooding, natural habitat areas and wetlands. The Environmental Reserved Areas may overlay other Place-Based Areas on the Map.

i) **Restricted:** This area is restricted by recorded covenants limiting development to industrial or employment type uses.

FLU 2.1.3: Initiate and prioritize planning processes for special area/corridor plans for the areas identified as 'Transitional' on the Place Based Area Map by January 2026.

FLU 2.2: Establish a variety of complimentary residential, commercial, mixed use, institutional and employment land use designations that support smart growth and redevelopment that incorporates the historic community character and asset-based economic development.

FLU 2.2.1: Future Land Use Categories and the standards associated with each category will be described in the Future Land Use Categories Descriptions and Rules Table to be made part of this element.

FLU 2.2.2: The following residential, commercial, public, employment, and mixed use future land use categories are established:

a) Residential Categories:
   1) Residential Very Low (RVL)
   2) Residential Suburban (RS)
   3) Residential Low (RL)
   4) Residential Urban (RU)
   5) Residential Low Medium (RLM)
   6) Residential Medium (RM)

b) Commercial Categories:
   1) Retail & Services Neighborhood (R&SN)
   2) Retail & Services Limited (R&SL)
   3) Retail & Services (R&S)
   4) Resort (R)
   5) Resort Facilities Overlay [RFO]
   6) Public/Semi-Public (P/SP)

c) Employment Categories:
   1) Office (O)
   2) Employment (E)
   3) Industrial (I)

d) Mixed Use Categories:
   1) Activity Center (AC)
   2) Planned Redevelopment District (PRD)
   3) Multimodal Corridor (MMC)

e) Water Dependent Categories:
   1) Retail & Services - Water Dependent (R&S-WD)
   2) Industrial/Employment - Water Dependent (IE-WD)

FLU 2.2.3: The following preservation and recreation future land use categories are established:

a) Preservation (P)
b) Recreation/Open Space (R/OS)

FLU 2.2.4: Maintain a Future Land Use Map (FLUM) depicting the future land use category designations.

FLU 2.2.5: Future Land Use Categories established by Tarpon Springs will be consistent with the Countywide Plan Map.

FLU 2.2.6: Per Article 4 of The Countywide Rules, (effective date August 30, 2021) the following table is provided showing the City's Future Land Use Categories corresponding to appropriate Countywide Plan Map Categories.

Corresponding Future Land Use Categories & Countywide Map Categories

Plan Symbol	City Future Land Use Categories	Corresponding Countywide Map Categories
RVL	Residential Very Low	RVL
RS	Residential Suburban	RLM
RL	Residential Low	RLM
RU	Residential Urban	RLM
RLM	Residential Low Medium	RLM
RM	Residential Medium	RM
O	Office	O
RFO	Resort Facilities Overlay	R
R	Resort	R
R&SN	Retail & Services Neighborhood	R&S
R&SL	Retail & Services Limited	R&S
R&S	Retail & Services	R&S
R&S-WD	Retail & Services - Water Dependent	R&S
E	Employment	E
I	Industrial	I
IE-WD	Industrial/Employment - Water Dependent	I
P	Preservation	P
R/OS	Recreation/Open Space	R/OS
P/SP	Public/Semi-Public	P/SP
AC	Activity Center	AC
PRD	Planned Redevelopment District	PRD
MMC	Multimodal Corridor	MMC

FLU 2.3: Improve quality of life by providing diverse, well designed and walkable destinations while maintaining choices in housing, workplaces and travel options.

FLU 2.3.1: Update and implement the Multimodal Transportation Plan.

FLU 2.3.2: Prioritize residential development within a quarter mile of public transportation and needs of daily living.

FLU 2.3.3: Require developments/redevelopments of 40 acres or more to utilize one of the Future Land Use Mixed Use Categories established in this Element.

FLU 2.3.4: Amend the Land Development Code to require that single family attached and multi-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.

FLU 2.3.5: Mid-block and rear alleys should be utilized for access to parking, utilities, service and unloading areas in order to minimize the number of required curb cuts along primary access routes. Primary application shall be within the 'Special Area Plan' and 'Neighborhood Traditional' Place Based Map areas.

FLU 2.3.6: Amend the Land Development Code to prohibit drive-through/service windows from being located on building facades facing public streets.

FLU 2.4: Provide for an adequate supply of housing across all income levels.

FLU 2.4.1: Ensure the residential and mixed use categories allow for sufficient densities to support a range of housing types and choices.

FLU 2.4.2: Review and implement policies of the Countywide Housing Compact as they relate to land use, transportation, and density.

FLU 2.4.3: Review and amend accessory dwelling unit regulations in the Land Development Code and other regulating plans to further encourage their development.

FLU 2.4.4: Allow accessory dwelling units in residential or mixed use districts and do not count such units against the allowable designated density established by future land use or zoning.

FLU 2.5: Encourage the development of pedestrian-scaled mixed-use areas that offer a variety of retail and services with varying scales that compliment neighborhood character. Primary implementation of this objective shall be through the use of the Mixed Use Future Land Use Categories (AC (Activity Center), MMC (Multimodal Corridor, and PRD (Planned Redevelopment District)), as identified in the Future Land Use Categories and Rules Table.

FLU 2.5.1: Mixed-use areas are appropriate in Community Redevelopment Areas (CRAs), as well in proximity to existing activity centers, employment centers, large scale commercial developments, recreational facilities, and transit stops.

FLU 2.5.2: Mixed-use areas shall be well defined through the creation of focal points, as well as transition in scale, density, and intensity from center to edge.

FLU 2.5.3: Amend the Land Development Code to reduce parking requirements and create maximum parking standards for mixed-use areas.

FLU 2.5.4: Mixed-use areas shall comply with the requirements of the City's Multimodal Transportation District.

FLU 2.5.5: Open vistas and open spaces shall be integrated into the design of all mixed-use areas through inclusion in the special area plan.

FLU 3: ENSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT IS CONSISTENT WITH THE PUBLIC FACILITY NEEDS OF CURRENT AND FUTURE RESIDENTS AND DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL.

FLU 3.1: Protect the City's municipal water supply from encroachment by incompatible land uses and coordinate future land uses appropriate topography and soil conditions.

FLU 3.1.1: Require properties that have septic systems to connect to the central sewer systems as utilities become available.

FLU 3.2: Limit Coastal High Hazard Area densities to what can be safely sheltered or evacuated in accordance with county and regional hurricane evacuation plans.

FLU 3.2.1: Prohibit future land use map changes, rezonings, conditional uses, and planned development proposals that increase density within the Coastal High Hazard Area (CHHA). Within the Community Redevelopment Area, or an area designated with an approved Special Area Plan, a density increase within the CHHA for mixed use projects for residential above ground floor commercial only may be considered ~~subject to meeting one of the following criteria identified below,~~ subject to the balancing criteria of Section 4.2.7 of the Countywide Plan Rules and meeting one of the following criteria below:

a) There is adequate public shelter space to accommodate the increased density when considering the entire Tarpon Springs Planning Area.
b) There is a demonstrated "no net increase" in density over the entire CHHA considering all land use amendments that have occurred since 2000. The City of Tarpon Springs shall maintain a tracking mechanism to ensure compliance.
c) There is an acceptable mitigation plan approved by the City of Tarpon Springs and Pinellas County Emergency Management.
d) The entire project (residential and non-residential components of a mixed use development project) complies with the Coastal High Hazard Area Design Standards of the City's Land Development Code.

FLU 3.2.2: The City has the right to permit and the Developer has the right to construct up to 362 dwelling units on the 16.61 acre parcel located at the southeast corner of the intersection of Meres Boulevard and South Pinellas Avenue. 215 residential units may be permitted and constructed on that site upon this Policy becoming effective. The remaining 147 residential units reflected in the Special Area Plan may be permitted and developed after the residential portion of the site as described in areas marked D and E of attachment C-01 of the Special Area Plan attached hereto is above the elevation of the Category 1 storm surge elevation model output published by the Tampa Bay Regional Planning Council in 2010.

FLU 3.3: Ensure availability of utility services necessary to support proposed development, discourages urban sprawl, and meets established Level of Service standards.

FLU 3.3.1: Require the issuance of development orders to comply with adopted levels of service in this Plan.

FLU 3.3.2: Discourage urban sprawl through the use of infill development and compact growth contiguous to existing developed areas to maximize the use of existing facilities.

FLU 3.3.3: Retain City owned property for future public facility use in accordance with the recommendations and policies of the Recreation and Open Space, Transportation, Utilities, and Capital Improvements Elements.

FLU 3.4: Ensure that dredge spoil disposal sites are coordinated and managed by the City of Tarpon Springs when required for intermittent recreational dredge projects and dredging of the federal channel within the Anclote River.

FLU 3.4.1: Utilize existing City owned property, where practical, as temporary dredge spoil disposal sites.

FLU 3.4.2: Coordinate with and assist the Army Corps of Engineers in procuring suitable temporary dredge spoil disposal sites for the federal channel within the Anclote River.

Page left intentionally blank.

Schwinn

TRANSPORTATION ELEMENT

Transportation systems connect people with places and opportunities – for housing, education, jobs, everyday needs, entertainment and community participation. Our transportation systems influence, and are influenced by, land use, economic, environmental, and social factors. Planning for the future of these interconnected systems shapes the form and function of our community. Safe and equitable mobility – the degree of ease and ability to move people and goods – and accessibility – the quality and convenience of movement to reach desired destinations – for all users is the primary focus of the Transportation Element.

Individual mobility needs vary with circumstance and over a lifetime as one grows from child to older adulthood. Collective transportation needs shift in response to changes in our society, economy, land development practices, infrastructure, and technology. Evolving mobility needs require adaptive responses to achieve a safe, convenient, equitable, and resilient transportation network for all users.

The Transportation Element provides for a safe, convenient, multimodal transportation system, coordinated with the FLUM and intended to support the other elements of the comprehensive plan. The element is coordinated with the plans and programs of Forward Pinellas (the City's metropolitan planning organization [MPO]), Pinellas Suncoast Transit Authority (PSTA), Pasco County Public Transportation (PCPT), and the Florida Department of Transportation. The Transportation Element establishes multimodal transportation goals, objectives and policies to meet the needs of all residents and visitors. Implementation of these goals relies on coordination with the County, regional, State and Federal partners.

Strategic Plan Alignment

The revised Transportation Element aligns with the following goals and objectives of the City's Strategic Plan:

- **Objective A.2.2:** Implement a Capital Improvements Plan that improves, restores, expands and modernizes our roads, sewers, waterways, utilities and other infrastructure.
- **Objective B.3.1:** Increase safe access to multi-modal transportation such as walking, biking, local transit, shuttle, waterways, etc.
- **Objective B.3.2:** Continue a sense of security by maintaining and supporting a high level of public safety commensurate with growth.
- **Objective D.3.1:** Evaluate/Study the linage between walkability, multimodal transportation, and attainable housing to inform areas most suitable for mixed use redevelopment.
- **Objective D.3.2:** Identify unmet needs of daily living within the City and develop strategies to address those needs.

2023 Update Summary

Updates to the goals, objectives and policies address:

- Removal of duplicative policies.
- Removal of '9J-5' references.
- Incorporates the latest data and versions of reports.
- Establishes safety as the highest priority.
- Recognizes the need to minimize the potential for transportation related deaths and serious injuries through planning, design, engineering, enforcement, and education.
- Directs the development of a Multimodal Master Plan for all roadways within City limits.

Goals, Objectives, and Policies

T 1: PROVIDE A SAFE, CONVENIENT, EQUITABLE, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM TO IMPROVE QUALITY OF LIFE.

T 1.1: Develop and maintain a multimodal transportation system that:

- Minimizes the potential for transportation related deaths and serious injuries;
- Provides transportation options that increases mobility for all users and reduces dependence on single-occupancy motor vehicles;
- Adapts to changing needs, vehicles and technology; and
- Efficiently utilizes existing capacity and rights-of-way.

T 1.1.1: Maintain the Multimodal Transportation District (MMTD) and evaluate the 2007 Multimodal Quality of Service Analysis. Based on this evaluation, prepare and adopt a comprehensive Multimodal Master Plan.

T 1.1.2: Developments proposed in the MMTD must follow urban form and multimodal facility design standards as described in the Smartcode and contribute towards improving multimodal performance through the provision of on-site and/or off-site improvements necessary to mitigate transportation impacts.

T 1.1.3: Development within the Community Redevelopment Area must meet standards of intensity, diversity, design, and connectivity of land uses to establish a high concentration and variety of destinations that can be easily accessed by a variety of transportation modes as established in the Land Development Code.

T 1.1.4: Adopt standards for development and redevelopment in the MMTD to require:

a) On-site multimodal transportation infrastructure to provide connections to public sidewalks, cycling facilities, transit stops, buildings, parking, and adjacent land uses.
b) Shade trees, lighting, street furniture, and other amenities along sidewalks and at transit stops to improve the design and accessibility of the on-site multimodal transportation infrastructure.

T 1.1.5: Maintain the Smartcode to continually improve pedestrian and transit-oriented design.

T 1.1.6: Utilize a portion of tax increment revenues to fund multimodal improvements within the CRA as outlined in the CRA Plan. Periodically evaluate and revise the CRA Plan to update multimodal transportation priorities.

T 1.1.7: Monitor the progress of the MMTD.

T 1.1.8: Use multimodal performance measures to help evaluate the progress towards implementing the goals of the MMTD.

T 1.1.9: Coordinate with FDOT, Pinellas County and Forward Pinellas to mitigate anticipated impacts of redevelopment within the MMTD on the Strategic Intermodal System (U.S. 19).

T 1.1.10: Conduct a feasibility study and prioritize a context-sensitive multimodal extension of Disston Avenue from Curlew Place to Meres Boulevard/Mango Street, that, at a minimum, entails a shared-use path of at least 12 feet in width that can be utilized by emergency vehicles to improve connectivity throughout the city, particularly for emergency response and a direct connection to St. Petersburg College.

T 1.2: Take a complete streets approach towards mobility to safely meet the modal needs of all users regardless of age or ability.

T 1.2.1: Utilize traffic safety awareness programs, signage, signalization, intersection improvements, and access management strategies to eliminate traffic fatalities and serious injuries in coordination with Forward Pinellas and the implementation of the Safe Streets Pinellas Action Plan.

T 1.2.2: Require bicycle lanes be constructed where technically feasible, as part of new road construction or resurfacing projects with a highest priority on safety.

T 1.2.3: Require new sidewalks be constructed where technically feasible, as part of new or redeveloped commercial, residential, industrial and mixed-use projects.

T 1.2.4: Monitor crash data and assess the need for corrective action.

T 1.2.5: Evaluate and incorporate public comments from the 2022 Comprehensive Plan update process in the development of the Multimodal Master Plan.

T 1.2.6: Periodically review and amend as necessary, Land Development Code parking and parking lot design requirements.

T 1.2.7: Evaluate and maintain the wayfinding (signage) system for the Sponge Docks area and the Downtown District to improve functionality.

T 1.2.8: Provide pedestrian crosswalks as part of resurfacing or new construction projects. Prioritize locations for new crosswalks and evaluate existing crosswalks for necessity in the Multimodal Master Plan.

T 1.2.9: Require accommodations for bicycle and motorcycle parking in the Land Development Code.

T 1.2.10: Provide parking credits for projects that are adjacent to the Pinellas Trail.

T 1.2.11: Implement landscaping to improve the aesthetic quality of transportation facilities, promote traffic-calming, reduce runoff, provide shade, reduce heat island affects, and buffer adjoining land uses from public/private roadways.

T 1.2.12: Establish requirements and incentives for bike racks, benches, rest facilities and lockers, and prioritize locations in the Multimodal Master Plan.

T 1.2.13: Support development proposals that incorporate new urbanist principles and create a more walkable urban environment.

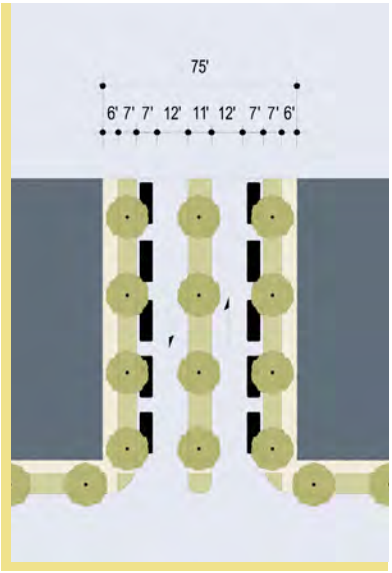
T 1.2.14: Evaluate partnerships with the private sector to construct a parking garage and the establishment of a mobility hub in the Sponge Docks and/or Downtown District.

T 1.2.15: Evaluate the feasibility of transit circulators and other microtransit options.

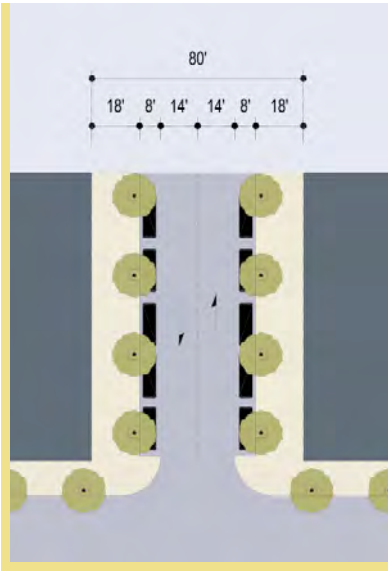
T 1.2.16: Evaluate the feasibility of one-way pairs within the MMTD.

T 1.2.17: Utilize multimodal planning concepts in the design of new streets and the alteration of existing streets to improve cycling, walking and transit conditions.

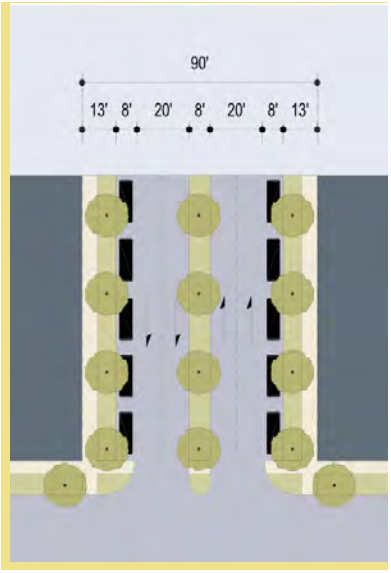
T 1.2.18: Incorporate a thoroughfare plan based on FDOT context classifications for all roadways within City limits as part of the Multimodal Master Plan. The design standards below serve as a guide for the future desired condition for all roadways under construction, rehabilitation, resurfacing, restoration, or reconstruction. The City may adjust these designs to account for existing right-of-way limitations, utilities, stormwater, on-street parking, ADA improvements, or wider bicycle and pedestrian facilities.



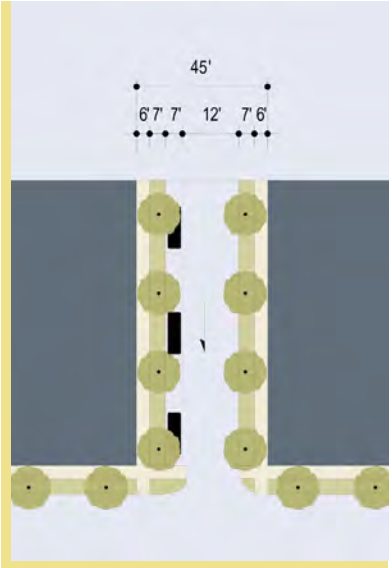
AVENUE: 75' ROW



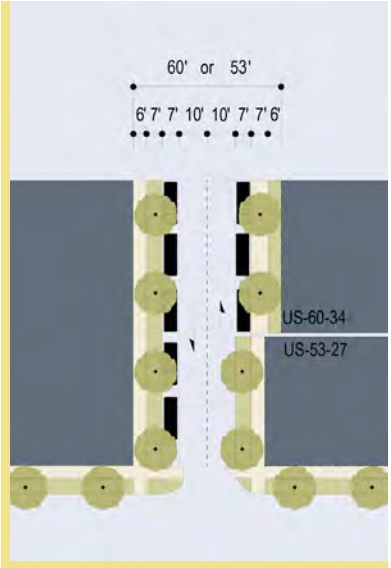
AVENUE: 80' ROW



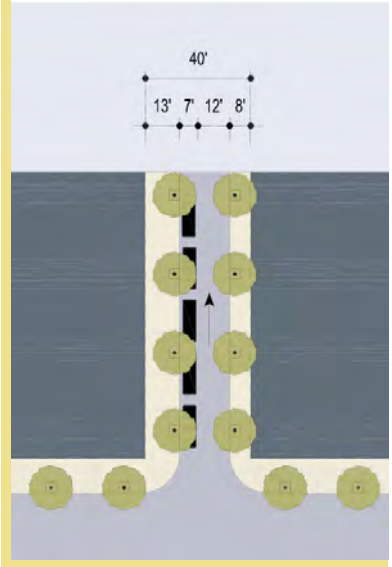
AVENUE: 90' ROW



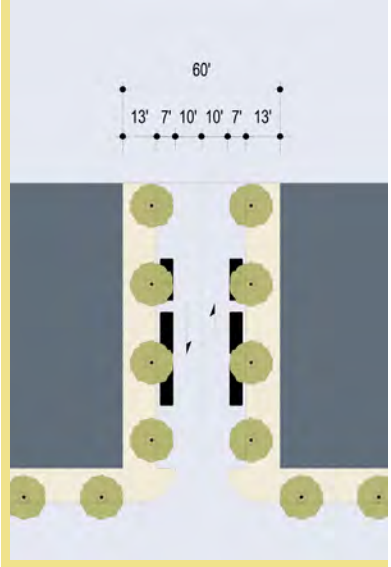
URBAN ST: 45' ROW



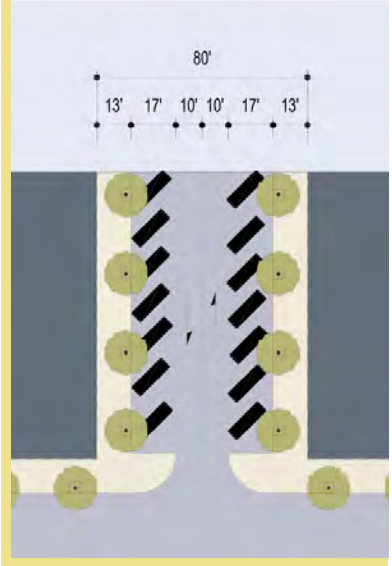
URBAN ST: 53' - 60' ROW



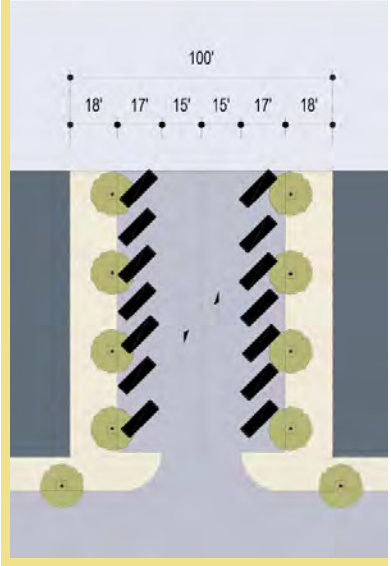
COMMERCIAL ST: 40' ROW



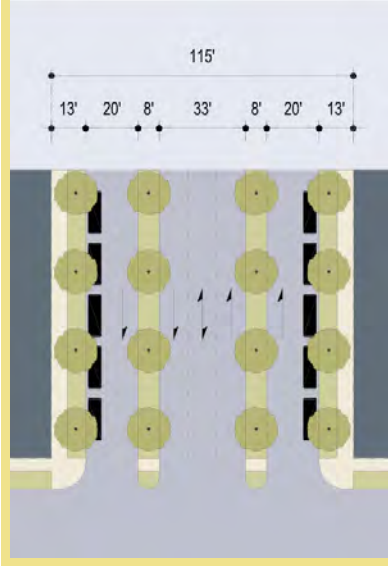
COMMERCIAL ST: 60' ROW



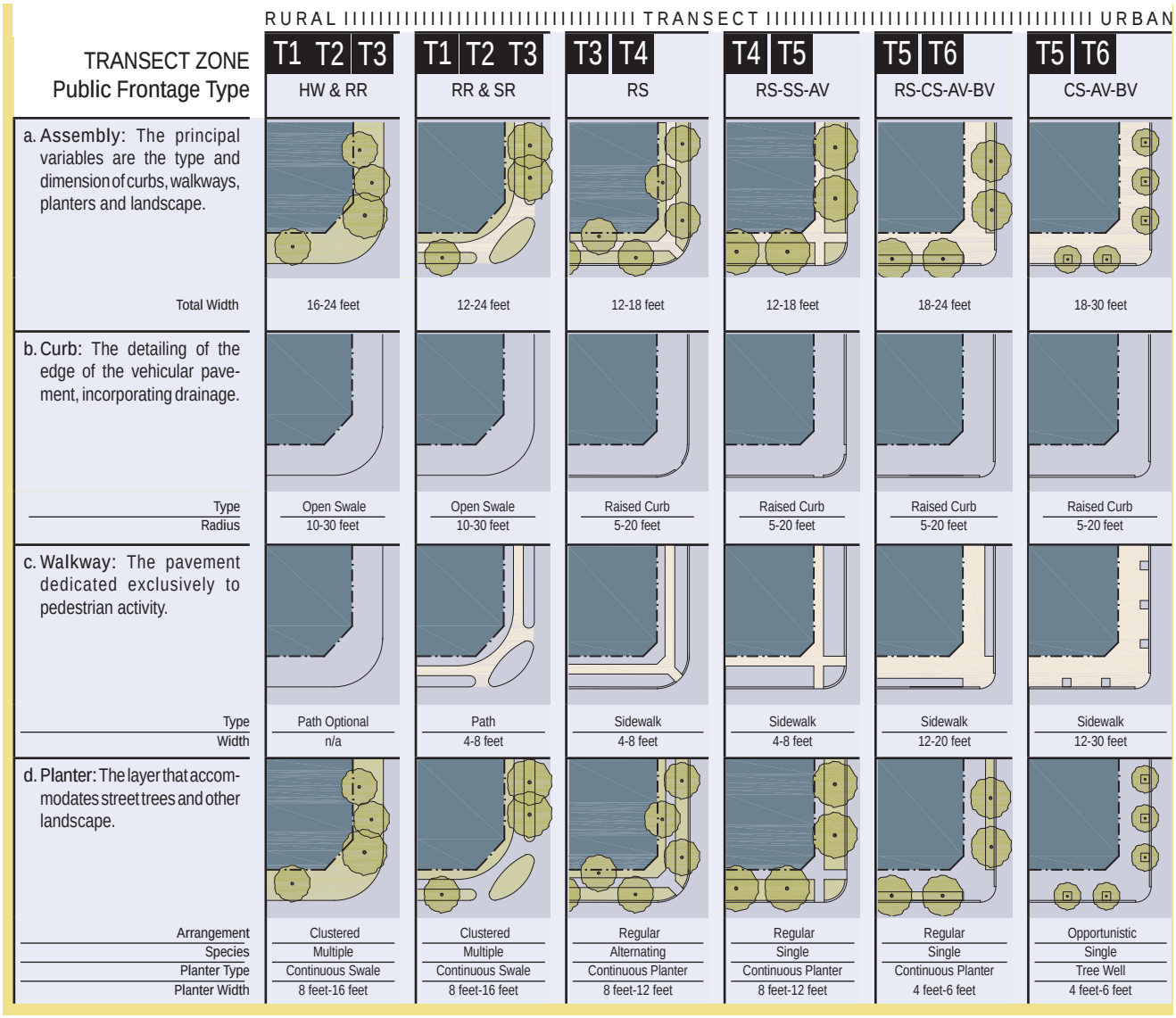
COMMERCIAL ST: 80' ROW



COMMERCIAL ST: 100' ROW



BOULEVARD: 115' ROW



PUBLIC FRONTAGE TYPES

T 1.3: Establish an interconnected transportation network within and among existing and proposed residential, commercial, industrial and mixed-use areas.

T 1.3.1: Construct new roads that complete existing roadway segments.

T 1.3.2: Encourage street connectivity and discourage the use of cul-de-sacs for new residential subdivisions.

T 1.3.3: Preserve all brick streets within the Historic District and Sponge Docks area.

T 1.3.4: Preserve existing alleys and work to create new alleys within the MMTD.

T 1.3.5: Encourage the use of shaded, separate walkways that extend from existing sidewalks within road rights-of-way to buildings to promote pedestrian travel to commercial and employment centers.

T 1.3.6: Fund bicycle and pedestrian ~~facilities~~ infrastructure as prioritized in the Multimodal Master Plan.

T 1.3.7: Evaluate freight/truck delivery service routing and parking alternatives through technology and signage to reduce conflicts and infrastructure damage and consider establishing one or more potential commercial staging areas for distribution of deliveries.

T 1.4: Improve performance of the multimodal transportation network to increase mobility and accessibility for all.

T 1.4.1: Manage the impacts of land development projects and increase mobility through the site plan review process.

T 1.4.2: Continue to implement mobility management regulations to address transportation impacts of development proposals.

T 1.4.3: Utilize multimodal impact fee revenue to fund multimodal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Forward Pinellas Long Range Transportation Plan.

T 1.4.4: Work cooperatively with Forward Pinellas, Pinellas County, Pasco County and other local governments to review and update the Pinellas County Multimodal Impact Fee Ordinance.

T 1.4.5: Continue to work with the Pinellas Suncoast Transit Authority (PSTA) to increase the efficiency of the fixed-route system by encouraging mass transit use.

T 1.4.6: Continue to work with the Forward Pinellas, Pinellas County, and other local governments to implement the Safe Streets Pinellas Action Plan, the Long Range Transportation Plan (Advantage Pinellas), and the Advantage Pinellas Active Transportation Plan.

T 1.4.7: Utilize the Forward Pinellas Multimodal Accessibility Index (MAX) grid as a baseline for evaluating multimodal accessibility in the Multimodal Master Plan. Improve MAX scores throughout the City and consider MAX scoring criteria in the evaluation of proposed improvements in the Multimodal Master Plan.

T 1.4.8: Evaluate the feasibility of a transit circulator and other microtransit options within the MMTD and to and from major origins and destinations, identifying a funding source(s) and strategies, ridership projections, implementation priorities, operating hours and frequencies, and recommendations for route alignments, shelters, and transit stop amenities.

T 1.4.9: Review all proposed development or redevelopment applications for consistency with this element and potential impacts to multimodal accessibility.

T 1.4.10: Ensure transit access to all major traffic generators and attractors have at least a 30-minute headway in the peak hour and no greater than a 60-minute headway in the off-peak hour.

T 1.4.11: Evaluate and implement a proportionate fair-share program to mitigate the impacts of development projects on pedestrian, bicycle, and transit facilities.

T 1.4.12: Continue to implement the Proportionate Fair Share Program to fund operating and capital costs associated with improving transit service and the bicycle and pedestrian environment in the MMTD. Fair share is based on the proportion of net external trips generated by the proposed development relative to the total number of trips generated at build-out by redevelopment within the MMTD.

T 1.5: Transportation planning shall be coordinated with the Future Land Use Map Series, the Capital Improvements Element and the Future Right-of-Way Needs Map.

T 1.5.1: Review the Future Land Use Map Series when planning roadway, sidewalk, bicycle, or transit facility construction and improvement projects to ensure that they are designed to meet the current and future needs of the traveling public.

T 1.5.2: Ensure that the required right-of-way is identified in the Future Right-of-Way Needs Map and reserved for future acquisition during the development review process.

T 1.5.3: Discourage the development of low density residential projects in locations that will increase urban sprawl and dependency on the personal automobile.

T 1.5.4: Support mixed-use development and redevelopment, particularly within the MMTD through the review of site plans, planned developments and associated land use amendments.

T 2: ENSURE CONSISTENCY BETWEEN THE CITY'S TRANSPORTATION PLANNING EFFORTS AND THOSE OF OTHER GOVERNMENTAL AGENCIES.

T 2.1: Coordinate transportation planning with the FDOT 5-Year Work Program, the Pinellas County MPO 5-Year Transportation Improvement Program (TIP), the Pasco County Public Transportation Transit Development Plan (TDP) and the PSTA Transit Development Plan (TDP) to ensure that existing and proposed development intensity, housing and employment patterns are consistent with the transportation facilities that serve those areas.

T 2.1.1: Review future versions of the FDOT and MPO short and long range transportation plans and the PCPT TDP and PSTA TDP in order to update this element as needed.

T 2.1.2: Review the transportation plans of neighboring jurisdictions for consistency with this element.

T 2.1.3: Coordinate with Pinellas County, Pasco County and FDOT to correct existing and future deficiencies on County and State roadways.

T 2.1.4: Participate in MPO sponsored corridor studies to examine potential opportunities to encourage mass transit ridership and other alternative modes of transportation that reduce demand on the Strategic Intermodal System and other regionally significant roadways.

T 2.1.5: Continue to coordinate roadway, transit and other transportation mode improvements through active participation on the Pinellas County Metropolitan Planning Organization's (MPO) Technical Coordinating Committee (TCC).

T 2.1.6: The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use Element to efficiently guide residential and nonresidential development patterns.

T 2.1.7: Encourage partnering opportunities with PCPT and PSTA to expand the installation of bus shelters in the City.

T 2.1.8: Coordinate with Pinellas County, Pasco County, FDOT, and applicable utility agencies during the design phase of construction, reconstruction and resurfacing projects to ensure that bicycle and pedestrian-friendly provisions are included on County and State roads.

T 2.2: Manage future growth and development through the implementation and enforcement of the Comprehensive Zoning and Land Development Code consistent with the adopted comprehensive plan.

T 2.2.1: Review and amend the Comprehensive Zoning and Land Development Code for consistency with this element as needed.

T 2.2.2: Ensure that the required right-of-way that is identified in the Future Transportation Map Series is reserved during the site plan review or planned development process.

T 2.2.3: The City shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

T 2.2.4: Ensure that transportation facilities needed to serve new development are in place or under construction within 3 years after the local government approves a building permit or its functional equivalent.

COASTAL MANAGEMENT ELEMENT

The City of Tarpon Springs developed around its exceptional coastal resources. The area's first inhabitants primarily settled in coastal areas convenient to waterways that connected to other areas. Waterborne transportation continued as the primary mode of transportation until the arrival of the Orange Belt Railroad in 1888. As the dominance of the automobile continued to rise during the 20th century, the area became more accessible, and the city grew to support new residents attracted by the favorable climate and coastal amenities. Today, the city's coasts are fully developed, and parks and preservation areas provide glimpses of the area's natural history.

Surrounded by water on three sides, coastal management is an existential priority for the city. Tarpon Springs is extremely susceptible to the effects of tropical storms and hurricanes, sustained rainfall events, rising sea levels, and the effects of climate change. The potential for the loss of human life, property, and natural resources is significant. Coastal management must balance this vulnerability with the reality of existing human and physical influences.

The Coastal Management Element establishes goals, objectives, and policies to maintain and enhance coastal resources while balancing the competing interests of utilization and preservation. The Coastal Management Element provides a framework to guide decision-making and prevent further irreversible and irretrievable loss of coastal resources. The Element provides guidelines for determining of the suitability of development, sets forth policies to reduce risk to life, property, and infrastructure, and increase resilience to coastal flooding and the impacts of sea-level rise.

Strategic Plan Alignment

The revised Coastal Management Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.1.3:** Minimize impact of wastewater on the environment.
- ⇒ **Objective B.1.4:** Maintain navigable river and waterways.
- ⇒ **Goal D.2:** Attainable housing for all income levels.

2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Conservation goals, objectives, and policies moved to a separate document.
- ⇒ Removal of duplicative policies.
- ⇒ Removal of '9J-5' references.
- ⇒ Clear alignment with state statutes.

Goals, Objectives, and Policies

CM 1: MAINTAIN, RESTORE, AND ENHANCE THE INTEGRITY AND QUALITY OF LIVING AND NON-LIVING COASTAL RESOURCES.

CM 1.1: Preserve and enhance the quality of coastal habitat.

CM 1.1.1: Utilize the City's Code of Ordinances to preserve the continued existence of all native coastal species and marine life.

CM 1.1.2: Avoid irreversible and irretrievable loss of coastal zone resources through land use planning and the City's Code of Ordinances.

CM 1.1.3: Utilize conservation principles to balance the utilization and preservation of all native coastal zone resources.

CM 1.2: Maintain, restore, and enhance shorelines to reduce risk to property while maximizing benefits to natural coastal habitat, resources, and systems.

CM 1.2.1: Evaluate, revise, and implement regulations for shoreline and essential habitat buffers in the Land Development Code. Continue to restrict seawalling to areas where no other alternative shoreline stabilization technique is feasible.

CM 1.2.2: Evaluate and revise Land Development Code regulations to incentivize natural shoreline and upland retaining walls in lieu of seawalls for shoreline stabilization.

CM 1.2.3: Dredge and fill activities must be consistent with Pinellas County Code and permitting requirements. Evaluate the Land Development Code to determine if additional restrictions beyond County standards are needed.

CM 1.2.4: Identify design alternatives and funding sources for bayou erosion control.

CM 1.2.5: Continue to implement recommendations from the Stormwater Action Plan.

CM 1.2.6: Maintain existing causeway beach systems to minimize erosion and preserve the existing ecosystem.

CM 2: COASTAL LAND USES MUST BE SUSTAINABLE, COMPATIBLE WITH NATURAL AND HISTORIC RESOURCES, RESISTANT TO VULNERABILITIES, AND SUPPORTIVE OF ASSET-BASED ECONOMIC VITALITY.

CM 2.1: Prioritize water dependent uses on Gulf of Mexico and Anclote River shorelines.

CM 2.1.1: Utilize the Place Based Area Map to ensure the preservation and protection of water dependent uses along the Anclote River.

CM 2.1.2: Utilize the Comprehensive Zoning and Land Development Code to prioritize water dependent uses compatible with the historic Anclote River working waterfront to promote asset-based economic vitality.

CM 2.1.3: Direct permanent residential population concentrations outside of the Coastal High Hazard Area (CHHA).

CM 2.1.4: Prioritize Gulf of Mexico shoreline uses for open spaces and recreation and public shoreline access.

CM 2.1.5: Utilize the Land Development Code to support new and expanded marinas and boating access facilities in environmentally compatible coastal locations, considering the following criteria:

- Compatibility with existing adjacent use.
- Adequate water depth.
- Need for dredging or filling is strongly discouraged.
- Preference for expansion of suitable existing facilities.
- Adequate flushing to maintain water quality.
- No adverse impact of archaeological or historic sites.
- No adverse impacts on the West Indian Manatee Habitat.
- Minimal impact on environmentally sensitive resources including upland areas.
- Sufficient upland area to accommodate needed utilities and support facilities.
- Sufficient roadway capacity to handle traffic demand.
- Adequate wastewater treatment capacity for upland and marine pump-out facilities.
- Preference for facilities providing new public use slips and access.
- Approval from other affected government agencies.

CM 2.2: Coastal land uses will meet local, regional, state, and federal standards and criteria for location, intensity, compatibility, and adequate infrastructure.

CM 2.2.1: Require the approval of the Pinellas County Water Navigation Board for docking facilities, seawalls, dredge and fill, and other activities under their purview.

CM 2.2.2: Ensure development proposals that may adversely impact coastal environmentally sensitive areas are reviewed by all affected jurisdictions and agencies.

CM 2.2.3: Forward development proposals to Florida Department of Environmental Protection whenever aquatic preserves are affected.

CM 2.3: Ensure public access to the waterfront.

CM 2.3.1: Assess and establish recommendations for waterfront improvements to promote recreation, climate adaptation, and coastal restoration as part of the Parks and Recreation Master Plan.

CM 2.3.2: Evaluate increased access or use of City-owned right-of-way access points to the waterfront as part of the Parks and Recreation Master Plan.

CM 2.3.3: Prohibit vacation of all existing public rights-of-way, easements, and other dedications that provide access to the waterfront to maintain public access.

CM 2.4: Coordinate prioritization of shoreline uses with the requirements of the Historic and Cultural Resources Element.

CM 2.4.1: Promote the preservation of the historic working waterfront through the Comprehensive Zoning and Land Development Code.

CM 2.4.2: Evaluate cultural district / design guidelines for the Sponge Docks and Greektown.

CM 2.5: Improve resilience to flooding, climate related impacts, and natural disasters.

CM 2.5.1: Develop and implement a Sustainability Action Plan in coordination with the vulnerability assessment.

CM 2.5.2: Develop plans and programs to incentivize climate adaptation techniques and/or the acquisition of property to prevent incompatible development in areas of repeated damage resulting from flooding, storm surge or wind velocity.

CM 2.5.3: Require the removal, relocation or structural modification of public infrastructure that experiences repeated storm damage, including flood damage.

CM 3: REDUCE RISK TO HUMAN LIFE, PROPERTY, AND PUBLIC INVESTMENTS FROM THE EFFECTS OF HURRICANES, STORM SURGE, HIGH-TIDE EVENTS, FLASH FLOODS, STORMWATER RUNOFF, SEA LEVEL RISE AND OTHER CLIMATE RELATED IMPACTS AND NATURAL DISASTERS.

CM 3.1: Limit public expenditures that subsidize development in the Coastal High Hazard Area to the following:

- Maintenance and purchase of public open space.
- Drainage improvements.
- Elimination of existing septic systems.
- Maintenance and repair or existing roads.
- Post-disaster repair/replacement of existing public roadways and utilities.
- City-owned water-dependent uses.

CM 3.1.1: Define the Coastal High Hazard Area as “the area defined by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane” as reflected in the most recent Regional Evacuation Storm Tide Atlas.

CM 3.1.2: Restrict public investments such as roads, water, and sewer infrastructure, which would subsidize new private development in the Coastal High Hazard Area. This shall include acceptance of privately constructed, roads, stormwater facilities and utilities intended to be dedicated to the public and which will require future maintenance by the City of Tarpon Springs.

CM 3.1.3: Consider the most current and credible sea level rise data when planning for infrastructure and capital improvement expenditures in the Coastal High Hazard Area.

CM 3.1.4: Limit development within High Hazard Coastal Areas with dedicated City funds to the following conditions: those which are in need of stormwater improvements, those in need of restoration of natural resources, or existing public facilities in need of restoration or maintenance.

CM 3.1.5: Utilize the Vulnerability Assessment and CIP to assess and implement strategies for preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation.

CM 3.2: Establish and maintain 50 hours as the level of service for an out-of-county evacuation for a category 5 storm event on the Saffir-Simpson scale.

CM 3.2.1: Restrict future land use density increases on vacant parcels in evacuation Level A to a maximum of 5 dwelling units/acre where shelter space is unavailable unless an acceptable mitigation plan can be implemented in coordination with Pinellas County Emergency Management.

CM 3.2.2: Coordinate with Pinellas County to provide timely evacuation notice during storm preparation.

CM 3.2.3: Prohibit the development of new or expanded nursing facilities and residential living facilities (ACLF's) and new hospitals in evacuation Levels A and B.

CM 3.2.4: Coordinate with the Pinellas County Metropolitan Planning Organization during preparation of the Transportation Improvement Plan to schedule improvements to hurricane evacuation routes.

CM 3.2.5: Continue to increase public awareness of the need for timely evacuation from hurricanes to maintain clearance times.

CM 3.2.6: Hurricane evacuation routes will be clearly posted.

CM 3.2.7: The Fire Department will lead a public awareness campaign to inform local civic groups, mobile home parks, convalescent centers, and other public and private groups about hurricane preparedness and evacuation procedures.

CM 3.2.8: The Fire Department will update the Emergency Preparedness Plan on an annual basis.

CM 3.2.9: The City will give priority to available capital funds for improvements that can improve evacuation level of service.

CM 3.3: Participate in the development and implementation of hazard mitigation and emergency management initiatives to reduce risk to life, health and safety, and property from natural hazards including high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

CM 3.3.1: Comply with FEMA regulations.

CM 3.3.2: Implement the Pinellas County Local Mitigation Strategy and participate in the Working Group.

CM 3.3.3: Participate in the development and implementation of the Pinellas County Post Disaster Redevelopment Plan.

CM 3.3.4: Assess infrastructure with repeated storm damage for removal, relocation or structural modification.

CM 3.3.5: Develop a local Post Disaster Redevelopment Plan.

CM 3.3.6: Continue to monitor all current and credible sea level rise data and potential impacts of sea level rise on coastal system natural resources. Evaluate and update the resource protection standards of the Land Development Code and the Comprehensive Plan based on this data to protect resources and reduce risk to life, health and safety, and property.

CM 3.3.7: Collaborate with the State, County, Forward Pinellas, and Tampa Bay Regional Planning Council to develop strategies to respond to sea level rise.

CM 3.3.8: Through implementation of the Land Development Code, continue to ensure that development and redevelopment in the City will be consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60 including floodproofing and storm surge protection.

CM 3.3.9: Participate in the National Flood Insurance Program Community Rating System.

CM 3.3.10: Require new development, redevelopment, and infrastructure to use best flood prevention/mitigation practices to address the impacts of sea level rise through Land Development Code regulations.

CM 3.3.11: New mobile home parks will provide on-site shelter space Evaluate and amend the Land Development Code to establish design and locational standards for on-site shelters.

CM 3.3.12: Evaluate and consider implementation and incentives to encourage floodproofing and wind mitigation improvements to existing structures.

CM 3.3.13: Evaluate increasing minimum base flood elevation standards for consistency with Pinellas County.

CM 3.4: Direct population concentrations away from known or predicted coastal high hazard areas.

CM 3.4.1: Restrict the infill of vacant parcels in the Coastal High Hazard Area to 5 dwelling units per acre when a shelter deficit is demonstrated for a Category 3, or higher, hurricane. In lieu of this limitation, the City may allow development up to the current maximum allowed by the existing Future Land Use Map designation of the parcel subject to Hurricane Shelter Impact mitigation and CHHA design standards of the City's Land Development Code.

CM 3.4.2: Implement bonus densities tied to transfers of development rights for properties located within the Coastal High Hazard Area to property not located within the Coastal High Hazard Area.

CM 3.4.3: Require the removal, relocation or structural modification in accordance with current codes of any structure damaged more than 50% of its appraised value during a coastal storm.

CM 3.4.4: Current and credible sea level rise data should be considered when evaluating future land use amendment applications.

CM 3.4.5: Research and consider implementing tax incentives associated with voluntary conservation easements which would limit/prohibit rebuilding structures damaged by coastal flood events in vulnerable areas.

CM 3.5: Establish procedures for conducting post event damage assessments based on FEMA standards.

CM 3.5.1: Establish damage assessment teams to consist of the Building Director, Fire Chief and other qualified City of Tarpon Springs personnels, and other qualified residents or individuals.

CM 3.5.2: Coordinate damage assessment and recovery operations with Pinellas County Emergency Management.

CM 3.5.3: Institute immediate emergency repair and emergency cleanup actions needed to protect the public health and safety following a natural disaster.

CM 3.5.4: Institute long term restoration and redevelopment activities in accordance with the Pinellas County Post Disaster Redevelopment Plan.

CM 3.6: Ensure the health and safety of all residents and their pets in an evacuation event through education and coordination with Pinellas County Emergency Management.

CM 3.6.1: Coordinate with Pinellas County Emergency Management and Pinellas County Schools when new facilities are constructed that may be utilized for shelter space in the event of an evacuation.

CM 3.6.2: Provide early and annual notification to residents of the availability of pet friendly shelters within Pinellas County and requirements to pre-register at the beginning of hurricane season.

CM 3.6.3: Coordinate with Pinellas County Emergency Management to secure funding to establish a certified hurricane evacuation shelter in City limits.

QUALITY OF LIFE

The Conservation, Recreation/Open Space, and Lifelong Learning Elements (formerly Public Schools) correspond and align with the following Goals from the "Quality of Life" Focus Area of the Strategic Plan:

- ⇒ **GOAL B.1:** Water Quality Protection (Rivers, Bayous, and Beaches).
- ⇒ **GOAL B.2:** A Healthy Tree Canopy.
- ⇒ **GOAL B.3:** A safe, pedestrian-friendly community.

CON

CONSERVATION ELEMENT

The natural environment serves many vital functions and contributes to quality of life. A healthy ecological system improves the community's air and water quality; helps minimize flooding; offers unique character; and provides natural resources. Responsible planning decisions are essential to protect natural resources and promote resiliency from natural disasters and human-made impacts. The Conservation Element establishes goals, objectives, and polices to guide decision-making to protect natural resources.

The Conservation Element addresses the conservation, use, and protection of natural resources, including air, water bodies, water recharge areas, wetlands, soils, beaches, shores, flood plains, fisheries and wildlife, and other natural and environmental resources. The Conservation Element also addresses energy conservation, and establishes goals, objectives, and policies that support energy conservation for the city and its residents.

Strategic Plan Alignment

The revised Conservation Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.1:** Maintain stormwater action plan for environmental cleanliness for waterways.
- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.1.3:** Minimize impact of wastewater on the environment.
- ⇒ **Objective B.1.4:** Maintain navigable river and waterways.
- ⇒ **Objective B.2.2:** Reduce urban heat islands and increase shade tree plantings.
- ⇒ **Objective B.2.3:** Assess and amend tree preservation ordinances.

2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Coastal Management goals, objectives, and policies moved to a separate element.
- ⇒ Removal of duplicative policies.
- ⇒ Removal of '9J-5' references.

Goals, Objectives, and Policies

CON 1: PROTECT, CONSERVE, AND MANAGE NATURAL RESOURCES AND ECOSYSTEMS, VEGETATIVE COMMUNITIES, AND SPECIES OF CONSERVATION CONCERN.

CON 1.1: Protect, conserve, restore, and manage natural ecosystems, native vegetative communities, and native wildlife species and habitat.

CON 1.1.1: Identify and delineate natural ecosystems, native vegetative communities and native wildlife habitats and corridors in the Parks and Recreation Master Plan.

CON 1.1.2: Continue to designate significant natural areas as the preservation future land use category during the development review process.

CON 1.1.3: Coordinate with Pinellas and Pasco counties and other applicable state and federal agencies regarding ecological corridors, greenway systems, and the impact of land development on ecosystems.

CON 1.1.4: Incorporate pest best management practices and implement policies for vegetation management and pollinator conservation in City Operation and Maintenance procedures.

CON 1.1.5: Require City projects to:

- Protect and enhance native species and intact habitat.
- Meet Florida Friendly Landscaping ™ standards.

CON 1.1.6: Evaluate the feasibility of regulatory techniques or incentives to help close gaps in the ecological greenway system and protect species of concern.

CON 1.1.7: Prohibit the destruction of threatened and endangered species through the protection of their habitat.

CON 1.1.8: Designate properties eligible for acquisition through Federal, State, and Regional programs to advance conservation goals.

CON 1.2: Utilize the Land Development Code to ensure site development maintains or improves existing ecosystems, native wildlife species, and native vegetative communities.

CON 1.2.1: Continue to require in the Land Development Code, the removal of ecologically undesirable non-native vegetation from development sites.

CON 1.2.2: Require the preservation of native vegetation during site development through Land Development Code standards.

CON 1.2.3: Evaluate and revise existing Land Development Code regulations related to wetlands protection, preservation of open space, planned development performance zoning, transfer of development rights, buffers and setbacks, tree protection, clustering of units within the least environmentally-sensitive areas, and other techniques to advance conservation goals.

CON 1.2.4: Require the use of xeriscape and other water saving landscaping alternatives for new development in the Land Development Code.

CON 1.2.5: Require signage at boat ramps, marinas, bayous and channels to warn of the effect of poor boating practices on marine grass beds and manatees.

CON 1.2.6: Evaluate and amend the Land Development Code to establish performance zoning techniques to preserve open space and natural habitat areas.

CON 1.2.7: Require development to preserve endangered and threatened species habitats.

CON 1.3: Protect, conserve, and restore surface and ground waters.

CON 1.3.1: Restrict land development that degrades the City's surface and groundwater resources.

CON 1.3.2: Regulate unmonitored withdrawal of groundwater and coordinate the regulation of unmonitored groundwater withdrawal with the Water Management District (SWFWMD).

CON 1.3.3: Coordinate with Pasco County to monitor the development of the upper Anclote River watershed.

CON 1.3.4: Coordinate with Pinellas County to improve environmental quality of the Lake Tarpon Management Area.

CON 1.3.5: Prohibit land use amendments that will adversely impact water quantity and quality.

CON 1.3.6: Enforce SWFWMD mandatory water restrictions during emergency situations or as otherwise adopted by SWFWMD.

CON 1.3.7: Coordinate with Pinellas and Pasco Counties to implement the Anclote River Watershed Management Master Plan.

CON 1.3.8: Cooperate with the Pinellas and Pasco counties, FDEP, SWFWMD, the Tampa Bay Estuary Program and other local governments to protect, restore and enhance surface waters and the dependent habitats and resources.

CON 1.4: Protect and improve the function of all wetlands and areas of significant upland habitat as defined in Future Land Use Element.

CON 1.4.1: Preserve and enhance all remaining wetlands during the development review process. On-site wetland alterations that result in a net gain of wetland habitat may be permitted.

CON 1.4.2: Continue to require a minimum 30 foot aquatic lands setback through the Land Development Code regulations.

CON 1.4.3: Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code.

CON 1.4.4: Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to assess natural systems/biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts.

CON 1.4.5: Wetlands that are not designated as "Preservation" or "Recreation Open Space" on the Future Land Use Map require a future land use amendment to either of these two designations prior to issuance of any construction permits for adjacent upland development.

CON 1.5: Minimize direct stormwater runoff into the Gulf of Mexico, Anclote River, bayous and other open bodies of water.

CON 1.5.1: Adopt and implement the updated City of Tarpon Springs Stormwater Manual standards.

CON 1.6: Reduce the number of soil erosion activities.

CON 1.6.1: Restrict off-roading on relic sand dunes.

CON 1.6.2: Monitor soil erosion problems during construction activities and enforce violations.

CON 1.6.3: Revise the Land Development Code to require the utilization of soft shoreline stabilization techniques or a combination of an upland retaining wall with soft shoreline techniques along the Gulf of Mexico, St. Joseph Sound, Anclote River and Bayou shorelines as alternatives to seawall construction. Man-made canals, the historic seawall providing public access around Spring Bayou, and properties with existing seawalls on both sides shall be exempt from this requirement.

CON 1.6.4: Require sites to be suitable in terms of soil types for the development proposed.

CON 1.6.5: Restrict the use of fill and require the use of pilings in designated conservation areas, FEMA Velocity and Coastal AE zones.

CON 1.7: Protect and enhance the urban and natural tree canopy to reduce stormwater runoff, improve air quality, decrease urban heat island effects, and provide shade and habitat.

CON 1.7.1: Implement a tree canopy loss preservation policy in lieu of pay and go tree management, maintain and manage the City's tree inventory, and establish an urban forestry management program.

CON 1.7.2: Evaluate and implement programs and incentives to maximize and enhance the City's urban and natural tree canopy.

CON 2: PROMOTE AND APPLY ENVIRONMENTALLY SUSTAINABLE PRINCIPLES, PROGRAMS AND PRACTICES THAT SUPPORT A MORE RESILIENT COMMUNITY.

CON 2.1: Reduce energy consumption and waste.

CON 2.1.1: Evaluate incentives and guidelines for homeowners and businesses to install solar power/heating and other renewable energy sources.

CON 2.1.2: Evaluate incentives and guidelines or green building that conserves natural resources and reduces monthly operating costs.

CON 2.1.3: Consider incentives for LEED (Leadership in Energy and Environmental Design) conscious projects.

CON 2.1.4: Evaluate the Historic Preservation Design guidelines to allow the rehabilitation of existing historic structures to utilize energy efficient materials as long as the historic integrity of the structure is maintained.

CON 2.1.5: Develop and implement guidelines for a City-wide renewable energy plan.

CON 2.1.6: Expand the City-wide energy efficiency program.

CON 2.1.7: Evaluate additional opportunities for adaptive reuse of existing structures.

CON 3: IMPROVE AIR QUALITY TO PROTECT PUBLIC HEALTH AND THE ENVIRONMENT.

CON 3.1: Coordinate with the County on the implementation of air pollution control programs.

CON 3.1.1: Enforce vehicle emission standards in conjunction with Pinellas County.

CON 3.2: Improve public awareness of air quality issues.

CON 3.2.1: Support an air quality public information program.

CON 3.3: Reduce transportation-related air quality impacts.

CON 3.3.1: Transition to a no/low emission City fleet.

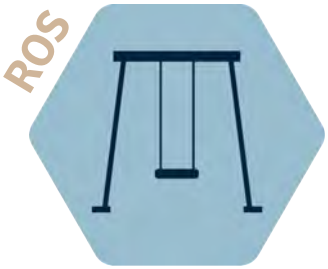
CON 3.3.2: Provide feasible alternatives to single-occupancy combustion engine vehicle travel to reduce emissions.

CON 3.3.3: Promote and incentivize public transit use, ride-sharing, walking, cycling, and other forms of transportation that reduce emissions.

CON 3.3.4: Promote development patterns that reduce vehicle miles (VMT) traveled through location efficiency and mixed-use development.

CON 3.3.5: Promote and incentivize electric vehicle infrastructure in public and private developments.

Page left intentionally blank.



RECREATION/OPEN SPACE ELEMENT

Tarpon Springs offers a variety of quality parks and recreation facilities to its residents. These existing amenities contribute to the overall health and quality of life of residents and visitors. Ensuring the City continues to provide, expand, and enhance these assets is essential.

The updated policies of the Recreation/Open Space Element direct the City to develop a comprehensive parks and recreation master plan to ensure all recreation needs are met or will be met, as well as program future parks and recreation facilities. Additionally, these policies address level of service by proximity/accessibility to parks and recreation facilities, rather than the traditional measurement of types of facilities, such as the minimum number of baseball fields based on population.

Strategic Plan Alignment

The revised Recreation/Open Space Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.1.4:** Maintain navigable river and waterways.
- ⇒ **Goal D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place".
- ⇒ **Objective D.3.2:** Identify unmet needs of daily living within the city and develop strategies to address those needs.

2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Simplification and clarification of policy language for ease of reader.
- ⇒ Removal of policies that are no longer applicable or are duplicative.
- ⇒ New policy to direct the City to develop a comprehensive parks and recreation master plan.
- ⇒ New policies utilizing proximity/accessibility level of service rather than traditional facilities level of service, which is intended to be implemented once the parks and recreation master plan is complete.
- ⇒ New policies directing the city to seek funding for active transportation network, identifying environmentally sensitive lands, ADA accessibility to parks and recreation facilities, and the consideration of intergenerational facilities.

Goals, Objectives, and Policies

ROS 1: ENSURE THE DEVELOPMENT, PROVISION, PROTECTION, AND MAINTENANCE OF A COORDINATED, EFFICIENT AND ACCESSIBLE SYSTEM OF PUBLIC AND PRIVATE PARKS AND FACILITIES WHICH MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS AND VISITORS.

ROS 1.1: Sustain existing public parks and recreation lands and facilities.

ROS 1.1.1: Publicly owned land designated as Recreation/Open Space on the Future Land Use Map shall be protected and conserved.

ROS 1.1.2: Maintain all existing dedicated public parklands. The sale, lease or donation of parkland for any purpose other than recreation shall require approval through referendum.

ROS 1.1.3: The City shall not vacate any rights of way and/or easements that provide shoreline access or vistas.

ROS 1.1.4: Maintain the North Anclote Nature Park in accordance with the North Anclote River Park Management Plan.

ROS 1.1.5: Work with Pinellas County School Board to maintain existing leases and to develop dual use facilities.

ROS 1.1.6: Evaluate the effects of micromobility (scooters, e-bikes, e-skateboards, etc.) and the potential impacts on parks facilities in the parks and recreation master plan.

ROS 1.2: Avoid future park deficiencies by addressing parks needs associated with future population and economic growth.

ROS 1.2.1: Fund and prepare a parks and recreation master plan, including assessment of current and future needs and priorities; establishment of updated facility and parkland level of service standards; and planning for capital, programming, and operational investments in the parks and recreation system based on identified priorities. This effort shall consider public input gathered during the 2022 Comprehensive Plan update, summarized in "Local Trends" section of data and analysis. Upon adoption, the master plan policies will supersede the levels of services standards in Policies 1.2.2, 1.2.3, and 1.2.4.

ROS 1.2.2: Provide additional facilities to meet the following Level of Service standards:

Access Level of Service Standards

Facility Type	Access Level of Service Standard
Mini-Park or Neighborhood Park	1/2 or 1/4 mile or less from existing residential development
Community Park	3 miles or less from existing residential development

The city may include private recreation facilities, regional and community parks in the calculations for level of service standards.

ROS 1.2.3: Maintain the following Level of Service Standard for recreation facilities:

Facilities Level of Service Standards

Facility Type	Level of Service Standard
Baseball	1 Diamond / 6,750 Persons
Basketball	1 Court / 2,600 Persons
Boat Launching	1 Boat Ramp / 6,750 Persons
Football/Soccer	1 Field / 3,333 Persons
General Play	1 Equipped Play Area / 1,250 Persons
Little League Baseball	1 Field / 5,000 Persons
Nature Study	1 Mile of Trail / 10,000 Persons
Softball	1 Field / 10,000 Persons
Tennis	1 Court / 2,000 Persons
Volleyball	1 Court / 6,000 Persons

ROS 1.2.4: Maintain the following Level of Service Standards for recreation park land acreage needs:

Facilities Level of Service Standards

Recreation Site	Level of Service
Mini-Park	0.8 Acres / 1,000 Persons
Neighborhood Park	1.0 Acre / 1,000 Persons
Community Park	1.5 Acre / 1,000 Persons

ROS 1.2.5: Locate future facilities to meet level of service standards adopted herein.

ROS 1.2.6: Update the Parks and Recreation Service impact fee to reflect amended Level of Service and needs analysis from the parks and recreation master plan.

ROS 1.2.7: Establish requirements in the land development code for new residential subdivisions to provide for recreation and open space.

ROS 1.2.8: Evaluate and consider building a public aquatic facility as a part of the parks and recreation master plan.

ROS 1.2.9: Seek grant and other funding sources to establish and expand the city's parks and recreation facilities and amenities.

ROS 1.3: Increase recreational opportunities for bicyclists, skaters and pedestrians by enhancing and expanding the trail and sidewalk network within the city.

ROS 1.3.1: Coordinate with Forward Pinellas in the design and construction of extensions and modifications to the Pinellas Trail to form a multimodal network.

ROS 1.3.2: Seek grant and other funding sources to establish and expand the active transportation network within the City.

ROS 1.4: Promote asset-based economic development through eco-tourism and cultural tourism.

ROS 1.4.1: Advocate programs, policies and partnerships between City and commercial recreation providers that assist in promoting economic development through eco-tourism.

ROS 1.4.2: Incorporate asset-based cultural heritage connections into parks in support of the City's Strategic Plan as part of the parks and recreation master plan.

ROS 1.5: Preserve environmentally sensitive lands and lands that support threatened or endangered species for passive recreation.

ROS 1.5.1: As part of the parks and recreation master plan process, evaluate and identify environmentally sensitive and scenic areas to preserve passive recreational uses. This effort shall be coordinated with land acquisition and conservation/preservation policies in the Coastal Management and Conservation Elements and consider outcomes from the city parks and recreation master plan.

ROS 1.5.2: Evaluate the development of an environmental lands protection list and opportunities for conservation easements.

ROS 1.5.3: Update the Land Development Code to require conservation easements, or an appropriate Future Land Use Map amendment, as a condition of approval during development review processes to protect environmental lands in perpetuity.

ROS 1.6: Improve equitable accessibility to parks and recreation facilities for all.

ROS 1.6.1: Provide access for disabled persons at all public parks and recreational facilities in accordance with the Florida Building Code and the Federal Americans with Disabilities Act of 1990, and as amended.

ROS 1.6.2: Consider inclusive and intergenerational recreation spaces and opportunities in the development of the park and recreation master plan.

HAPPY EASTER!
Ladder to the Moon
Take Home Smore Books
SUN FLOWER LION
IT'S SO QUIET
CHANGE SAYS
TEDDY TALKS
Circle Round

LIFELONG LEARNING ELEMENT

The lifelong Learning Element replaces the Public Schools Element, which is no longer required. Recognizing the importance of education to the well-being of residents and the local economy, the City has re-imagined the former Public Schools Element to address workforce and continuing education in addition to coordination with the Pinellas County School District.

Strategic Plan Alignment

The revised Lifelong Learning Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective D.1.1:** Evaluate economic challenges of redevelopment and develop an asset-based economic strategy for the City.
- ⇒ **Objective D.3.2:** Identify unmet needs of daily living within the City and develop strategies to address those needs.

2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Removal of '9J-5' references.
- ⇒ New policy addressing coordination in changes to school facilities.
- ⇒ New objective and policies incorporating sustainability and location efficiency of educational facilities.
- ⇒ New policies addressing coordination with both public and private schools and local government.
- ⇒ New goal, objectives, and policies addressing workforce development and equitable access to education.

Goals, Objectives, and Policies

LL 1: COORDINATE WITH PUBLIC AND PRIVATE SCHOOLS AND OTHER PARTNERS ON THE DEVELOPMENT OF EDUCATIONAL FACILITIES THAT ENCOURAGE SUSTAINABLE COMMUNITIES, COHESIVE NEIGHBORHOODS, AND COMMUNITY BUILDING.

LL 1.1: Collaborate with the School District and partner local governments to ensure coordination of schools planning with local land use planning and development. Implement the Public Schools Interlocal Agreement with the Pinellas County School District (School District) and other partners.

LL 1.1.1: Consider population and school enrollment projections in land use and capital investment decisions.

LL 1.1.2: Continue population and school enrollment projections in land use and capital investment decisions.

LL 1.1.3: The City shall inform the School District in advance of infrastructure projects that will restrict vehicular, bicycle, or pedestrian accessibility to public schools with sufficient time for School District review and comment.

LL 1.1.4: The School District must notify the City of the need for on site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools within the City's jurisdiction. The School District and the City will coordinate on any off-site improvements.

LL 1.1.5: Partner with the School District, local government, other public and private schools and partners to coordinate the development of educational facilities and land use plans, development approvals and other capital facilities.

LL 1.1.6: The School District must notify the City of proposed school facility changes including new construction, remodeling, renovations, closures or changes in the type of school.

LL 1.2: Collaborate with the School District and other public and private partners to encourage cohesive and sustainable development.

LL 1.2.1: Collaborate with partners in the planning, location and development of educational facilities, and in the evaluation of potential school closures, significant school renovations, and school site selections before land acquisition or disposal.

LL 1.2.2: Educational facilities must be compatible with the present and projected use of surrounding properties and community infrastructure, resources, and assets.

LL 1.2.3: Explore opportunities to collocate school facilities with mutually supportive public facilities and activities.

LL 1.2.4: Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

LL 1.2.5: Industrial education facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

LL 1.2.6: Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the City of Tarpon Springs Comprehensive Plan.

LL 1.2.7: For new sites, additional facilities, or redevelopment projects, consistency with the Comprehensive Plan may be conditioned.

LL 1.2.8: Coordinate with the School District for emergency and operations.

LL 1.2.9: Support the School District's commitment to sustainable design and operations.

LL 1.2.10: The City and School District shall strive to plant more trees in and around school grounds in order to reduce heat islands.

LL 2: COLLABORATE WITH THE SCHOOL DISTRICT, ST. PETERSBURG COLLEGE AND OTHER PUBLIC AND PRIVATE PARTNERS TO ENSURE EQUITABLE ACCESS TO EDUCATIONAL FACILITIES AND WORKFORCE DEVELOPMENT OPPORTUNITIES FOR ALL.

LL 2.1: Collaborate with partners to address socioeconomic barriers to education and workforce opportunities.

LL 2.1.1: Make strategic investments to connect people with education and training opportunities for at-risk communities, including:

- Low-income workers;
- Persons with disabilities;
- Older residents;
- Veterans;
- Parents with young children; and
- Formerly incarcerated persons.

LL 2.2: Collaborate with partners to provide safe and efficient physical access to education facilities and workforce development.

LL 2.2.1: Participate with local and regional committees and task forces to coordinate safe, equitable access to education and training opportunities.

LL 3: MAINTAIN A HIGHLY-TRAINED AND WELL-EDUCATED LOCAL WORKFORCE THAT EFFECTIVELY COMPETES FOR EMPLOYMENT, MEETS THE NEEDS OF BUSINESSES, AND INCREASES OPPORTUNITIES FOR SOCIAL MOBILITY.

LL 3.1: Collaborate with public and private partners to develop a diversely-skilled workforce that meets existing and anticipated business needs.

LL 3.1.1: Work with schools, St. Petersburg College, the library, other educational institutions, community-based organizations, businesses, labor unions, and other government partners to:

- Provide training in "soft-skills" and vocational skills, daycare, and other services that enable people to enter the workforce and earn a living wage.
- Support educations and training programs that provide pathways to successful employment.
- Develop and expand education and training programs targeted to the needs of local businesses and City government.

LL 3.2: Enable the City's youth to access quality education and compete in the global economy.

LL 3.2.1: Strengthen the relationship with Pinellas County Public Schools to provide safe locations for children and youth to learn, explore, and connect with other educational, workforce, and personal development opportunities.

LL 3.2.2: Support youth-based job-training opportunities that provide classes, coaching, and the development of skills leading to jobs with livable wages.

LL 3.2.3: Foster collaborations that connect youth and young adults to internships and other education and training opportunities.

LL 3.2.4: Support programs that help people who have dropped out or are at risk of dropping out of high school to achieve education, personal, and employment goals.

LL 4: IMPROVE THE SAFETY OF STUDENTS AS THEY ACCESS PUBLIC SCHOOL FACILITIES.

LL 4.1: Collaborate with the School District and other local governments to promote safe access for students to public school facilities.

LL 4.1.1: Participate on Forward Pinellas' School Transportation Safety Committee (STSC) to identify locations within the County where student safety is a concern, and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.

LL 4.1.2: Consider implementation of recommendations from the STSC that affect its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action, to support student access to public schools in a manner that both improves student.

LL 4.1.3: Cooperate with School District initiatives that implement STSC recommendations for modifications to a school campus.

LL 4.1.4: Determine the priority for construction of those sidewalks, crosswalks, bicycle paths, and other improvements that help to provide continuous access to public schools for pedestrians and bicyclists, in the capital improvements program.

LL 4.1.5: For new development or redevelopment within a two-mile radius of any existing or planned public school facility, the City may require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36(5), F.S.

LL 4.1.6: When available, the City shall apply for Safe Routes to School grants in order to close any sidewalk gaps in proximity to schools.

LL 4.1.7: Consider connecting Disston Avenue to provide a direct, efficient connection to St. Petersburg College.

CULTURE, HERITAGE, & PRESERVATION

The Historic and Cultural Resources Element directly corresponds and aligns with the following Goals from the "Culture, Heritage and Preservation" Focus Area of the Strategic Plan:

⇒ **GOAL C.1:** Protect the city's unique cultural heritage and identify

⇒ **GOAL C.2:** SMART growth and redevelopment that incorporates historic community characteristics

HISTORIC & CULTURAL RESOURCES ELEMENT

Historic resources provide a physical link to past human activity. “Historic resources” are also “cultural resources”, but the term “cultural resources” has broader application that extends to expressions of living culture. Tarpon Springs has a wealth of historical and cultural resources, including individual buildings, archaeological sites, a National Register of Historic Places (~~NHRP~~NRHP) downtown district, the Greektown ~~NHRP~~ NRHP Traditional Cultural Property district, a local historic district, two ~~NHRP~~ NRHP listed cemeteries, and enduring cultural practices rooted in the community’s history. Tarpon Springs cultural resources contribute to local identity and sense of place, establish continuity with the past, and provide opportunities for greater understanding of human history and its relationship to the present. Continued identification, evaluation, preservation, and interpretation of historic and cultural resources is vital to maintain the diverse qualities that set Tarpon Springs apart from other communities.

Historic resources are finite: their loss is irretrievable and irreversible. The Historic and Cultural Resources Element seeks to:

- Establish goals, objectives and policies to preserve and protect cultural resources for current and future generations.
- Provide for the establishment of regulatory and administrative procedures to review and mitigate the impacts of development activities on cultural resources.
- Allow for the development of programs to support and incentivize preservation.
- Promote education about the city’s cultural resources, and the value of their continued preservation.

Strategic Plan Alignment

The revised Historic and Cultural Resources Element aligns with the following goals and objectives of the City’s Strategic Plan:

⇒ **Objective C.1.1:** Market and promote the rich cultural heritage, resources, and diversity of the City.

⇒ **Objective C.1.2:** Create a plan to connect the cultural footprint throughout the City.

⇒ **Objective C.1.3:** Seek grant opportunities to preserve the culture and rich heritage.

⇒ **Objective C.2.1:** Incorporate culture, heritage and preservation into sustainability planning.

⇒ **Objective C.2.2:** Strengthen the comprehensive and land use regulations with stronger adherence to historic community characteristics.

2023 Update Summary

Updates to the goals, objectives and policies address:

⇒ Expanded to include cultural resources.

⇒ New goal to recognize the diversity of cultural traditions and foster artistic expression.

⇒ New policies to encourage additional preservation plans and regulatory tools.

⇒ New policies to consider additional incentives for preservation.

⇒ New policy to implement the Adaptation and Resiliency Plan for the Historic District and Greektown.

⇒ Updated references.

⇒ Removal of ‘9J-5’ references.

Goals, Objectives, and Policies

HIS 1: IDENTIFY, PRESERVE, AND PROTECT ARCHITECTURAL, HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES.

HIS 1.1: Update historic, archaeological, and cultural resource surveys, ordinances, guidelines and databases.

HIS 1.1.1: Continue to update the original Historic Site Inventory.

HIS 1.1.2: Prepare new Florida Master Site File/Historical Site Inventories for previously undocumented properties as they become 50 years old.

HIS 1.1.3: Continue to use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Standards for Review codified in the Land Development Code, and the City of Tarpon Springs Historic District Design Review Guidelines Manual in the Certificate of Appropriateness process.

HIS 1.1.4: Continue to pursue ongoing grant funding to fulfill the goals, objectives and policies of this Element.

HIS 1.1.5: Integrate Florida Master Site Files into the City's public-facing Geographic Information System.

HIS 1.1.6: Evaluate Comprehensive Zoning and Land Development Code regulations to identify revisions to better support the goals, objectives and policies of this Element.

HIS 1.2: Protect against demolition of significant sites throughout the City by increasing the number of designated historic and cultural resources.

HIS 1.2.1: Study the eligibility of individual archaeological, historic, and cultural resources for listing in the local or National Register of Historic Places.

HIS 1.2.2: Protect historic and cultural resources and sites outside of local or National Register Historic District through designation as an historic site or landmark.

HIS 1.3: Consider designation of new historic districts in the City where community support is demonstrated and apply context-sensitive guidelines for preservation.

HIS 1.3.1: Consider historic designation of neighborhoods that have been documented by a comprehensive historic and architectural survey.

HIS 1.3.2: Encourage the development of community-driven plans for historic districts to guide future preservation and complimentary development.

HIS 1.3.3: Consider the use of neighborhood conservation overlay districts to apply preservation guidelines specific to the area.

HIS 1.4: Preserve historic, archaeological, cultural. architectural and ecological resources.

HIS 1.4.1: In the event of any annexation of land, the City shall determine if the area includes any historic, archaeological, cultural ~~and~~ architectural, and ecological resources to be preserved.

HIS 1.4.2: Apply preservation policies and ordinances in the review of proposed land development activities involving historic structures, sites, and districts.

HIS 1.4.3: Review building permit and redevelopment requests that affect historic structures, sites, and districts in accordance with the exemptions permitted by the Florida Building Code and Federal Emergency Management Agency (FEMA).

HIS 1.4.4: Maintain City historic property in accordance with the Secretary of the Interior's standards.

HIS 1.5: Protect archaeological sites through the Land Development Code.

HIS 1.5.1: Institute density transfers in conjunction with preservation easements for archaeological sites.

HIS 1.5.2: Require mitigation of archaeological sites prior to land development activities if avoidance is not feasible.

HIS 1.5.3: Consider developing an archaeological probability determination policy for use in the review of proposed land development activities.

HIS 1.6: Preserve historic and ~~architectural~~ cultural resources by integrating historic preservation best practices into local emergency management.

HIS 1.6.1: Continue to update and maintain the Florida Master Site File Inventory in order to keep current data on structures and sites in the Historic District.

HIS 1.6.2: Historic and cultural preservation principles will be considered in the hazard mitigation and emergency management planning processes.

HIS 1.6.3: Develop an expedited Certificate of Appropriateness review process for the repair/restoration of historical resources in the event of an emergency or disaster.

HIS 1.6.4: Prepare emergency response plans for individual City-owned historic resources.

HIS 1.6.5: ~~Implement~~ Adopt and implement the Adaptation and Resiliency Plan for the Downtown Historic District and Greektown Historic District~~, hereby adopted by reference~~.

HIS 1.7: Provide incentives and programs to encourage the protection and restoration of significant historic and cultural resources.

HIS 1.7.1: Consider implementation of a façade grant program for designated historic structures.

HIS 1.7.2: Consider and evaluate the establishment of a grant program to assist lower-income residents with repair and restoration of designated contributing and contributing-altered structures.

HIS 2: INCREASE PUBLIC AWARENESS OF AND EDUCATION ABOUT ~~OF~~ THE HISTORIC PRESERVATION PROCESS.

HIS 2.1: Provide education on protection of historic, cultural, and archaeological resources.

HIS 2.1.1: Conduct public information campaigns to increase awareness of historic preservation procedures and programs.

HIS 2.1.2: Develop and maintain a list of historic properties that are threatened by demolition through neglect.

HIS 2.1.3: Develop programming to inform the public about historic preservation issues within the City.

HIS 2.1.4: Continue and expand landmark signage and plaque program to increase public awareness of historic and cultural resources, and seek partners to implement the plan.

HIS 2.1.5: Develop historic and cultural interpretive programs to engage visitors and residents.

HIS 2.2: Develop a program to promote historic and cultural tourism as part of the asset-based economic strategy.

HIS 2.2.1: Consider designating significant scenic open spaces and parks within the city, including, but not limited to Craig Park, Tarpon Avenue, Spring Bayou, Whitcomb Bayou, Sunset Beach, and Dorsett Park and develop corresponding preservation and/or development regulations within the Historic Preservation Ordinance.

HIS 2.2.2: The City shall utilize street furniture, lighting, signage, and landscaping to enhance historic areas.

HIS 2.2.3: Work with Pinellas County Historic Preservation ~~Board~~ Commission, Tarpon Springs Area Historical Society and other partners to develop walking tours and/or other forms of visitor engagement with the City's historic assets.

HIS 3: RECOGNIZE THE DIVERSITY OF CULTURAL TRADITIONS AND FOSTER ARTISTIC EXPRESSION TO ENRICH QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

HIS 3.1: Support and raise awareness of the diverse, evolving cultural heritage of the City.

HIS 3.1.1: Permit ~~arts and~~ cultural events, celebrations, programs, and exhibits at City buildings, outdoor spaces, and parks.

HIS 3.1.2: Equitably support ~~cultural~~ arts programs and access to these resources for all ages, incomes, and abilities throughout the City.

HIS 3.2: Use art and design in public spaces to enhance sense-of-place.

HIS 3.2.1: Prepare a Public Art Master Plan to identify opportunities and locations for public art and establish priorities.

HIS 3.2.2: Encourage input from the community in which public art is to be located before creating or consolidating plans.

INFRASTRUCTURE

The Utilities and Capital Improvements Elements correspond and align with the following Goals from the "Infrastructure" Focus Area of the Strategic Plan:

- ⇒ **GOAL A.1:** A City-Wide Clean Energy Program
- ⇒ **GOAL A.2:** A Comprehensive Infrastructure Master Plan
- ⇒ **GOAL A.3:** Environmental Impact Preparedness

U

UTILITIES ELEMENT

The Utilities Element covers the City's planning for potable water distribution, wastewater collection, stormwater runoff handling, and disposal of solid waste. The City 's capacity to serve its current and future citizen populations with respect to all four of these public facilities is intact and in fact, exceeded. The City's citizens are to be commended for individually responding to the need to reduce per capita demand for services, notably through participation in water conservation, reclaimed water use, and solid waste reduction. The challenge that will define planning going forward is the condition and stability of infrastructure for service delivery. Water delivery, wastewater collection and stormwater handling/conveyance infrastructure systems are in some cases incomplete, but are primarily experiencing significant aging, similar to other older cities in Pinellas County. The approach to meeting this challenge involves:

- Continuing to strive for greater efficiency and stability of user impacts on a per capita basis;
- Investing in Citywide studies and master planning, both alone and in conjunction with other governmental entities;
- Pursuit of outside funding to augment and spread the burden of costs for facility maintenance and improvements;
- Programming and implementation of a capital program for proactive facility upgrades and replacements.

Strategic Plan Alignment

The revised Utilities Element aligns with the following goals and objectives of the City's Strategic Plan:

⇒ **Objective A.2.3:** Formalize a City-wide maintenance plan to improve the City's infrastructure.

⇒ **Objective B.1.1:** Maintain stormwater action plan for environmental cleanliness for waterways, streets, stormwater, sidewalks, drinking water, sewage, beaches and parks.

⇒ **Objective B.1.3:** Minimize impact of wastewater on the environment.

2023 Update Summary

Updates to the goals, objectives and policies address:

⇒ Language that is outdated due to changes in regulations, operations and entities.

⇒ Language that can be removed due to completed initiatives (a significant portion of the Utilities Element fits this category).

⇒ Replacement language that is updated to reflect current initiatives, regulations, studies and master planning.

⇒ Language that could be consolidated into fewer statements while maintaining intent.

⇒ Language that can be found elsewhere in the Comprehensive Plan.

Goals, Objectives, and Policies

U 1: PROVIDE SANITARY SEWER SERVICE TO MEET THE EXISTING AND FUTURE NEEDS OF THE SERVICE AREA POPULATION WITHOUT ADVERSE AFFECTS ON THE NATURAL ENVIRONMENT.

U 1.1: Provide the level of service necessary for proper wastewater treatment and disposal in order to ensure the protection of the City's citizens and the environment.

U 1.1.1: Adopt a level of service design standard for sanitary sewer of 100 gallons per capita per day (gpcd) consistent with the current wastewater capacity design standards adopted by the Florida Department of Environmental Protection (FDEP). This standard is established for the City of Tarpon Springs and shall be used in determining the availability of facility capacity and the demand created by new development.

U 1.1.2: Maintain service compliant with applicable state design standards as adopted by FDEP, and, evaluate the Land Development Code for consistency with those standards.

U 1.1.3: The City shall require developer participation to fund sewer system expansion when it is deemed necessary by the Public Services Department based upon an engineering review.

U 1.1.4: Provide a process and appropriate criteria for property located in the unincorporated areas of Pinellas County requiring City sewer service to annex into the municipal limits of the City.

U 1.1.5: Maintain the 5-Year wastewater treatment facility capacity analysis report to monitor and anticipate capacity.

U 1.2: Develop and implement a plan to improve the resiliency of critical wastewater facilities.

U 1.2.1: Utilize the results of the most recently completed City-wide vulnerability assessment and adaptation plan, as updated from time to time, along with other relevant information to prioritize and implement facility improvements to reduce the vulnerability of City wastewater facilities to flooding, sea-level rise, and hurricane damage.

U 1.2.2: The City shall consider siting future wastewater treatment facilities outside of the Coastal High Hazard Area to the extent practicable.

U 1.3: Repair, replace and rehabilitate aging wastewater infrastructure in a proactive manner.

U 1.3.1: Develop an updated 20-year wastewater capital facilities plan on a five year cycle, and, review and track goals and progress through the annual update of the Capital Improvements Program (CIP) and 5-year schedule.

U 1.3.2: The City shall continue to correct existing sewer line and manhole infiltration by the replacement or slip-lining of deficient sewer lines.

U 1.4: Continue to improve the efficiency of wastewater operations.

U 1.4.1: Utilize a proactive maintenance program and modern asset management system to minimize equipment downtime and reduce unscheduled maintenance.

U 1.4.2: Evaluate and incorporate new treatment, instrumentation, automation, and process control technologies into the wastewater treatment facility to ensure that the most current standards are met for Advanced Wastewater Treatment (AWT).

U 1.4.3: Continue to evaluate and explore options for energy efficiency and alternative energy options in wastewater operations, including the electrification of the vehicle fleet and the use of solar energy where appropriate.

U 1.5: Coordinate the extension of the sewer system to meet future needs.

U 1.5.1: Maintain the 20-year wastewater capital facilities plan for planning of the sanitary sewer collection system, and, implement sound fiscal policies for funding in conjunction with the City's potable water system as provided under Goal 4 of this element.

U 1.5.2: Continue to evaluate funding options for implementation of septic to sewer projects according to the existing septic to sewer master plan and applicable funding sources.

U 1.6: Provide reclaimed water to the residents of the City in an efficient and financially feasible manner and continue to meet or exceed the Southwest Florida Water Management District's 75% reclaimed water utilization goal.

U 1.6.1: Reuse of treated wastewater shall be the preferred method of effluent disposal over surface water discharge.

U 1.6.2: The City shall require the extension of reclaimed water service lines to serve new development if it is feasible as determined by the Public Services Department.

U 1.7: Continue to provide sound fiscal management for the operation and maintenance of wastewater service in the City's service area.

U 1.7.1: Charge user fees to cover system operating costs and repayments of capital costs, and, allow for repair and replacement of existing facilities. Continue to evaluate new rate structures as necessary.

U 1.7.2: Set aside funds for repair and replacement of the wastewater system and prevent diversion of such funds to other uses.

U 1.7.3: Continue to seek financial support for the wastewater capital improvement program through grants administered by appropriate regional, state and federal agencies.

U 2: COLLECT AND DISPENSE OF SOLID WASTE IN AN EFFICIENT, FINANCIALLY FEASIBLE AND ENVIRONMENTALLY SAFE MANNER, AND REDUCE THE SOLID WASTE STREAM.

U 2.1: Continue to maintain adequate levels of service for the solid waste collection and disposal needs of existing and future populations.

U 2.1.1: Adopt a Level of Service (LOS) standard for solid waste of 1.3 tons per person per year consistent with the Pinellas County countywide LOS standard. This standard is established for the City of Tarpon Springs and shall be used in determining the availability of facility capacity and the demand created by new development.

U 2.2: Continue to develop collection and transport strategies which minimize costs and use optimally located waste transfer facilities.

U 2.2.1: Set standards for the provision of safe, sanitary and consistent solid waste collection service to all properties within the municipal limits. The City shall be the sole provider of solid waste and recycling disposal services within the municipal limits.

U 2.2.2: Collection services shall not be extended to properties outside the City limits unless sufficient capacity exists to serve the committed municipal area.

U 2.3: Continue to provide sound fiscal management for solid waste collection, transport, disposal and recycling.

U 2.3.1: Charge fees to customers to adequately cover system operating costs, repayments of capital costs and allow for repair and replacement of existing facilities.

U 2.3.2: Regularly evaluate and identify the need for improvements and additional capacity required to manage solid waste collection and transport.

U 2.3.3: Continue to explore and implement appropriate staging and hauling methods such as the use of compactors and similar technologies in order to introduce cost-saving efficiencies for both the City and the customer.

U 2.4: Continue a solid waste reduction and recycling program to conserve natural resources, minimize solid waste disposal needs and maximize the existing County disposal facilities' capacity and life.

U 2.4.1: Maintain a solid waste recycling program that includes collection of recyclable solid waste material and transport to appropriate facilities.

U 2.4.2: Explore methods for waste volume reduction that involve other local governments and non-governmental organizations to promote appropriate materials salvage, reuse and recycling programs in the City.

U 2.4.3: Continue and expand the City government recycling program to include waste volume reduction and waste reuse measures for City facilities, operations and construction projects.

U 2.4.4: Continue and expand the City's ongoing public education program involving all age groups and media venues, to provide for best waste stream reduction practices and optimal recycling participation.

U 2.5: Continue to coordinate with other local governments in the Countywide solid waste disposal program.

U 2.5.1: Continue to participate in the Pinellas County Solid Waste Disposal Recycling and Resource Recovery Programs.

U 2.5.2: Continue to participate on the Pinellas County Technical Management Committee.

U 2.5.3: Coordinate with Pinellas County and other local governments as needed to update identification of locations for staging and management of storm event debris.

U 3: PROVIDE AN EFFICIENT STORMWATER MANAGEMENT PROGRAM THAT ALLEVIATES CHRONIC FLOODING AND IMPROVES THE QUALITY OF STORMWATER DISCHARGING INTO LOCAL RECEIVING WATERS.

U 3.1: Maintain adequate levels of stormwater management service for existing and future populations.

U 3.1.1: The adopted Level of Service standard for stormwater retention facilities in open basins is the attenuation of the 25-year frequency storm, 24-hour duration. For facilities in volume-sensitive basins it is the net increase in runoff volume for the 100-year, 24-hour storm event . These standards shall be used in determining the availability of facility capacity and in determining the demand created by new development and redevelopment.

U 3.1.2: Maintain implementing land development regulations and accompanying technical specifications to provide specific standards and design guidance for development compliance with the level of service.

U 3.1.3: Continue City's policy to implement a regulatory stormwater program primarily through on-site retention of stormwater for new development, and, through appropriate conveyance restrictions to the City stormwater system for redevelopment. It is the City's policy to not invest in major geographic expansions of its existing City system to serve new development.

U 3.1.4: Require stormwater facilities to comply with Southwest Florida Water Management District (SWFWMD) regulations.

U 3.1.5: Ensure that the City's stormwater management regulatory program is coordinated with the City's floodplain management regulatory program.

U 3.2: Design and maintain a comprehensive Citywide stormwater management program for management of stormwater quantity and quality in the publicly maintained system.

U 3.2.1: Maintain and periodically update the Stormwater Action Plan that assesses flooding conditions and problem areas occurring within the City limits, and, provides conceptual solutions towards flood volume abatement and enhancement of water quality by utilizing treatment systems and best management practices.

U 3.2.2: Ensure that the Stormwater Action Plan includes a prioritized capital improvement plan for implementation and consideration in the City's annual adoption of the 5-year schedule of capital improvements.

U 3.2.3: Continue participation in and compliance with the National Pollutant Discharge Elimination System (NPDES) program to address abatement of water pollution resulting from stormwater runoff.

U 3.2.4: Continue active participation in the National Flood Insurance Program through the City's Floodplain Management Program for the purpose of recognizing flood prone areas and reducing flood damage and loss through the Community Rating System, repetitive loss designations and similar initiatives.

U 3.2.5: Participate in interlocal agreements and cooperative projects to evaluate and manage watersheds in which the municipal area of the City is located including the St. Joseph's Coastal Watershed, the Lake Tarpon Watershed, the Klosterman Bayou Watershed and the Anclote River Watershed.

U 3.2.6: Ensure that the City's regulatory framework (regulations and design manual) are updated as necessary to reflect new and revised data informing the City's stormwater action plan and watershed management.

U 3.2.7: Seek cooperative and grant funding from local, state, regional and federal sources and agencies to implement the stormwater action plan.

U 3.3: Maintain and, where possible, enhance City stormwater system infrastructure and operation to reduce the adverse effects of chronic and storm-related flooding events.

U 3.3.1: Continue to provide a program of regular maintenance of the City's stormwater management system to ensure maximum efficiency and performance.

U 3.3.2: Ensure that stormwater facility maintenance include measures to remove trash, sedimentation and other debris which impede flow, and, incorporate structural and non-structural measures to reduce or eliminate the discharge of oil, grease, heavy metals and other suspended particles into stormwater management systems.

U 3.3.3: Maintain a proactive enforcement program against illicit discharge of pollutants into and/or through stormwater conveyance systems, and, against private stormwater infrastructure that is not maintained in compliance with City standards.

U 3.3.4: Continue and expand the City's ongoing public education program involving all age groups and media venues, as the best way to achieve a pollutant-free conveyance of stormwater runoff in and from the City through the implementation of best management practices by its citizens.

U 3.3.5: Maintain and periodically update the City's stormwater utility fee to fund maintenance of the City's stormwater system and program. Consider update of the fee system through periodic analysis and application of the total impervious surface of individual properties to calculate the fee.

U 3.3.6: As regular maintenance warrants the planned repair and/or replacement of aging stormwater infrastructure, consider the installation of expanded and/or technologically advanced system components where advisable as opportunities arise.

U 3.4: Incorporate long-term sustainability and resiliency principles into the stormwater management program.

U 3.4.1: Incorporate appropriate low-impact development and green infrastructure principles and methods into the City's regulatory and public infrastructure stormwater programs.

U 3.4.2: The City shall require sodding and appropriate landscaping as components of the drainage system for natural filtration and erosion control.

U 3.4.3: Preserve and buffer waterbodies, wetlands and wetland hydrology to ensure that natural stormwater conveyance and storage are maintained as a way to prevent exacerbation of stormwater flooding, and to ensure that new stormwater systems do not affect natural hydrologic functions.

U 3.4.4: Adapt the City's stormwater program to plan for future sea level rise consistent with program guidance and funding requirements of the State of Florida, including both regulatory and infrastructure components of the program.

U 3.4.5: Consider the development of a stormwater master plan for the City's core area of downtown including the Special Area Plan district and the surrounding historical plats of record, with the intent of generating a multi-faceted approach that includes the use of dedicated public rights-of-way, private maintenance of certain components, incorporation of stormwater parks/green space, and other creative or innovative initiatives.

U 4: CONTINUE TO DEVELOP AND MAINTAIN THE CITY'S POTABLE WATER SUPPLY SYSTEM TO MEET ANTICIPATED DEMAND.

U 4.1: Maintain adequate potable water Levels of Service for existing and future populations.

U 4.1.1: The adopted Level of Service standard for potable water is 110 gallons per capita per day (gpcd) at a pressure of 50-60 pounds per square inch (psi). This standard shall be used in determining the availability of facility capacity and demand created by new development, unless there is other information which indicates that a proposed development is likely to require additional water supply beyond this standard.

U 4.1.2: Evaluate the land development code for consistency with applicable state design standards as adopted by the Florida Department of Environmental Protection.

U 4.2: Provide adequate quantities and qualities of water service to all customers in the Tarpon Springs service area.

U 4.2.1: Ensure that land development regulations, building codes and City ordinances adequately address water system provisions.

U 4.2.2: Ensure that when new subdivisions are being developed, it shall be the responsibility of the developer to provide internal water systems which are constructed to City specifications.

U 4.2.3: Continue to construct water system improvements which will provide adequate quantity, pressure and duration of fire flows while meeting system user needs.

U 4.2.4: Continue to construct improvements which will conserve energy, water and other valuable resources.

U 4.2.5: Continue to identify, acquire and develop sources of water supply to meet current and future water demands.

U 4.2.6: Data and analysis is required for all Future Land Use Map amendments which demonstrate that adequate water supplies and associated public facilities will be available to meet projected growth demands.

U 4.3: Continue to operate and maintain the water system in a safe, sound and efficient manner.

U 4.3.1: The City shall develop, fund, and implement a long term plan for replacement of aging water mains, particularly galvanized and cast iron water mains. The plan shall be prioritized based on sound engineering principles such as level of service, local water quality, pipe age and material and other similar factors, to ensure an equitable level of infrastructure funding throughout the City.

U 4.3.2: Continue to monitor water quality and the operation of the water distribution system with the intent of repairing and replacing deficient portions of the system within the framework of the capitalized budgeting process.

U 4.3.3: Continue to replace aging small diameter water mains and provide adequate spacing of fire hydrants to provide adequate levels of fire protection.

U 4.3.4: Require at the time of application for connection to the public potable water system, that minimum fire flows and hydrant spacing be consistent with fire district standards.

U 4.3.5: Evaluate and incorporate new treatment, instrumentation, automation, and process control technologies into the water treatment facility.

U 4.3.6: Utilize a proactive maintenance program and modern asset management system to minimize equipment downtime and reduce unscheduled maintenance.

U 4.3.7: Continue to evaluate and explore options for energy efficiency and alternative energy options in water operations, including the electrification of the vehicle fleet.

U 4.3.8: Establish and update as necessary, designated wellhead protection areas around existing and future potable water wells for the purpose of groundwater protection.

U 4.4: Continue to provide sound fiscal management for the operation and maintenance of potable water service in the City's service area.

U 4.4.1: Charge user fees to cover system operating costs, repayments of capital investments and to allow for repair and replacement of existing facilities. Continue to evaluate new rate structures as necessary.

U 4.4.2: Prioritize and schedule major improvements through the capital improvements program.

U 4.4.3: Set aside funds for repair and replacement of the water system and do not divert those funds to other uses.

U 4.4.4: Continue to seek financial support for the creation of a municipal water system though grant programs administered by appropriate regional, state and federal agencies.

U 4.4.5: Modify the building code and land development regulations to provide standards for improved indoor and outdoor water conservation in new construction.

U 4.4.6: Develop and maintain rate structures and policies which encourage conservation of potable water.

U 4.4.7: Provide public education materials to inform citizens of the need and opportunities for conserving potable water.

U 4.4.8: Provide a process and appropriate criteria for property located in the unincorporated areas of Pinellas County requiring City service for potable water to annex into the municipal limits of the City.

U 4.5: Coordinate with other government agencies to meet regional and local water supply challenges.

U 4.5.1: The City shall continue to cooperate with the Southwest Florida Water Management District (SWFWMD), Pinellas County, and other regional entities in collaborative activities that promote solutions to regional water supply challenges, including water supply planning, hydrologic data collection, water conservation, regional studies, and similar efforts. This includes completion of the 10-year water supply work plan for consistency with the 5-year updates of the SWFWMD's regional water supply plan. The water supply work plan, as updated on a 5-year cycle, is hereby adopted as reference document.

U 4.5.2: The City shall recognize the importance of groundwater aquifer recharge, and provide wellfield protection policies to protect water quality in the City's water supply wells.

U 4.5.3: The City shall continue to coordinate with SWFWMD and Pinellas County Utilities on the operation of the City's Reverse Osmosis Water Facility, the establishment of level-of-service standards, resource allocations, changes in service areas and annexations.

U 4.6: Anticipate and plan for emerging water supply and drinking water regulations for the protection of public health.

U 4.6.1: Evaluate emerging water quality standards and new regulatory changes and develop plans to meet these requirements in a proactive manner.

U 4.6.2: Develop a robust utility operations cybersecurity program to meet National Institute of Standards and Technology (NIST) and Environmental Protection Agency (EPA) standards for water and wastewater operational networks.

U 4.6.3: Dedicate funding and other necessary resources to meet the EPA Lead and Copper Rule, emerging rules on polyfluoroalkyl substances (PFAS) and other emerging contaminants.

CAPITAL IMPROVEMENTS ELEMENT

The Capital Improvements Element provides the framework by which the City plans for the completion of capital projects needed to ensure the delivery of adequate public facilities and meet adopted levels of service. The Capital Improvements Element (CIE) differs from the City's Capital Improvements Program (CIP) in that the element only addresses those facilities derived from other elements of the Comprehensive Plan. It focuses on the capital outlay required to meet existing deficiencies and maintain adopted level of service standards for the expected population growth over the planning horizon. Overall the City is currently well-positioned with respect to its ability to accommodate growth expected through the year ~~2040~~ 2045. The City's capital improvements strategy is mainly focused on maintenance and upgrades of existing systems, especially those that are aging (e.g., the City's wastewater treatment system). Addressing service deficiencies of existing systems is also a significant focus (e.g., stormwater handling system). Significant changes to state law that have taken effect since the Capital Improvements Element was last updated. These changes allow the City to provide a more focused and concise element that includes:

- Clarification of the scope of capital improvements being planned for, the 5-Year schedule improvements and the capital improvements program.
- A guidance framework for prioritizing, selecting and implementing capital projects that ensures adequate facilities and levels of service.
- Ensuring the consistency and update of capital improvements, including proportionate fair share of new or expanded facilities needed to accommodate new development.
- Ensuring timely provision and funding of capital improvements, including proportionate fair share of new or expanded facilities needed to accommodate new development.

The City's 5-year schedule for capital improvements is provided as an adopted supplemental document to this element. This schedule is also adopted by resolution annually with the City's operating budget.

Strategic Plan Alignment

The revised Capital Improvements Element aligns with the following goals and objectives of the City's Strategic Plan:

⇒ **Objective A.2.1:** An integrated planning process to develop a Capital Improvements Plan.

⇒ **Objective A.2.2:** Implement a Capital Improvements Plan that improves, expands and modernizes our roads, sewers, waterway, utilities and other infrastructure.

⇒ **Objective F.2.1:** Utilize the Strategic Plan as a tool to prioritize budgeting, annual and long-range capital expenditures.

2023 Update Summary

Updates to the goals, objectives and policies address:

⇒ Language that is outdated due to changes in regulations, operations and/or entities.

⇒ Replacement language and reorganization to layout a clear approach to capital improvements planning and provides the policy basis for adequate facilities and concurrency management ordinances found in the Land Development Code.

⇒ Language that could be consolidated into fewer statements and policies while maintaining intent and clarity of the capital improvements planning framework.

⇒ Language that can be found elsewhere in the Comprehensive Plan (e.g., Level of Service Standards)

Goals, Objectives, and Policies

CIE 1: ESTABLISH A WELL-ORGANIZED AND APPROPRIATE PLAN TO PROVIDE NEEDED PUBLIC FACILITIES TO ALL RESIDENTS WITHIN THE CITY'S JURISDICTION IN A MANNER WHICH PROTECTS PUBLIC AND PRIVATE INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE AND VALUE OF EXISTING FACILITIES AND ENSURES THAT EXISTING AND NEW FACILITIES ARE PREDICATED ON A BASIS OF SOUND FISCAL POLICY.

CIE 1.1: Provide capital improvements necessary to correct existing deficiencies, to accommodate future growth and to replace obsolete or worn-out facilities.

CIE 1.1.1: Include within the Capital Improvements Element (CIE) a schedule of projects required to accommodate projected growth covering a minimum 5-year period. Capital improvements are defined for purposes of the CIE as physical assets, constructed or purchased, that have a minimum useful life of ten (10) years and a minimum total cost of $50,000. The 5-Year schedule of projects is included in the City's Annual Budget, updated annually, and hereby incorporated by reference.

CIE 1.1.1: The Capital Improvements schedule will identify funded and unfunded needs to accommodate growth for the minimum 5-year period. Capital improvements projects identified as deficiencies will be prioritized in the 5-year schedule.

CIE 1.1.3: The annual review of the capital improvements schedule shall include the following considerations:

a) Update of actual and projected new development,
b) Update of remaining capacity of public facilities,
c) Update of cost, revenue, and timing of facilities along with necessary adjustments based on ability to meet the 5-year schedule,
d) Update on elimination of deficiencies and meeting the needs of future development,
e) Effective maintenance of level of service standards,
f) Coordination with the plans of state and regional agencies, and private providers of public facilities within the City's jurisdiction, and,
g) Effectiveness of impact fee and proportionate share funding administration.

CIE 1.1.4: Adopt a Capital Improvements Program (CIP) with the annual City budget which will:

a) Identify improvements that are scheduled in the succeeding 5-year period according to capital needs in the areas of water, sewer, solid waste, drainage, roads, libraries, parks and recreation, public buildings and facilities (including hurricane shelter facilities), law enforcement, fire protection, emergency services and other capital needs,
b) Ensure that level of service standards are maintained,
c) Show the need and funding source for each funded capital project for the 5-year period and program funding levels sufficient to implement required projects including analysis, planning and other implementation support activities, and,
d) Provide the basis for the City's annual capital budget that identifies the funding needs for implementation of the first year (budget year) of the adopted 5-year CIP and schedule.

CIE 1.1.5: As part of adoption of the annual budget and the 5-Year CIP, provide a rationale for any additions, deletions or revisions to projects prioritization that differs from the previous fiscal year's CIP.

CIE 1.1.6: Selection of projects included in the CIP shall be prioritized as follows:

a) The project is needed to protect public health and safety, or to fulfill the City's legal commitment to provide facilities and services including for development orders,
b) The project preserves or achieves full use of existing assets, thus maintaining or achieving adopted levels of service,
c) The project corrects an existing level of service deficiency,
d) The project significantly reduces the cost of providing a new or existing service,
e) The project corrects service level deficiencies resulting from new growth: first, to provide full service to existing developed areas or infill development, and, second, to provide directed infrastructure to projected growth areas,
f) The project results in an increase in level of service or represents a new service.

CIE 1.1.7: Selection of projects for inclusion in the CIP shall:

a) Be evaluated for consistency with, and implementation requirements of, this Plan,
b) Be evaluated for consistency with restrictions on public infrastructure expansion in the Coastal High Hazard Area described in the Coastal Management Element of this Plan,
c) Be evaluated for consistency with the facilities plans of state, regional and private facilities providers operating in the City.

CIE 1.2: Adequate facilities must be assured in order to support future development and redevelopment at adopted levels of service for each facility mandated by this Plan.

CIE 1.2.1: Maintain an adequate facilities ordinance and a concurrency management system to ensure that adequate facility capacity is available or will be available to serve development. For purposes of public facility planning the City shall use adopted Level of Service (LOS) standards set forth in the Future Land Use Element, the Transportation Element, the Utilities Element, the Recreation and Open Space Element, the Lifelong Learning Element and the Coastal Management Element of this Plan in reviewing impacts of growth on public facilities that are mandated by the Plan.

CIE 1.2.2: The City shall use the development approval process to ensure strict coordination of, and compliance with, the level of service standards through the adequate facilities ordinance ensuring adequate facilities are in place or funded to serve development, and, through the concurrency management system ensuring that, at the time development impacts are realized, adequate facilities are in place for those facilities so-designated: potable water, sanitary sewer, solid waste, and drainage.

CIE 1.2.3: Evaluate the potential impact on public facilities for proposed amendments to this Plan including:

a) Whether the proposal would generate public facility demands that will be met, or exceeded, by capacity increases planned and set out in the 5-year schedule of capital improvements,
b) Whether the proposal would exacerbate any existing or future public facility capacity deficiencies,
c) Whether the proposal would alter or otherwise diminish the level of service below the adopted levels of service,
d) Whether the proposal would adversely affect plans and programs of state agencies, water management districts, Pinellas County, or Pasco County, especially with respect to changes in levels of service or capital needs.

CIE 1.2.4: Continue to coordinate with Pinellas County Schools through the school interlocal agreement as updated from time to time and hereby adopted by reference, to monitor the amount, type, and distribution of population growth and school enrollment and to comply with the terms of the agreement to ensure maintenance of sufficient public school capacity to support the anticipated students from new residential developments consistent with the adopted level of service for public schools.

CIE 1.3: Identify and manage available or projected fiscal resources to ensure the timely provision of needed capital improvements for existing development, committed and active development orders, and, anticipated future growth.

CIE 1.3.1: Consider a variety of financing mechanisms for capital improvements including, but not limited to grants, impact fees, Penny for Pinellas allocation, special taxing districts or surtaxes as allowable by Pinellas County, tax increment financing, funding agreements, proportionate share funding, federal aid, state aid, general obligation bonds, revenue bonds, service changes and the general fund.

CIE 1.3.2: Maintain an impact fee ordinance to set forth procedures and standards that enable new development to meet its proportionate share of capital facilities costs for roads, parks, schools, public buildings and facilities (including hurricane shelter facilities), libraries, fire protection, emergency medical services, and law enforcement. Review impact fee levels periodically for needed updates.

CIE 1.3.3: Impact fees shall be used to cover costs for new or expanded public infrastructure facilities including, but not limited to, studies and surveys, planning and design, permitting, land costs, construction, materials and equipment. New development shall bear the cost of construction of any interim facilities and equipment and impact fee credits shall not be given for any interim infrastructure which is not utilized in the permanent system for the public facility.

CIE 1.3.4: Continue to utilize the City's share of the Pinellas County Transportation Impact Fee and all other impact fees collected from development projects as a dedicated funding source for new capital growth related to public and capital facilities in order to maintain level of service standards.

CIE 1.3.5: In addition to impact fees, continue to utilize enterprise funds as the dedicated funding source for capital growth related to utilities. These sources of funding will be used to meet or exceed the level of service standards for utilities.

CIE 1.4: Maintain a system and protocol by which future development is required to bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

CIE 1.4.1: Future development shall bear a proportionate share of the cost of new or expanded capital facilities required to accommodate such development, consistent with adopted levels of service and planning criteria for the required facilities. The imposition of impact fees, proportionate share mitigation and dedication requirements, development agreements, and funding agreements are some of the methods used to ensure that future development meets this requirement.

SUPPLEMENTAL DOCUMENT

5-Year Capital Improvements Program Schedule

Draft as of 09/10//2024

FY 2025 Annual Budget Capital Improvement Program

City of Tarpon Springs
Capital Improvement Program (CIP)
Fiscal Years 2025 to 2029

Introduction

The City Charter Section 16 (1) (f) requires the City Manager to prepare and submit to the City Commission of each year a Capital Improvement Program (CIP). The City submits a CIP for the five-year period beginning with fiscal year 2024. It is adopted by Resolution in conjunction with the adoption of the annual operating budget by Resolution. The annual operating budget and the CIP will be created as companion documents for the fiscal year beginning October 1, 2024.

(CIP) Fiscal Year 2025 to 2029

The adopted CIP for FY 2025 to FY 2029 includes projects totaling $48,395,028, with $12,754,072 included in FY 2025. This document contains CIP Projects Summary by Function, CIP Projects by Sources, CIP Project Summary for FY 2025 to FY 2029, CIP Project Descriptions with Funding Sources and Operating Budget Impact and individual fund reports detailing the projects with the funding sources and working capital projected.

The CIP is a five-year planning document for significant capital projects. In order to make the CIP meaningful, projects are not included unless they have an identified funding source. In order to ensure that sufficient funds will be available, the CIP process begins with the formulation of the detailed revenue, expenditure, and working capital projections for all funds having CIP projects, for the five-year period of the CIP. These projections are developed by the Finance Department with input from City Staff. When sufficient funding is not available, the project is either deferred to a later year, deleted, or additional funding is identified. The latter may include a new revenue source or an increase in an existing revenue.

Projecting revenues, expenditures, and working capital for a five-year period, developing a capital improvement program for the same period, and then developing an annual operating budget based, in part, on these two processes, form the components of a five-year financial plan that is updated annually. This financial planning process has transformed the orientation of both the staff and elected officials to having a multi-year rather than one year focus.

Capital Outlay

The Capital Outlay section follows the CIP section and lists all capital items which have been requested by departments for Fiscal Year 2025. The adopted Capital Outlay for Fiscal Year 2025 totals $451,609. The Capital Outlay report is sorted by fund and department.

Capital Expenditure

A Capital Expenditure is the acquisition or improvement of a capital asset such as land, buildings, other asset improvements, infrastructure, machinery, equipment, or intangible assets with expenditures equal to or over $5,000. Major capital expenditures are long-term commitments which require analysis using long-term perspective by management and should provide benefits for multiple years. Capital expenditures are often associated with a project.

City of Tarpon Springs
Capital Improvements Program (CIP)
Funding Source Descriptions

Local Option Gas Tax: The Local Option Gas Tax is a Special Revenue Fund established to account for the receipt and expenditure of the City's share of the Local Option Motor Fuel Tax enacted by Pinellas County. These funds are used to construct, improve, and maintain roadways in accordance with State Statute and the inter-local agreement.

Police Impact Fee: The Police Impact Fee is established as a Special Revenue Fund which accounts for the receipt and expenditure of the Police Impact Fee levied on new construction. These funds may only be used for new capital growth related to Police facilities and equipment. The current fee for a new residence is $344.

Fire Impact Fee: The Fire Impact Fee is established as a Special Revenue Fund which accounts for the receipt and expenditure of the Fire Impact Fee levied on new construction. These funds may only be used for new capital growth related to Fire facilities and equipment. The current fee for a new residence is $295.

Library Impact Fee: The Library Impact Fee is established as a Special Revenue Fund which accounts for the receipt and expenditure of the Library Impact Fee levied on new construction. These funds may only be used for new capital growth related to Library facilities. The current fee for a new residence is $347.

Recreation Impact Fee: The Recreation Impact Fee is established as a Special Revenue Fund which accounts for the receipt and expenditure of the Recreation Impact Fee levied on new construction. These funds may only be used for new capital growth related to Recreation facilities. The current fee for a new residence is $974.

General Government Impact Fee: The General Government Impact Fee is established as a Special Revenue Fund which accounts for the receipt and expenditure of the General Government Impact Fee levied on new construction. These funds may only be used for new capital growth related to General Government facilities and equipment. The current fee for a new residence is $74.

Transportation Impact Fee: The Transportation Impact Fee is established as a Special Revenue Fund which accounts for the receipt and expenditure of the City's share of the County-wide Transportation Impact Fee levied on new construction. The City collects and remits 48% to the County, the City retains 52%, 48% remains in this Special Revenue Fund and 4% is administration fee which is accounted for in the General Fund. These funds may only be used for new capital growth related to Transportation facilities. The current fee for a new residence is $1,983.

Capital Project Fund: The Capital Project Fund accounts for the receipt and expenditure of funds from the Sidewalk Improvement Fund per the City Charter and Gas Tax Fund for Streets and Sidewalks.

City of Tarpon Springs
Capital Improvements Program (CIP)
Funding Source Descriptions

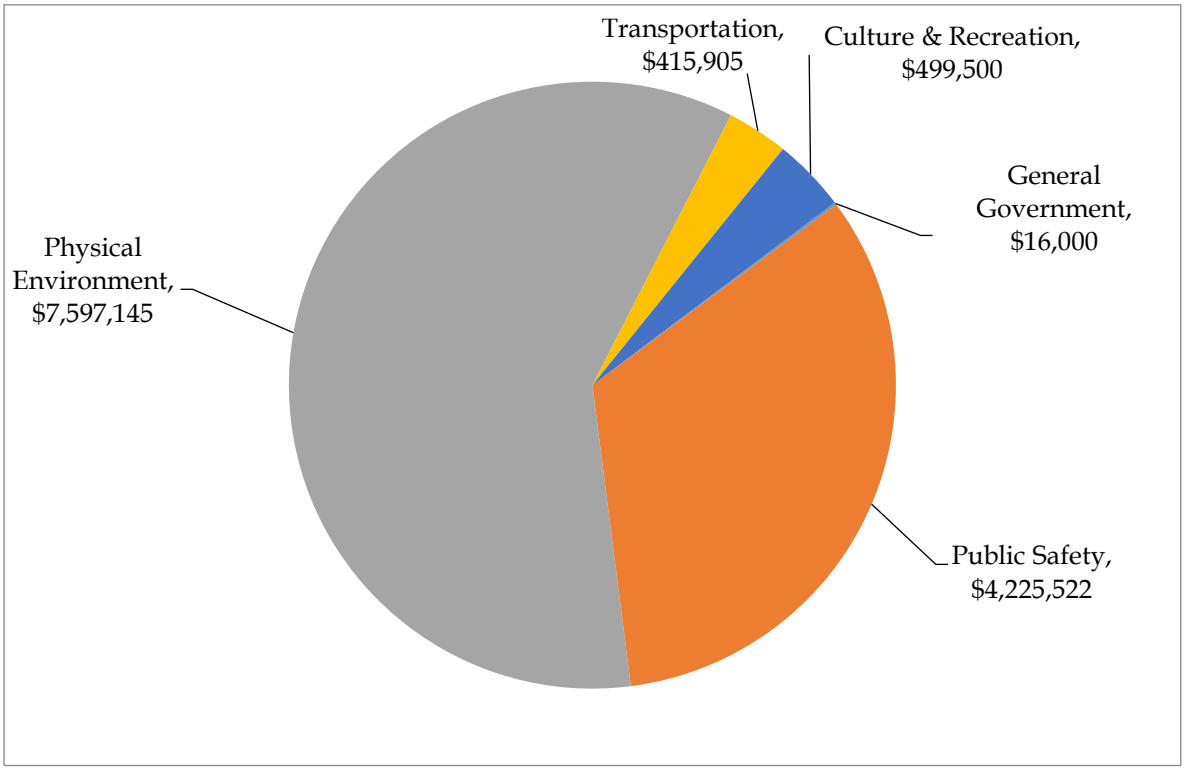
Local Option Sales Tax (Penny for Pinellas): The Local Option Sales Tax is established as a Capital Project Fund which accounts for the receipt and expenditure of the City's portion of the Local Option Infrastructure Surtax (One Cent Sales Tax) levied by Pinellas County for a 10-year period beginning in February, 1990 and expiring in January, 2000. This tax was extended for three 10-year periods through the year 2030 by three voter referendums. The City receives a portion of the proceeds based on an inter-local agreement between the City and the County. The proceeds can only be utilized for infrastructure projects and to purchase public safety vehicles and equipment with useful lives of at least five years.

Sewer Impact Fee: The Sewer Impact Fee is established as an Enterprise Fund which accounts for the receipt and expenditure of the Sewer Impact Fee levied on new construction. These funds may only be used for new capital growth related to Sewer facilities. The current fee for a new residence is $1,616.

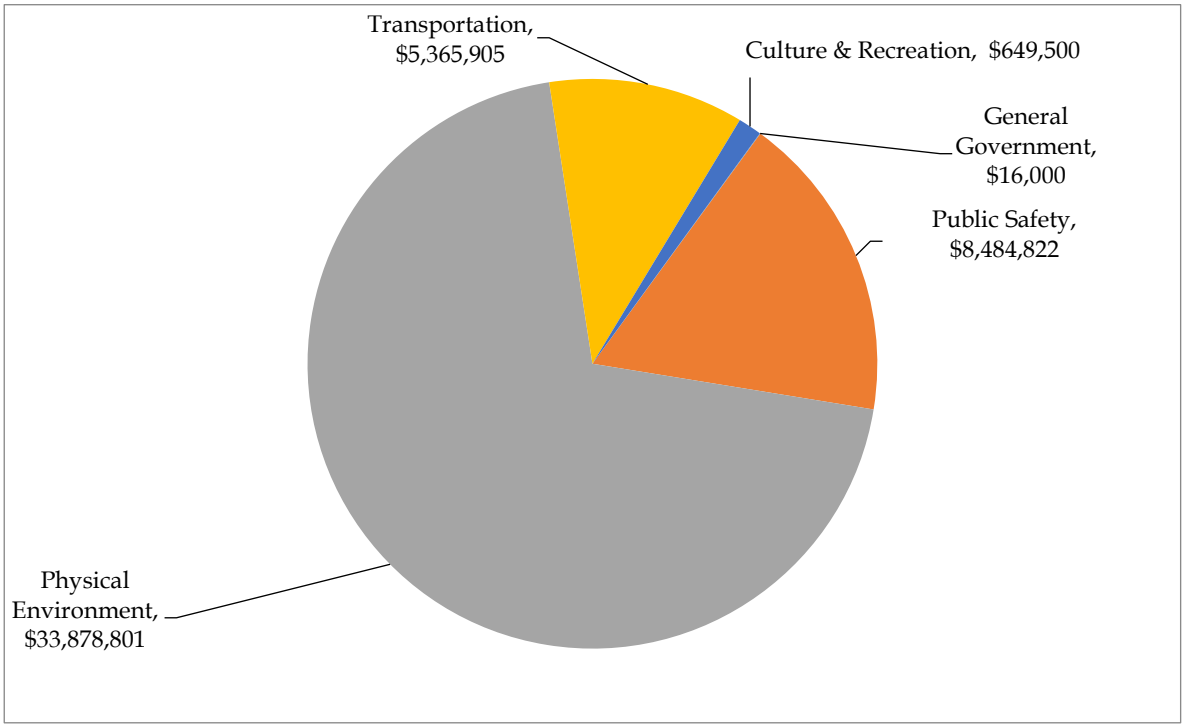
Water Impact Fee: The Water Impact Fee is established as an Enterprise Fund which accounts for the receipt and expenditure of the Water Impact Fee levied on new construction. These funds may only be used for new capital growth related to Water facilities. The current fee for a new residence is $2,320.

Capital Improvements Program
Project Summary by Function

Fiscal Year 2025 Projects - $12,754,072

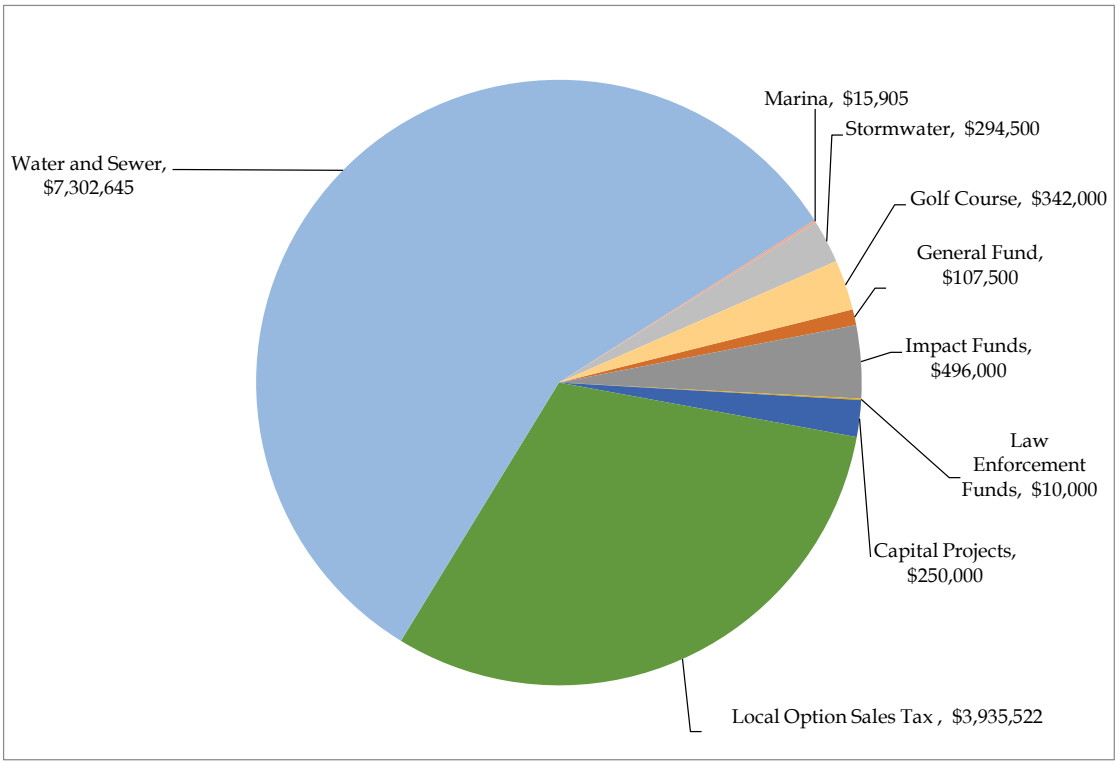


Fiscal Year 2025 - 2029 Projects - $48,395,028

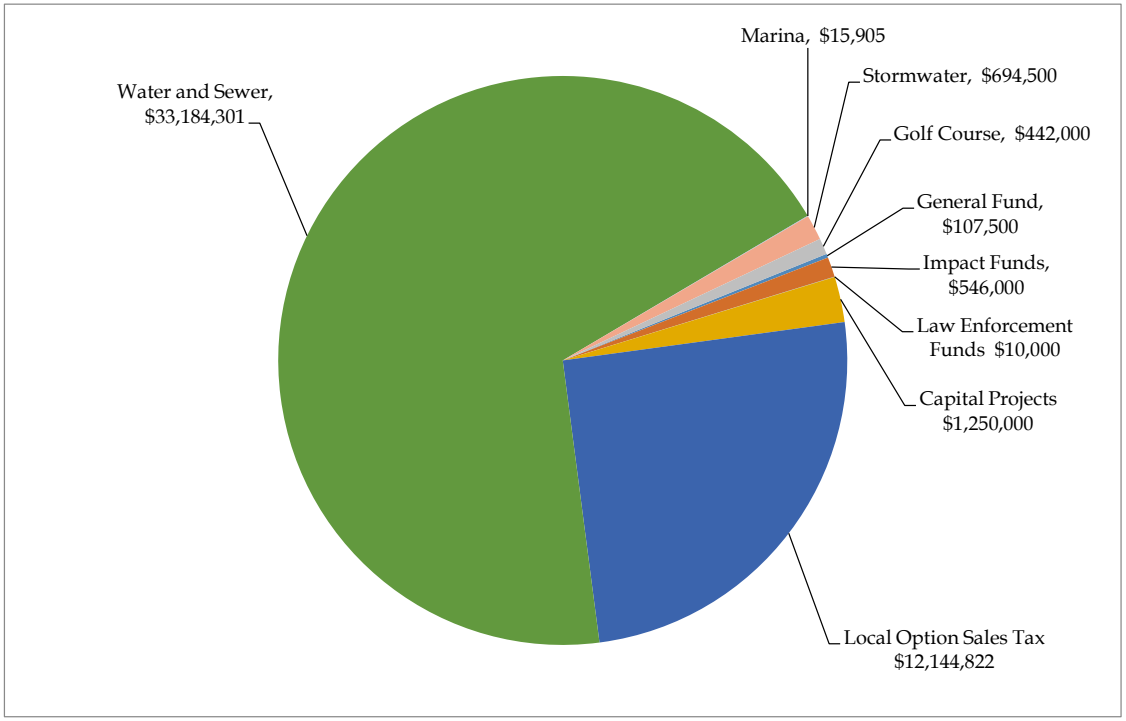


Capital Improvements Program
Project Summary - Sources/Funds

Fiscal Year 2025 Projects - $12,754,072



Fiscal Year 2025 - 2029 Projects - $48,395,028



Capital Improvements Program
Project Summary

Project	Goal/ Objective	FY2025	FY2026	FY2027	FY2028	FY2029	5 Year Total
General Government							
E-Procurement Software		$ 16,000	$ -	$ -	$ -	$ -	$ 16,000
General Government Total		$ 16,000	$ -	$ -	$ -	$ -	$ 16,000
Public Safety							
Police Vehicles Replacement	B.3.2	$ 500,000	$ 525,000	$ 550,000	$ 575,000	$ 600,000	$ 2,750,000
Radio System Upgrade	B.3.2	480,000	-	-	-	-	480,000
Fire Station 70 Construction	B.3.2	2,200,000	-	-	-	-	2,200,000
Fire Replacement Staff Vehicles	B.3.2	60,000	60,000	60,000	60,000	60,000	300,000
Fire Truck Reserve	B.3.2	-	250,000	250,000	250,000	250,000	1,000,000
Bunker Gear	B.3.2	170,000	-	-	-	-	170,000
Microwave System for Dispatch	B.3.2	430,000	-	-	-	-	430,000
ADA Handicap Ramp/Lift at Cultural Center		10,000	-	-	-	-	10,000
Fire Truck Lease 2022	B.3.2	196,889	196,889	196,889	196,889	-	787,556
Fire Truck Lease 2021	B.3.2	178,633	178,633	-	-	-	357,266
Public Safety Total		$ 4,225,522	$ 1,210,522	$ 1,056,889	$ 1,081,889	$ 910,000	$ 8,484,822
Physical Environment							
Water:							
Water Plant							
Additional CIP Costs		$ 30,000	$ -	$ -	$ -	$ -	$ 30,000
Raw Water Well Construction		866,125	190,000	910,000	200,000	960,000	3,126,125
Well Rehab		210,000	220,000	230,000	-	240,000	900,000
Blending Pipeline PH II		-	-	-	-	1,950,000	1,950,000
Membrane Element Replacement		-	-	-	1,070,000	-	1,070,000
Water Well Network/PLC		-	335,688	-	-	-	335,688
Renewal and Replacement of Equipment		-	40,000	50,000	60,000	70,000	220,000
Water Distribution							
Hydrant Improvements		110,000	113,000	116,000	119,000	122,000	580,000
Utilities For Other Projects (Water)		200,000	205,000	211,000	217,000	223,000	1,056,000
Lead and Copper Rule Management		50,000	10,000	11,000	12,000	13,000	96,000
Metallic Water Line Replacement		200,000	-	-	-	-	200,000
Beckett Bridge Utility Replacement - Water Portion		1,962,500	-	-	-	-	1,962,500
Replace Cast Iron/Galvanized Steel Pipe		-	368,204	1,070,000	1,100,000	1,130,000	3,668,204
Meter Repair							
Meter Change Out/Upgrade Program		153,750	167,995	173,000	178,000	183,000	855,745
Water Total		$ 3,782,375	$ 1,649,887	$ 2,771,000	$ 2,956,000	$ 4,891,000	$ 16,050,262
Sewer:							
Sewage Collection							
Sewer System Improvements - Manhole and Sewer Line Rehabilation		$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
Manhole Lining		110,000	120,000	130,000	140,000	150,000	650,000
Beckett Bridge Utility Replacement - Sewer Portion		1,962,500	-	-	-	-	1,962,500
Utilities For Other Projects (Sewer)		200,000	205,000	211,000	217,000	223,000	1,056,000
Lining of Wastewater Collection System		-	310,000	320,000	330,000	340,000	1,300,000
Sewage Treatment - Wastewater Treatment Plant (WWTP)							
Aeration Basin Concrete Rehab		400,000	-	-	-	-	400,000
Tri-Plex Bisulfate Pump Skid		30,000	-	-	-	-	30,000
CL2 Analyzer		10,000	-	-	-	-	10,000
CCC Blower		20,000	-	-	-	-	20,000
Utilities for other Projects (Sewer)		20,000	-	-	-	-	20,000
Reclaimed Water Pump Station		-	-	1,103,813	-	-	1,103,813
Permitting of WWTF		-	-	-	-	60,000	60,000
WWTF Electrical Life Extension/Resiliency PH I		-	3,236,000	-	-	-	3,236,000
Aeration System Improvements		-	-	551,906	-	-	551,906
WWTF Network/PLC Security		-	656,000	557,250	540,000	-	1,753,250
WWTF Reclaimed Building Electric Life Ext PH II		-	-	-	898,450	-	898,450
Renewal and Replacement of Equipment		-	90,000	100,000	110,000	120,000	420,000
Sewage Lift Stations							
Force Main Pigging Program		120,000	123,000	127,000	131,000	135,000	636,000
Small Equipment Replacement		-	106,000	109,000	112,000	115,000	442,000
Lift Station and Pump Rehab		103,000	-	-	-	-	103,000
Station Rehab. Design ARFARAS		152,520	762,600	-	-	-	915,120
Dixie Lift Station Electrical Rehab		92,250	-	-	-	-	92,250
Lift Station Upgrade-Tarpon Sail & Tennis		-	-	137,000	932,750	-	1,069,750
Lift Station Upgrade-Cromwell		-	-	-	-	104,000	104,000
Sewer Total		$ 3,520,270	$ 5,608,600	$ 3,346,969	$ 3,411,200	$ 1,247,000	$ 17,134,039
Water, Sewer, and Reclaimed Total		$ 7,302,645	$ 7,258,487	$ 6,117,969	$ 6,367,200	$ 6,138,000	$ 33,184,301
Stormwater:							
City Wide Pipelining Program	B.1.1	$ 150,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 550,000
Replace 2 Godwin Pumps	B.1.1	128,000	-	-	-	-	128,000
New Electronic Message Board	B.1.1	16,500	-	-	-	-	16,500
Stormwater Total		$ 294,500	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 694,500
Physical Environment Total		$ 7,597,145	$ 7,358,487	$ 6,217,969	$ 6,467,200	$ 6,238,000	$ 33,878,801

Capital Improvements Program
Project Summary

Project	Goal/ Objective	FY2025	FY2026	FY2027	FY2028	FY2029	5 Year Total
Transportation							
Sidewalks	B.3.1	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000
Annual Street Paving		150,000	-	150,000	-	150,000	450,000
Brick Street & Road Reconstruction		150,000	300,000	150,000	300,000	150,000	1,050,000
Orange Street Construction		-	950,000	-	-	-	950,000
River & Bayou Dredging	B.1.4	-	1,000,000	-	-	-	1,000,000
Sponge Docks Flood Abatement	B.1.1	-	900,000	500,000	-	-	1,400,000
30 Piling Replacement in Sponge Boat Area		15,905	-	-	-	-	15,905
Transportation Total		$ 415,905	$ 3,250,000	$ 900,000	$ 400,000	$ 400,000	$ 5,365,905
Culture & Recreation							
Sunset Beach Pavillons		$ 50,000	$ 50,000	$ -	$ -	$ -	$ 100,000
Community Center Upgrades		100,000	-	-	-	-	100,000
Craig Park Back Patio		7,500	-	-	-	-	7,500
75 HP Motor for Irrigation Pump Station at Golf Course		17,000	-	-	-	-	17,000
Design/Permitting for New Clubhouse		325,000	-	-	-	-	325,000
Bridge Replacement		-	100,000	-	-	-	100,000
Culture & Recreation Total		$ 499,500	$ 150,000	$ -	$ -	$ -	$ 649,500
Total		$ 12,754,072	$ 11,969,009	$ 8,174,858	$ 7,949,089	$ 7,548,000	$ 48,395,028

Capital Improvement Program
Funding Source for Project

Local Option Gas Tax Fund

Revenue Description: 6 cents per gallon tax levied by Pinellas County per interlocal agreement thru FY 2027
Legal Authority: Florida Statute 206 and 336.025, and Pinellas County Ordinance 85-14
Restriction on Use: Transportation expenditures to construct, improve and maintain roadways

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 76,019	$ 48,019	$ 23,257	$ 1,767	$ 8,582
Revenues:					
Local Option Gas Tax	320,140	323,341	326,575	329,841	333,139
Interest Earnings	1,860	1,897	1,935	1,974	2,013
Total Revenues	322,000	325,238	328,510	331,815	335,152
Total Sources	398,019	373,257	351,767	333,582	343,734
Expenditures/Projects:					
Transportation:					
Transfer to Capital Project Fund	150,000	150,000	150,000	125,000	125,000
Transfer to General Fund	200,000	200,000	200,000	200,000	200,000
Total Expenditures/Projects	350,000	350,000	350,000	325,000	325,000
Ending Working Capital - Projected	$ 48,019	$ 23,257	$ 1,767	$ 8,582	$ 18,734

Capital Improvement Program
Funding Source for Project

Handicap

Revenue Description: Tickets on Handicap Fines
Legal Authority: Florida Statute 316 ,318 and 775
Restriction on Use: For handicap related (ADA) purposes
Fund Type: Special Revenue Fund

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Fund Balance	$ 17,591	$ 7,586	$ 7,538	$ 7,489	$ 7,439
Revenues:					
Fines and Forfeitures	1,800	1,800	1,800	1,800	1,800
Misc/Interest Earnings	195	152	151	150	149
Total Revenues	1,995	1,952	1,951	1,950	1,949
Total Sources	19,586	9,537.72	9,489	9,438.75	9,388
Expenditures:					
Handicap Allowable Expenditures	2,000	2,000	2,000	2,000	2,000
ADA Handicap Ramp/Lift	10,000	-	-	-	-
Total Expenditures	12,000	2,000	2,000	2,000	2,000
Ending Fund Balance	$ 7,586	$ 7,538	$ 7,489	$ 7,439	$ 7,388

Capital Improvement Program
Funding Source for Project

Police Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 2 Article VI of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 344.00

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 617,083	$ 251,866	$ 251,866	$ 251,866	$ 251,866
Revenues:					
Impact Fees	57,283	58,429	59,597	60,789	62,005
Interest Earnings/Misc	7,500	5,037	5,037	5,037	5,037
Total Revenues	64,783	63,466	64,634	65,826	67,042
Total Sources	681,866	315,332	316,500	317,692	318,908
Expenditures/Projects:					
Public Safety:					
Microwave System for Dispatch	430,000	-	-	-	-
Available for Capital Projects	-	63,466	64,634	65,826	67,042
Total Expenditures/Projects	430,000	63,466	64,634	65,826	67,042
Ending Working Capital - Projected	$ 251,866	$ 251,866	$ 251,866	$ 251,866	$ 251,866

Capital Improvement Program
Funding Source for Project

Fire Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 2 Article VI of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 295.00

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 53,581	$ 53,581	$ 53,581	$ 53,581	$ 53,581
Revenues:					
Impact Fees	49,238	50,223	51,227	52,252	53,297
Interest Earnings	530	541	551	562	574
Total Revenues	49,768	50,764	51,778	52,814	53,871
Total Sources	103,349	104,345	105,359	106,395	107,452
Expenditures/Projects:					
Public Safety:					
Reserve for Fire Station 70	49,768	50,764	51,778	52,814	53,871
Total Expenditures/Projects	49,768	50,764	51,778	52,814	53,871
Ending Working Capital - Projected	$ 53,581	$ 53,581	$ 53,581	$ 53,581	$ 53,581

Capital Improvement Program
Funding Source for Project

Library Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 2 Article VI of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 347.00

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 126,821	$ 126,821	$ 126,821	$ 126,821	$ 126,821
Revenues:					
Impact Fees	25,331	25,838	26,354	26,881	27,419
Interest Earnings	6,000	2,536	2,536	2,536	2,536
Total Revenues	31,331	28,374	28,890	29,417	29,955
Total Sources	158,152	155,195	155,711.29	156,238	156,776.01
Expenditures/Projects:					
Culture & Recreation:					
Available for Capital Projects	31,331	28,374	28,890	29,417	29,955
Total Expenditures/Projects	31,331	28,374	28,890	29,417	29,955
Ending Working Capital - Projected	$ 126,821	$ 126,821	$ 126,821	$ 126,821	$ 126,821

Capital Improvement Program
Funding Source for Project

Recreation Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 2 of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 974.00

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 5,745	$ 5,745	$ 5,745	$ 5,745	$ 5,745
Revenues:					
Impact Fees	71,588	73,020	74,480	75,970	77,489
Interest Earnings	174	115	115	115	115
Total Revenues	71,762	73,135	74,595	76,085	77,604
Total Sources	77,507	78,880	80,340	81,830	83,349
Expenditures/Projects:					
Culture & Recreation:					
Sunset Beach Pavillons	50,000	50,000	-	-	-
Available for Capital Projects	21,762	23,135	74,595	76,085	77,604
Total Expenditures/Projects	71,762	73,135	74,595	76,085	77,604
Ending Working Capital - Projected	$ 5,745	$ 5,745	$ 5,745	$ 5,745	$ 5,745

Capital Improvement Program
Funding Source for Project

General Government Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 2 of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 74.00

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 149,259	$ 149,259	$ 149,259	$ 149,259	$ 149,259
Revenues:					
Impact Fees	12,262	12,507	12,757	13,013	13,273
Interest Earnings	3,738	2,985	2,985	2,985	2,985
Total Revenues	16,000	15,492	15,742	15,998	16,258
Total Sources	165,259	164,751	165,001	165,257	165,517
Expenditures/Projects:					
General Government:					
Software for City app for SmartDevices	16,000	-	-	-	-
Available for Capital Projects	-	15,492	15,742	15,998	16,258
Total Expenditures/Projects	16,000	15,492	15,742	15,998	16,258
Ending Working Capital - Projected	$ 149,259	$ 149,259	$ 149,259	$ 149,259	$ 149,259

Capital Improvement Program
Funding Source for Project

Transportation Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Pinellas County Section 150 of Land Development Code
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 2,066.00
4% Admin Fee to City	$ 82.64
Net after Admin Fee	$ 1,983.36
50% to City	$ 991.68

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 67,085	$ 67,085	$ 67,085	$ 67,085	$ 67,085
Revenues:					
Impact Fees	78,708	80,282	81,888	83,526	85,196
Interest Earnings	500	1,342	1,342	1,342	1,342
Total Revenues	79,208	81,624	83,230	84,868	86,538
Total Sources	146,293	148,709	150,314.50	151,953	153,623
Expenditures/Projects:					
Transportation:					
Available for Capital Projects	79,208	81,624	83,230	84,868	86,538
Total Expenditures/Projects	79,208	81,624	83,230	84,868	86,538
Ending Working Capital - Projected	$ 67,085	$ 67,085	$ 67,085	$ 67,085	$ 67,085

Capital Improvement Program
Funding Source for Project

Capital Project Fund

Revenue Description: Transfers from Gas Tax Fund and Sidewalk Improvement Fund
Legal Authority: Major Capital Projects
Restriction on Use: Street, Sidewalk and Drainage Improvements

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 41,371	$ 41,371	$ 41,371	$ 41,371	$ 41,371
Revenues:					
Transfer from Local Option Gas Tax Fund	150,000	150,000	150,000	150,000	150,000
Transfer from Sidewalk Improvement Fund	100,000	100,000	100,000	100,000	100,000
Total Revenues	250,000	250,000	250,000	250,000	250,000
Total Sources	291,371	291,371	291,371	291,371	291,371
Expenditures/Projects:					
Transportation:					
Sidewalk Improvements/Annual	100,000	100,000	100,000	100,000	100,000
Street Paving/Annual	150,000	-	150,000	-	150,000
Brick Street & Road Reconstruction	-	150,000	-	150,000	-
Total Expenditures/Projects	250,000	250,000	250,000	250,000	250,000
Ending Working Capital - Projected	$ 41,371	$ 41,371	$ 41,371	$ 41,371	$ 41,371

Capital Improvement Program
Funding Source for Project

Sidewalk Improvement Fund

Revenue Description: Reserve for Sidewalks - Interest Earnings
Legal Authority: City Charter Section 26
Restriction on Use: Sidewalk Improvements on existing roadways

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 1,620,257	$ 1,536,391	$ 1,467,119	$ 1,396,461	$ 1,324,390
Revenues:					
Interest Earnings	16,134	30,728	29,342	27,929	26,488
Total Revenues	16,134	30,728	29,342	27,929	26,488
Total Sources	1,636,391	1,567,119	1,496,461	1,424,390	1,350,878
Expenditures/Projects:					
Transportation:					
Transfer to Capital Project Fund	100,000	100,000	100,000	100,000	100,000
Total Expenditures/Projects	100,000	100,000	100,000	100,000	100,000
Ending Working Capital - Projected	$ 1,536,391	$ 1,467,119	$ 1,396,461	$ 1,324,390	$ 1,250,878

Funding Source for Project

One Cent Local Option Sales Tax Fund

Revenue Description: One Cent Local Option Sales Tax Fund (Penny)
Legal Authority: Florida Statute 212.055 and approved by Pinellas County referendum
Restriction on Use: Infrastructure and Public Safety equipment

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 1,171,793	$ 1,171,793	$ 892,475	$ 3,214,198	$ 6,128,363
Revenues:					
One Cent Local Option Sales Tax	3,690,000	3,800,700	3,914,721	4,032,163	4,153,128
Intergovernmental - Fire Reserve at County	640,504	40,504	23,891	23,891	5,580
Interest Earnings	90,000	90,000	90,000	90,000	90,000
Total Revenues	4,420,504	3,931,204	4,028,612	4,146,054	4,248,708
Total Sources	5,592,297	5,102,997	4,921,087	7,360,252	10,377,071
Expenditures:					
General Government					
Available for Capital Projects	484,982	-	-	-	-
	484,982	-	-	-	-
Public Safety:					
Fire Station 70 Replacement Construction	2,200,000	-	-	-	-
Police Vehicles	500,000	525,000	550,000	575,000	600,000
Radio System Upgrade	480,000				
Fire- Replacement Staff Vehicles	60,000	60,000	60,000	60,000	60,000
Fire Truck Reserve	-	250,000	250,000	250,000	250,000
Bunker Gear	170,000	-	-	-	-
Fire Truck Lease 2022	196,889	196,889	196,889	196,889	-
Fire Truck Lease 2021	178,633	178,633	-	-	-
Public Safety Total	3,785,522	1,210,522	1,056,889	1,081,889	910,000
Transportation:					
Brick Street & Road Reconstruction Program	150,000	150,000	150,000	150,000	150,000
Orange St Construction	-	950,000	-	-	-
River & Bayou Dredging	-	1,000,000	-	-	-
Sponge Docks Flood Abatement	-	900,000	500,000	-	-
Transportation Total	150,000	3,000,000	650,000	150,000	150,000
Total Expenditures/Projects	4,420,504	4,210,522	1,706,889	1,231,889	1,060,000
Ending Working Capital - Projected	$ 1,171,793	$ 892,475	$ 3,214,198	$ 6,128,363	$ 9,317,071

Funding Source for Project

Sanitation Fund

Revenue Description:	Sanitation fees to maintain Sanitation Services
Legal Authority:	Chapter 8 of City Ordinances; New 5 Year Contract March 31, 2022 to March 30, 2027
	City Administrative Fee 20%
Restriction on Use:	Sanitation Operations

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 1,535,872	$ 1,535,872	$ 1,535,872	$ 1,535,872	$ 1,535,872
Revenues:					
Sanitation/Recycling Fees	7,182,905	7,441,490	7,709,383	7,986,921	8,274,450
Yard Waste Tipping Fees	536,760	556,083	576,102	596,842	618,328
Other Yard Waste Fees	267,510	275,535	283,801	292,315	301,085
Delinquent Fees	54,000	54,270	54,541	54,814	55,088
Interest Earnings	25,638	30,717	30,717	30,717	30,717
Total Revenues	8,066,813	8,358,095	8,654,544	8,961,609	9,279,668
Total Sources	9,602,685	9,893,967	10,190,416	10,497,481	10,815,540
Expenditures/Projects:					
Personnel	704,948	726,096	747,879	770,316	793,425
Operating	6,584,773	6,782,316	6,985,786	7,195,359	7,411,220
Interest	25,000	20,000	20,000	20,000	20,000
Transfers Out	643,294	666,190	689,906	714,471	739,916
Capital:					
City Wide Trash Receptical Replacement	49,498	-	-	-	-
Utility Vehicle, Kubota	30,000	-	-	-	-
Capital Outlay	-	100,000	100,000	100,000	100,000
Reserve for Fund Balance	29,300	63,493	110,973	161,463	215,107
Total Expenditures/Projects	8,066,813	8,358,095	8,654,544	8,961,609	9,279,668
Ending Working Capital - Projected	$ 1,535,872	$ 1,535,872	$ 1,535,872	$ 1,535,872	$ 1,535,872

Capital Improvement Plan
Funding Source for Project

Water-Sewer Fund

Revenue Description: Water-Sewer fees to maintain Water-Sewer Services
Legal Authority: Chapter 20 of City Ordinances; No rate increase for FY 2024, 2.75% annually for FY 2025 thru FY 2028
Restriction on Use: Water-Sewer Operations

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected		$ 3,419,540	$ 5,466,608	$ 3,969,508	$ 3,744,168	$ 3,753,277
Revenues:						
Water-Sewer Fees		20,448,227	21,427,802	22,542,045	23,553,783	24,609,843
Other Operating Revenue		1,332,171	1,372,136	1,413,300	1,455,699	1,499,370
Interest Earnings		323,178	218,664	158,780	149,767	150,131
Total Revenues		22,103,576	23,018,603	24,114,126	25,159,249	26,259,344
Non-Revenue Sources:						
Bond Issue		4,000,000	-	-	-	-
Total Sources		29,523,116	28,485,211	28,083,633	28,903,417	30,012,621
Expenditures/Projects:						
Personnel		7,895,121	8,131,975	8,375,934	8,627,212	8,886,028
Operating		7,075,304	7,358,316	7,652,649	7,958,755	8,277,105
Transfers Out		1,742,432	1,823,995	1,916,428	2,000,759	2,088,737
Other Non Operating		62,000	55,000	50,000	45,000	45,000
Debt Service		2,043,300	2,045,475	2,041,876	2,041,375	2,045,825
Capital:						
Capital Outlay -Minor		126,500	20,000	20,000	20,000	20,000
Capital Projects:						
Water:						
Water Plant						
	Additional CIP Project Costs	30,000				
	Raw Water Well Construction	866,125	190,000	910,000	200,000	960,000
	Well Rehab	210,000	220,000	230,000	-	240,000
	Blending Pipeline PH II	-	-	-	-	1,950,000
	Membrane Element Replacement	-	-	-	1,070,000	-
	Water Well Network/PLC	-	335,688	-	-	-
	Renewal and Replacement of Equipment	-	40,000	50,000	60,000	70,000
Water Distribution						
	Hydrant Improvements	110,000	113,000	116,000	119,000	122,000
	Utilities for other Projects (Water)	200,000	205,000	211,000	217,000	223,000
	Lead and Copper Rule Management	50,000	10,000	11,000	12,000	13,000
	Metallic Water Line Replacement	200,000	-	-	-	-
	Beckett Bridge Utility Replacement-Water Portion	1,962,500	-	-	-	-
	Replace Cast Iron/Galvanized Steel Pipe	-	368,204	1,070,000	1,100,000	1,130,000
Meter Repair						
	Meter Change Out/Upgrade Program	153,750	167,995	173,000	178,000	183,000
Water Total		3,782,375	1,649,887	2,771,000	2,956,000	4,891,000

Capital Improvement Plan
Funding Source for Project

Water-Sewer Fund

Sewer:		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Sewage Collection						
	Sewer System Improvements - Manhole and Sewer Line	300,000	-	-	-	-
	Manhole Lining	110,000	120,000	130,000	140,000	150,000
	Beckett Bridge Utility Replacement-Sewer Portion	1,962,500	-	-	-	-
	Utilities for other Projects (Sewer)	200,000	205,000	211,000	217,000	223,000
	Lining of Wastewater Collection	-	310,000	320,000	330,000	340,000
Sewage Treatment - Wastewater Treatment Plant (WWTP)						
	Aeration Basin Concrete Rehab	400,000	-	-	-	-
	Tri-Plex Bisulfate Pump Skid	30,000	-	-	-	-
	CL2 Analyzer	10,000	-	-	-	-
	CCC Blower	20,000	-	-	-	-
	Utilities for other Projects (Sewer)	20,000	-	-	-	-
	Reclaimed Water Pump Station	-	-	1,103,813	-	-
	Permitting of WWTF	-	-	-	-	60,000
	WWTF Electrical Life Extension/Resiliency PH I	-	3,236,000	-	-	-
	Aeration System Improvements	-	-	551,906		
	WWTF Network/PLC Security	-	656,000	557,250	540,000	-
	WWTF Reclaimed Building Electric Life Ext PH II	-	-	-	898,450	
	Renewal and Replacement of Equipment	-	90,000	100,000	110,000	120,000
Sewage Lift Stations						
	Force Main Pigging Program	120,000	123,000	127,000	131,000	135,000
	Small Equipment Replacement	-	106,000	109,000	112,000	115,000
	Lift Station and Pump Rehab	103,000	-	-	-	-
	Station Rehab. Design ARFARAS	152,520	762,600	-	-	-
	Dixie Lift Station Electrical Rehab	92,250	-	-	-	-
	Lift Station Upgrade-Tarpon Sail & Tennis	-	-	137,000	932,750	-
	Lift Station Upgrade-Cromwell	-	-	-	-	104,000
Sewer Total		3,520,270	5,608,600	3,346,969	3,411,200	1,247,000
	Total Capital Projects	7,302,645	7,258,487	6,117,969	6,367,200	6,138,000
Total Expenditures/Projects		26,247,302	26,693,249	26,174,855	27,060,300	27,500,695
Ending Working Capital - Projected Based on CIP 75% Execution		$ 5,466,608	$ 3,969,508	$ 3,744,168	$ 3,753,277	$ 4,353,327

Capital Improvement Program
Funding Source for Project

Sewer Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 20 of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 1,616

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 1,127,915	$ 1,127,915	$ 1,127,915	$ 1,127,915	$ 1,127,915
Revenues:					
Sewer Impact Fees	150,000	153,000	156,060	159,181	162,365
Interest Earnings	11,483	22,558	22,558	22,558	22,558
Total Revenues	161,483	175,558	178,618	181,739	184,923
Total Sources	1,289,398	1,303,473	1,306,533	1,309,654	1,312,838
Expenditures/Projects:					
Physical Environment:					
Available for Capital Projects	161,483	175,558	178,618	181,739	184,923
Total Expenditures/Projects	161,483	175,558	178,618	181,739	184,923
Ending Working Capital - Projected	$ 1,127,915	$ 1,127,915	$ 1,127,915	$ 1,127,915	$ 1,127,915

Capital Improvement Program
Funding Source for Project

Water Impact Fund

Revenue Description:	Impact fees levied on new construction
Legal Authority:	Chapter 20 of City Ordinances
Restriction on Use:	For new capital growth
Fee for Single Family Home	$ 2,320

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 1,923,639	$ 1,923,639	$ 1,923,639	$ 1,923,639	$ 1,923,639
Revenues:					
Water Impact Fees	140,000	142,800	145,656	148,569	151,541
Interest Earnings	19,986	38,473	38,473	38,473	38,473
Total Revenues	159,986	181,273	184,129	187,042	190,014
Total Sources	2,083,625	2,104,912	2,107,768	2,110,681	2,113,652.78
Expenditures/Projects:					
Physical Environment:					
Available for Capital Projects	159,986	181,273	184,129	187,042	190,014
Total Expenditures/Projects	159,986	181,273	184,129	187,042	190,014
Ending Working Capital - Projected	$ 1,923,639	$ 1,923,639	$ 1,923,639	$ 1,923,639	$ 1,923,639

Capital Improvement Program
Funding Source for Project

Marina Fund

Revenue Description: Marina Slip Rental Fees
Legal Authority: Resolution 2019-34
Restriction on Use: Marina Operations

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Net Position - Projected	$ 31,685	$ 31,685	$ 31,685	$ 31,685	$ 31,685
Revenues:					
Marina Fees	146,200	147,662	149,139	150,630	152,136
Interest/Other	-	-	-	-	-
Total Revenues	146,200	147,662	149,139	150,630	152,136
Total Sources	177,885	179,347	180,824	182,315.30	183,821
Expenditures/Projects:					
Personnel	81,907	84,364	86,895	89,502	92,187
Operating	48,388	50,324	52,336	54,430	56,607
Capital:					
30 Piling Replacements in Sponge Boat Area	15,905	-	-	-	-
Capital Outlay -Minor	-	12,974	9,908	6,698	3,342
Total Expenditures/Projects	146,200	147,662	149,139	150,630	152,136
Ending Net Position - Projected	$ 31,685	$ 31,685	$ 31,685	$ 31,685	$ 31,685

Funding Source for Project

Stormwater Fund

Revenue Description:	Stormwater fees to maintain Stormwater Service
Legal Authority:	Chapter 20 of City Ordinances; Resolution 2015-37 Ten Year Rate Plan thru FY 2025
	Annual increase of $.50 per ESU
Restriction on Use:	Stormwater Operations
Fee for Single Family Home	$ 10.15

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Working Capital - Projected	$ 246,811	$ 246,811	$ 246,811	$ 246,811	$ 246,811
Revenues:					
Stormwater Fees	2,134,833	2,229,833	2,324,833	2,419,833	2,514,833
Stormwater Delinquent Fees	13,100	13,166	13,231	13,297	13,364
Off Duty Employees	400	400	400	400	400
Interest Earnings	9,999	4,936	4,936	4,936	4,936
Total Revenues	2,158,332	2,248,335	2,343,400	2,438,466	2,533,533
Total Sources	2,405,143	2,495,146	2,590,211	2,685,277	2,780,344
Expenditures/Projects:					
Personnel	804,800	828,944	853,812	879,427	905,809
Operating	639,584	665,167	691,774	719,445	748,223
Transfers Out	171,867	179,440	187,045	194,650	202,256
Capital:					
Capital Outlay Minor	-	50,000	50,000	50,000	50,000
Capital Projects:					
City Wide Pipelining Program	150,000	100,000	100,000	100,000	100,000
Replace 2 Godwin Pumps	128,000	-	-	-	-
New Electronic Message Board	16,500	-	-	-	-
Available for Capital Projects	-	424,784	460,769	494,944	527,245
Total Capital Projects	294,500	524,784	560,769	594,944	627,245
Fund Balance Reserve	247,581	-	-	-	-
Total Expenditures/Projects	2,158,332	2,248,335	2,343,400	2,438,466	2,533,532
Ending Working Capital - Projected	$ 246,811	$ 246,811	$ 246,811	$ 246,811	$ 246,811

Capital Improvement Program
Funding Source for Project

Golf Course Fund

Revenue Description: Golf Course Fees
Legal Authority: Resolution 2022-04
Restriction on Use: Golf Course Operations

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Net Position - Projected	$ 549,340	$ 549,340	$ 549,340	$ 549,340	$ 549,340
Revenues:					
Golf Course Fees	2,212,001	2,234,121	2,256,462	2,279,027	2,301,817
Interest/Other	14,428	10,987	10,987	10,987	10,987
Total Revenues	2,226,429	2,245,108	2,267,449	2,290,014	2,312,804
Total Sources	2,775,769	2,794,448	2,816,789	2,839,354	2,862,144
Expenditures/Projects:					
Personnel	660,321	680,131	700,535	721,551	743,197
Operating	1,224,108	1,265,728	1,308,762	1,353,260	1,399,271
Capital:					
Capital Outlay -Minor	-	25,000	25,000	25,000	25,000
Design & Permitting for New Clubhouse	325,000	-	-	-	-
75 HP Motor for Irrigation Pump Station	17,000	-	-	-	-
Bridge Replacement	-	100,000	-	-	-
Reserve for Fund Balance/Capital Projects	-	174,249	233,152	190,203	145,336
Total Expenditures/Projects	2,226,429	2,245,108	2,267,449	2,290,014	2,312,804
Ending Net Position - Projected	$ 549,340	$ 549,340	$ 549,340	$ 549,340	$ 549,340

Capital Improvement Program & Capital Requests FY 2025

Fund	Department	Description	Cost
General Fund			
Unassigned Fund Balance:			
	Recreation	Community Center Upgrades - Funded if Grant Approved	**$ 100,000**
	Library	Books, E-books, Audiobooks, DVDs, CDs, Publications Databases, Digital & Other Materials	**$ 107,511**
		General Fund Unassigned Total	**$ 207,511**
Restricted Fund Balance:			
	Tree Bank	Drone	$ 11,000
		HP Designjet Multifunction Printer	$ 14,000
			$ 25,000
	Cemetery Perpetual Care Fund:	Phased Turf Improvement	$ 20,000
		Concrete for Mausoleum Front	$ 30,000
		Security Cameras	$ 25,000
			$ 75,000
		John Deere Gator	$ 17,000
		2 Skag 48" Mowers	$ 18,600
			$ 35,600
		Cemetery Perpetual Care Total	**$ 110,600**
Donations:			
	Recreation Donation	Craig Park Back Patio	**$ 7,500**
	Library Memorial	Digital Resources, Items for Special Collections	**$ 2,500**
		General Fund Restricted Total	**$ 145,600**
		General Fund Total	**$ 353,111**
Special Revenue Funds			
	ARPA	Available for Future Capital Projects	**$ 125,000**
Impacts			
	Police	Microwave System for Dispatch	$ 430,000
	Fire	Reserve for Fire Station 70	$ 49,768
	Library	Available for Future Capital Projects	$ 31,331
	Recreation	Available for Future Capital Projects	$ 21,762
		Sunset Beach Pavillions	$ 50,000
	General Government	E-Procurement Software	$ 16,000
	Transportation	Available for Future Capital Projects	$ 79,208
			$ 678,069
Law Enforcement Programs			
	Handicap Fund	ADA Handicap Ramp/Lift at Cultural Center	**$ 10,000**
Special Programs			
	Public Art Fund	Public Art Projects to be Determined	**$ 75,000**
	Land Preservation Fund	Future Approved Land Purchases to be determined	**$ 10,000**
		Special Revenue Funds Total	**$ 898,069**
Capital Project Funds			
	Capital Project Fund	Street Paving/Annual Program	$ 150,000
		Annual Sidewalk Improvements	$ 100,000
			$ 250,000
	One Cent Local Option Sales Tax Fund		
		Fire Station 70 Construction	$ 2,200,000
		Capital Projects to be Determined	$ 484,982
		Radio System Upgrade Police	$ 480,000
		Bunker Gear	$ 170,000
		Brick St and Road Reconstruction	$ 150,000
			$ 1,284,982

Fund	Department	Description	Cost
		Police Vehicles	$ 500,000
		Fire Staff Vehicle	$ 60,000
			$ 560,000
			$ 4,044,982
		Capital Projects Total	**$ 4,294,982**
Enterprise Funds			
Sanitation Fund			
	Solid Waste	City Wide Trash Receptical Replacement	$ 49,498
		Utility Vehicle, Kubota	$ 30,000
		Total Sanitation Fund	**$ 79,498**
Water-Sewer Fund			
	Water Distribution	Metallic Water Line Replacement	$ 200,000
		Lead and Copper Rule Management	$ 50,000
		Utilities For Other Projects-Water	$ 200,000
		Hydrant Maintenance Program	$ 110,000
		Beckett Bridge Water Distribution	$ 1,962,500
			$ 2,522,500
	Meter Repair/Maint	Meter Change Out Program	**$ 153,750**
	Water Treatment Plant	Raw Water Supply Well Construction	$ 866,125
		Well Rehab	$ 210,000
		Capitalized Repairs as Needed	$ 30,000
			$ 1,106,125
	Sewage Collection	Lining Wastwater Collection System	$ 300,000
		Manhole Lining	$ 110,000
		Utilities For Other Projects : Sewer	$ 200,000
		Beckett Bridge - Wastwater	$ 1,962,500
			$ 2,572,500
	Sewage Treatment	WWTF Aeration Basin Repairs	$ 400,000
		Tri-Plex Bisulfate Pump Skid	$ 30,000
		CL2 Analyzer	$ 10,000
		CCC Blower	$ 20,000
		Capitalized Repairs	$ 20,000
			$ 480,000
		Ford Ranger	$ 30,500
		Kubota	$ 17,000
			$ 47,500
			$ 527,500
	Sewage Lift Stations	Dixie Lift Station Electrical Rehab	$ 92,250
		Force Main Pigging Program	$ 120,000
		Lift Station Upgrade - Arfaras Design	$ 152,520
		Lift Station & Pump Rehab	$ 103,000
			$ 467,770
		3500 Series Utility Truck	$ 79,000
			$ 546,770
		Total Water-Sewer Fund	**$ 7,429,145**
Impact Funds			
	Sewer Impact Fund	Available for Future Capital Projects	**$ 161,483**
	Water Impact Fund	Available for Future Capital Projects	**$ 159,986**
Marina Fund			
	Marina	30 Piling Replacement in Sponge Boat Area	**$ 15,905**
Stormwater Fund			
	Stormwater	City Wide Pipelining Program	$ 150,000
		Replace 2 Godwin Pumps	$ 128,000
		New Electronic Message Board	$ 16,500
			$ 144,500
		Total Stormwater Fund	**$ 294,500**

Fund	Department	Description	Cost
Golf Course Fund			
	Golf Course		
		Design/Permitting for New Clubhouse	$ 325,000
		75 HP Motor for Irrigation Pump Station	$ 17,000
		Total Golf Course Fund	**$ 342,000**
		Enterprise Fund Total	**$ 8,482,517**
		Grand Total	**$ 14,028,679**

Capital Outlay Minor FY 2025

Fund	Department	Description	Cost
General Fund			
Unassigned Fund Balance:			
	Library	Books, E-books, Audiobooks, DVDs, CDs, Publications Databases, Digital & Other Materials	$ 107,511
		General Fund Unassigned Total	**$ 107,511**
Restricted Fund Balance:			
	Tree Bank	Drone	$ 11,000
		HP Designjet Multifunction Printer	$ 14,000
			$ 25,000
	Cemetery Perpetual Care Fund:	Phased Turf Improvement	$ 20,000
		Concrete for Mausoleum Front	$ 30,000
		Security Cameras	$ 25,000
			$ 75,000
		John Deere Gator	$ 17,000
		2 Skag 48" Mowers	$ 18,600
			$ 35,600
		Cemetery Perpetual Care Total	**$ 110,600**
Donations:			
	Library Memorial	Digital Resources, Items for Special Collections	**$ 2,500**
		General Fund Restricted Total	**$ 138,100**
		General Fund Total	**$ 245,611**
Enterprise Funds			
Sanitation Fund			
	Solid Waste	City Wide Trash Receptical Replacement	$ 49,498
		Utility Vehicle, Kubota	$ 30,000
		Total Sanitation Fund	**$ 79,498**
Water-Sewer Fund			
	Sewage Treatment	Ford Ranger	$ 30,500
		Kubota	$ 17,000
			$ 47,500
	Sewage Lift Stations	3500 Series Utility Truck	**$ 79,000**
		Water-Sewer Fund Total	**$ 126,500**
		Enterprise Funds Total	**$ 205,998**
		Total City	**$ 451,609**

Capital Outlay - Reserves FY 2025

Fund	Department	Description	Cost
Special Revenue Funds			
	ARPA	Available for Future Capital Projects	**$ 125,000**
Impacts			
	Fire	Reserve for Fire Station 70	$ 49,768
	Library	Available for Future Capital Projects	$ 31,331
	Recreation	Available for Future Capital Projects	$ 21,762
	Transportation	Available for Future Capital Projects	$ 79,208
			$ 182,069
Special Programs			
	Public Art Fund	Public Art Projects to be Determined	**$ 75,000**
	Land Preservation Fund	Future Approved Land Purchases to be determined	**$ 10,000**
		Special Revenue Funds Total	**$ 392,069**
Capital Project Funds			
	One Cent Local Option Sales Tax Fund	Capital Projects to be Determined	**$ 484,982**
		Capital Projects Total	**$ 484,982**
Enterprise Funds			
	Sewer Impact Fund	Available for Future Capital Projects	**$ 161,483**
	Water Impact Fund	Available for Future Capital Projects	**$ 159,986**
		Enterprise Fund Total	**$ 321,469**
		Grand Total	**$ 1,198,520**

GOOD GOVERNANCE

The Plan Administration, Property Rights, and Intergovernmental and Interagency Coordination Elements correspond and align with the following Goals from the "Good Governance" Focus Area of the Strategic Plan:

⇒ **GOAL F.2:** Effective and Efficient Implementation of City Policies and Plans

TARPON SP
this must be the

PLAN ADMINISTRATION ELEMENT

Goals, Objectives, and Policies

PA 1: PURPOSE AND IMPLEMENTATION.

The purpose of this Element is to establish guidelines for the effective administration of the Comprehensive Plan document in accordance with the requirements of the Community Planning Act, and other applicable law. These administration techniques include guidelines on plan implementation, public participation, and plan progress monitoring.

PA 1.1: Goals, Objectives, and Policies.

Each element of the Comprehensive Plan contains a section of applicable goals, objectives, and policies that are designed to describe and identify programs, activities, and regulations through which the Comprehensive Plan is to be implemented.

PA 1.1.1: Goals are not designed to be implemented or enforced on a daily basis. Instead, goals are intended as the long-range end toward which the City desires to be directed. Objectives serve as a benchmark or interim measure with which progress toward the goals can be identified. The objectives tend to be specific, and are often measurable. Policies represent the guiding principles upon which land use regulations are based and land use decisions are made.

PA 1.1.2: Goals, objectives, and policies are not listed in any order of importance. All goals, objectives, and policies shall be considered of equal importance in the implementation of this Comprehensive Plan.

PA 1.2: Development Order Defined.

A "development order" shall be defined as any building permit, subdivision approval, zoning permit, rezoning, certification, agreement, conditional use, variance, or any other official action of local government having the effect of permitting the development of land.

PA 1.3: Consistency.

All development orders reviewed after the effective date of this Comprehensive Plan shall only be issued if they are consistent with the goals, objectives, and policies contained within the adopted plan. Requests for development order approval shall be reviewed in accordance with, and shall be consistent with, all elements of the Comprehensive Plan.

Consistency shall mean to further the intent of the Comprehensive Plan. Inconsistency shall be determined when a development order is in conflict with the goals, objectives, policies and strategies of the Comprehensive Plan.

PA 1.4: Interpretation.

The following factors shall be considered in the interpretation of this Comprehensive Plan:

PA 1.4.1: Terms not defined shall be interpreted in the following order of importance:

a) By reference to the relevant provisions of the Community Planning Act.
b) The guidelines for administration contained herein.
c) Generally accepted engineering, planning or other professional discipline's terminology if technical in nature.
d) According to common usage unless the content clearly indicates otherwise.

PA 1.4.2: The more specific statement shall control the general.

PA 1.4.3: The more restrictive statement shall have preference over the less restrictive.

PA 1.4.4: The goals, objectives, and policies of all elements are designed to be internally consistent, and, the intent of all elements shall be of equal importance.

PA 1.5: Land Development Code.
The Comprehensive Plan shall be implemented through a comprehensive set of land development regulations, to be known as a Land Development Code, adopted pursuant to the requirements of Section 163.3202, Florida Statutes. All land development regulations adopted pursuant to Chapter 163 shall be consistent with the Comprehensive Plan.

Development order review and approval may proceed under existing development regulations after adoption of the Comprehensive Plan only where consistent with the adopted Comprehensive Plan, and only until the effective date of a Land Development Code adopted pursuant to Section 163.3202, Florida Statutes.

PA 1.6: Development Agreements.
The City may desire to adopt a procedure for development agreements pursuant to the Florida Local Government Development Agreement Act (Florida Statutes 163.3221 et seq.) as a means of assuring the adequacy of public facilities. The procedure for development agreements shall be part of the Land Development Code.

PA 1.7: Local Planning Agency (LPA).
The Community Planning Act requires the designation of a Local Planning Agency (LPA) for the purpose of overseeing the formulation of a Comprehensive Plan and Land Development Regulations. The LPA function is one of conducting public hearings for the purpose of providing review, comments, and recommendations to the Board of Commissioners. The Planning and Zoning Board has been designated as the City's LPA.

PA 1.8: Amendments.
The City shall establish protocols and procedures for amending the Comprehensive Plan.

PA 1.8.1: Amendments to the Comprehensive Plan maybe initiated as follows:

a) By the Board of Commissioners and by City staff.
b) By recommendations to the Board of Commissioners made by the Local Planning Agency (LPA).
c) To the Future Land Use Map Series by a property owner.
d) To the Future Land Use Map Series by citizens having in excess of 50% interest in an affected area.

PA 1.8.2: Amendments to the Future Land Use Map Series shall be consistent with the goals, objectives, and policies of all Elements of the Comprehensive Plan.

PA 1.8.3: The types of amendments shall be as follows and as further defined/described in Chapter 163, Florida Statutes:

a) To the text of any element.
b) To the Future Land Use Map Series.
c) To the Schedule of Improvements, Capital Improvements Element, as formulated by the Board of Commissioners during budget review.

PA 1.8.4: The amendment procedure shall generally be as follows and as further defined in Florida Statutes:

a) Initiation, review and scheduling by staff.
b) Public notice in conformance with City and Statutory requirements.
c) Review and recommendation by the LPA.
d) Review and recommendation by the Board of Commissioners.
e) Review and recommendation by Forward Pinellas (countywide planning authority).
f) Transmittal to the State land planning agency where required.
g) Final action by the Board of Commissioners.
h) Transmittal of final adopted action to the State land planning agency.

PA 1.8.5: The review criteria for amendments shall include a consideration of the following:

a) Compliance with Florida Statutes Chapter 163.
b) An assessment of internal Comprehensive Plan consistency.
c) The effects upon other jurisdictions.
d) The effects upon adopted level of service standards.
e) The adequacy of data in the Comprehensive Plan or other documentation relating to the amendment.
f) Other criteria enumerated in the adopted Land Development Code.

PA 1.9: Plan Application.
Additional plan administration guidelines shall be enumerated as follows:

PA 1.9.1: Applications for development orders received prior to the effective date of the Comprehensive Plan may proceed to lawful issuance and construction provided the approval and construction processes continue unexpired and without interruption until the development is complete.

PA 1.9.2: All development orders issued after the effective date of the Comprehensive Plan shall be consistent with the provisions of the Plan.

PA 1.9.3: Single family residential development orders inconsistent with the density provisions of the Comprehensive Plan shall be permitted where a legal nonconforming lot is involved.

PA 1.9.4: Modifications to existing development orders shall be consistent with the Comprehensive Plan.

PA 1.9.5: Existing land use regulations shall be applied in a manner consistent with the Comprehensive Plan. In the event of a conflict between the Plan and existing land development regulations, the Plan shall prevail.

PA 2: PUBLIC PARTICIPATION.

Procedures are hereby adopted to provide for and encourage public participation in the planning process, including consideration of amendments to the Comprehensive Plan, and, evaluation and appraisal of the Comprehensive Plan.

PA 2.1: Procedure.
The procedures shall include the following:

PA 2.1.1: Provisions to assure that owners of real property are provided with notice of official actions that will affect the use of their property.

PA 2.1.2: Provisions for notice to keep the general public informed;

PA 2.1.3: Provisions to assure that there are opportunities for the public to provide written comments;

PA 2.1.4: Provisions to assure that the required public hearings are held; and,

PA 2.1.5: Provisions to assure the consideration of and response to public comments.

PA 2.2: Legal Notice.
Legal notice, at a minimum, shall be provided for in compliance with Florida State Statutes. More stringent legal notice requirements may be established by the City.

PA 2.2.1: Legal notice, whether by publication or mail, shall contain substantially the following information:

a) Date, time, and place of all scheduled hearings;
b) The subject matter to be discussed;
c) Where the subject matter may be inspected by the public;
d) That interested parties may appear and be heard;
e) That written comments will become part of the record;
f) That the hearing may be continued as necessary; and,
g) That an appeal of any action must be based on transcripts of the proceedings.

PA 2.3: Public Hearings.
The City shall establish protocols and procedures for public hearings on matters pertaining to the Comprehensive Plan.

PA 2.3.1: All amendment hearings shall be open to the public. At a minimum the following public hearings shall be scheduled:

a) A Local Planning Agency hearing before the Planning and Zoning Board;
b) A hearing of "first reading" before the Board of Commissioners, which may also be a transmittal hearing; and
c) An adoption hearing before the Board of Commissioners.

PA 2.3.2: Document Availability. The Comprehensive Plan document and proposed amendments to the Comprehensive Plan shall be posted on the City's web site and be made available in hard copy format when requested.

PA 2.3.3: Official Record. An official record shall be kept of all public hearings. Copies may be made available to the public upon request.

PA 2.3.4: Vote. An amendment shall require an affirmative vote of not less than a majority of the total Board membership for recommendation, transmittal, and adoption.

PA 2.3.5: Announcement of Public Hearings. The intention to hold and advertise additional public hearings shall be announced at each public hearing where additional hearings are necessary. The date of additional hearings shall be announced if they are scheduled.

PA 2.3.6: Public Comment. Written public comment received in a timely manner shall be made available to all reviewing Boards and will be attached to the meeting minutes.

PA 3: COMPREHENSIVE PLAN MONITORING, EVALUATION AND UPDATE.

In order to ensure implementation and adequacy of the adopted Comprehensive Plan it is necessary to establish guidelines for a monitoring and evaluation program. Results of the monitoring and evaluation shall then be used to adjust the Comprehensive Plan.

PA 3.1: ~~Work Program.~~ Implementation Work Plan.

The City shall maintain a coordinated ~~work program~~ implementation work plan towards implementation of the Comprehensive Plan. The work ~~program~~ plan shall include studies, projects, programs, initiatives, and regulatory updates Citywide, that carry out, or assist in carrying out the goals, objectives, policies and strategies of the Comprehensive Plan. The Planning and Zoning Department shall annually review the implementation work plan with the Planning and Zoning Board.

PA 3.2: Triennial Review.

It shall be the responsibility of the Board of Commissioners (BOC) to conduct a review and update, as needed, of the Comprehensive Plan every three (3) fiscal years, as outlined in the City Charter. The Board of Commissioners may direct that the Planning and Zoning Department and the LPA conduct such studies, data compilation, reporting and/or evaluation as may be necessary to assist the BOC in completing ~~thier~~ their review and preparation of any necessary updates.

PA 3.3: Evaluation and Appraisal.

Every seven (7) years, pursuant to the requirements of Florida Statutes Chapter 163, the Planning Department, LPA and Board of Commissioners shall evaluate the Comprehensive Plan to determine if plan amendments are necessary to reflect changes in state requirements and shall notify the state land planning agency of the determination. If amendments are necessary, the City shall prepare and transmit the plan amendments within one (1) year of submittal of the aforementioned notification.

Page left intentionally blank.

Hellas Restaurant
Hellas Bakery
HELLAS

PROPERTY RIGHTS ELEMENT

The Property Rights Element states how private property rights considerations factor into local government decision-making processes. As of 2021, this element is required to be included in a city's comprehensive plan, per Section 163.3177(6)(i)2, Florida Statutes (Chapter 2021-195, Laws of Florida). Tarpon Springs adopted the Property Rights Element in February 2022 and there have been no changes to this element as a part of the 2023 Comprehensive Plan Update.

Strategic Plan Alignment

The Property Rights Element aligns with the following goals and objectives of the City's Strategic Plan:

⇒ **Goal E.1:** Continuous interactive communication with residents.

⇒ **Goal E.2:** Expanded community outreach.

⇒ **Goal F.2:** Effective and efficient implementation of City policies and plans.

2023 Update Summary

Updates to the goals, objectives and policies address:

⇒ There are no proposed changes to the Property Rights Element.

Goals, Objectives, and Policies

PR 1: THE CITY SHALL ENSURE THAT REGULATORY AND LAND USE DECISIONS ARE BASED ON:

- **THE PUBLIC SAFETY, HEALTH AND WELFARE OF THE RESIDENTS, INSTITUTIONS, AND BUSINESSES OF THE CITY AS A WHOLE.**
- **THE GOALS, OBJECTIVES AND POLICIES OF THIS COMPREHENSIVE PLAN.**
- **MINIMIZING THREATS TO HEALTH SAFETY, AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.**
- **PROTECTION AND ENHANCEMENT OF NATURAL, HISTORICAL AND MAN-MADE RESOURCES FOR USE BY CITIZENS AND VISITORS.**
- **ESTABLISHED PRIVATE PROPERTY RIGHTS.**

PR 1.1: Consideration of Property Rights.

PR 1.1.1: Pursuant to Florida Statutes Chapter 163.316(10), the following rights shall be considered in local decision making:

1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3) The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4) The right of a property owner to dispose of his or her property through sale or gift (the terms "his" or "her" include any entity that may be a property owner).

PR 1.1.2: Consideration of property rights shall also include ensuring city regulatory and land use decisions are based primarily on the public safety, health and welfare of the residents, institutions, and businesses of the city as whole, and on the goals, objectives and policies of this comprehensive plan.

PR 1.1.3: All land use and regulatory decisions are required to follow the procedures, notice requirements, review criteria and appeal processes set forth in the City of Tarpon Springs, Florida Code of Ordinances.

PR 1.2: Private Property Rights Dispute Resolution.

PR 1.2.1: The City shall provide for and encourage dispute resolution as a means of resolving disputes related to private property rights.

PR 1.2.2: The City encourages the use of methods agreed to by the disputing parties and lawfully available for arbitration, mediation, or other forms of alternative dispute resolution. The City also ensures, by adoption of this element that disputing parties are made aware of the availability of dispute resolution methods provided under the Florida Land Use and Environmental Dispute Resolution Act (Florida Statutes Section 70.51).

PR 1.2.3: The City shall, as applicable, prepare and adopt procedures providing for the availability of the appeal of a City decision relative to the comprehensive plan, rezoning, or a development order.

Page left intentionally blank.

IC

INTERGOVERNMENTAL & INTERAGENCY COORDINATION ELEMENT

The Intergovernmental Coordination Element coordinates the policies and activities set forth in the City's Comprehensive Plan with adjacent local governments, regional agencies, state agencies, nongovernmental organizations, private service providers, and other relevant entities. The main goal of the statutory requirement for this element is to ensure that coordination mechanisms are in place for the provision of services provided by governmental units that do not necessarily have regulatory authority over land use. Significant changes to state law that have taken effect since the Intergovernmental Coordination Element was last updated. The reader will notice that the revised element is much shorter. These changes allow the City to provide a more focused and concise element that meets its needs and the State Statutes including:

- Removal of all references to, and all verbiage required by, the now-repealed Rule 9J-5 of the Florida Administrative Code.
- Consolidation of the element to address coordination required by state law and areas that are essential to the implementation of the Comprehensive Plan.
- Reorganize the element to establish the coordination mechanism framework first, and then specify the coordination avenues to be pursued towards implementation of the Comprehensive Plan.

Strategic Plan Alignment

The revised Intergovernmental and Interagency Element aligns with the following goals and objectives of the City's Strategic Plan:

⇒ **Goal F.1:** Continuous improvement and innovation through a culture of accountability, open-mindedness, and respect.

⇒ **Goal F.2:** Effective ad efficient implementation of City policies and plans.

2023 Update Summary

Updates to the goals, objectives and policies address:

⇒ Language that is outdated due to changes in regulations, operations, entities and coordination issues.

⇒ Language that could be consolidated into fewer statements and policies while maintaining intent and clarity.

⇒ Replacement language and reorganization to lay out a clear approach to intergovernmental coordination including the mechanism used, the major entities and coordination topics relevant to the Comprehensive Plan, and, retention of the statutorily required dispute resolution process.

Goals, Objectives, and Policies

IC 1: PROMOTE INTERGOVERNMENTAL AND INTERAGENCY COORDINATION TO EFFECTIVELY IMPLEMENT THE COMPREHENSIVE PLAN.

IC 1.1: Establish a framework for ongoing coordination with non-governmental agencies/entities and, with government entities at the local, regional, state, and federal levels.

IC 1.1.1: Consider the use of methods for intergovernmental cooperation with other units of government through informal and formal means such as the use of interlocal agreements, joint planning agreements, joint infrastructure agreements, annexation review, reciprocal review agreements, committee members and liaisons, or other appropriate mechanisms.

IC 1.1.2: Maintain membership on the Tampa Bay Regional Planning Council.

IC 1.1.3: Continue participation by elected officials and administrative personnel on the Forward Pinellas Board, the Planner's Advisory Committee, and the Technical Coordinating Committee.

IC 1.1.4: Consider participation in collaborative multi-jurisdictional and multi-agency committees and initiatives addressing a wide variety of common issues such as housing/homelessness, future sea level rise, and other emerging topics.

IC 1.1.5: Identify and utilize, where appropriate and advantageous for the City, joint planning area mechanisms providing for annexation, facilities services, joint infrastructure projects, and other needs.

IC 1.1.6: Consider the use of the Voluntary Dispute Resolution Process as administered by the Tampa Bay Regional Planning Council to resolve disputes with other local governments, regional agencies and private interests that cannot be resolved through direct intergovernmental coordination.

IC 1.2: Coordinate with local, regional, state and federal agencies and with private utilities providers to facilitate improved cooperation, collaboration and communication towards implementation of the Comprehensive Plan.

IC 1.2.1: Forward all proposed large scale Future Land Use Map amendments north of the Anclote River to Pasco County in advance of the adoption hearing.

IC 1.2.2: Coordinate water supply planning with the Southwest Florida Water Management District's Regional Water Supply Plan.

IC 1.2.3: Coordinate with the St. Petersburg College Tarpon Springs Campus on workforce training, transit connections, collocation of facilities and other possible mutually beneficial initiatives.

IC 1.2.4: Coordinate Comprehensive Plan amendments with Forward Pinellas through established Countywide Plan review processes to ensure that consistency with the Countywide Plan is maintained.

IC 1.2.5: Coordinate the City's future transportation network with the Forward Pinellas Metropolitan Planning Organization's most recently adopted Long Range Transportation Plan.

IC 1.2.6: Work with the Pinellas County Emergency Management Department, the Tampa Bay Regional Planning Council and the State of Florida in the coordination and furthering of local emergency management plans and dissemination of information.

IC 1.2.7: Primarily through participation in the Forward Pinellas Metropolitan Planning Organization's Technical Coordinating Committee, coordinate City transportation planning with the Forward Pinellas Long-Range Transportation Plan, the Comprehensive Plans of Pinellas County and other relevant local governments, the Pinellas Suncoast Transit Authority, and, the Florida Department of Transportation's (FDOT's) Florida Transportation Plan and most recent FDOT District 7 Work Plan.

IC 1.2.8: Coordinate with public and private utility and service providers to improve service delivery that implements the City's adequate facilities and concurrency requirements and obligations.

IC 1.2.9: Ensure that public and private utility and service providers are coordinated with when planning City projects, and, ensure that utilities needs and future plans are considered in comprehensive planning and development review.

IC 1.2.10: Coordinate the management of the Anclote River Harbor with public entities having jurisdiction, including continued provision for maintenance dredging and disposal of dredge spoil.

IC 1.2.11: Continue to coordinate and participate in multi-jurisdictional and multi-agency efforts towards ecosystem management of the Anclote River, bayous, Lake Tarpon, and Gulf of Mexico through such programs as watershed management plans, the Florida Aquatic Preserve program, basin management action plans and similar programs.

IC 1.2.12: Implement the provisions of the Public Schools Interlocal Agreement, as updated from time to time and hereby adopted by reference, in coordination with Pinellas County Schools and the other local governments that are signatories to the Agreement In order to address:

a) Availability of school facilities concurrent with new residential development.
b) Coordination of Lifelong Learning Element updates, as needed.
c) Identification of opportunities for mutually beneficial collocation of community recreational and other facilities.
d) Other existing and emerging issues.

Page left intentionally blank.

TARPON SPRINGS 2045

COMPREHENSIVE PLAN

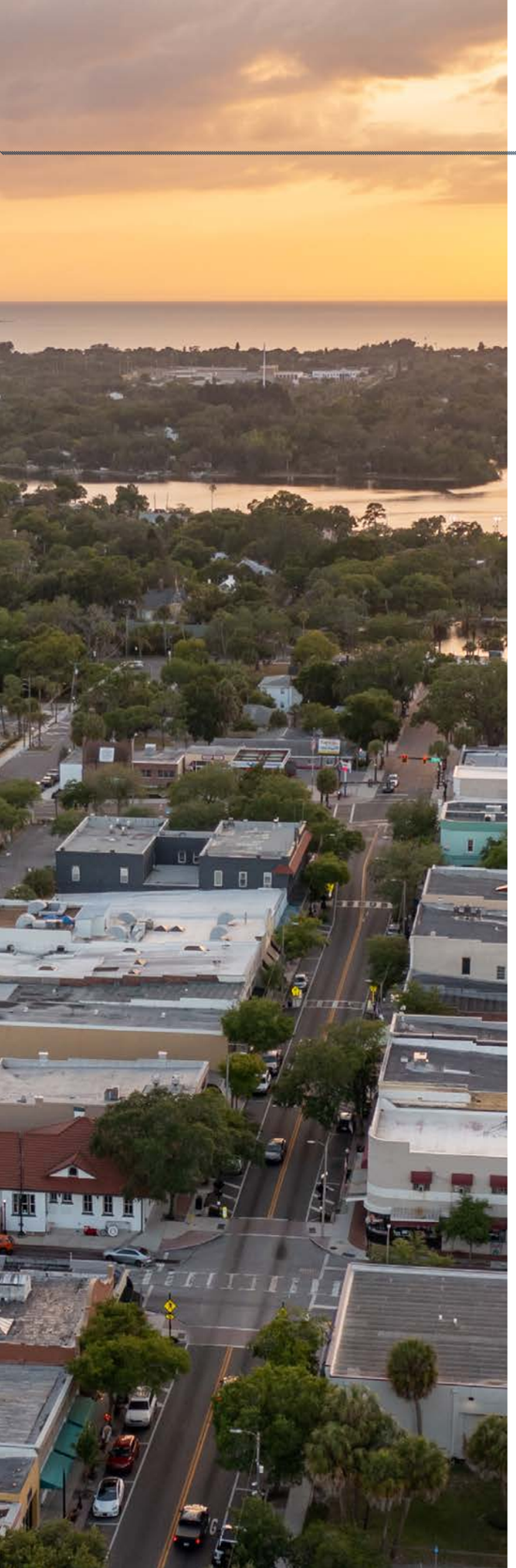
TARPON TOMORROW: Planning for the Future, While Preserving the Past

TARPON SPRINGS 2045

COMPREHENSIVE PLAN

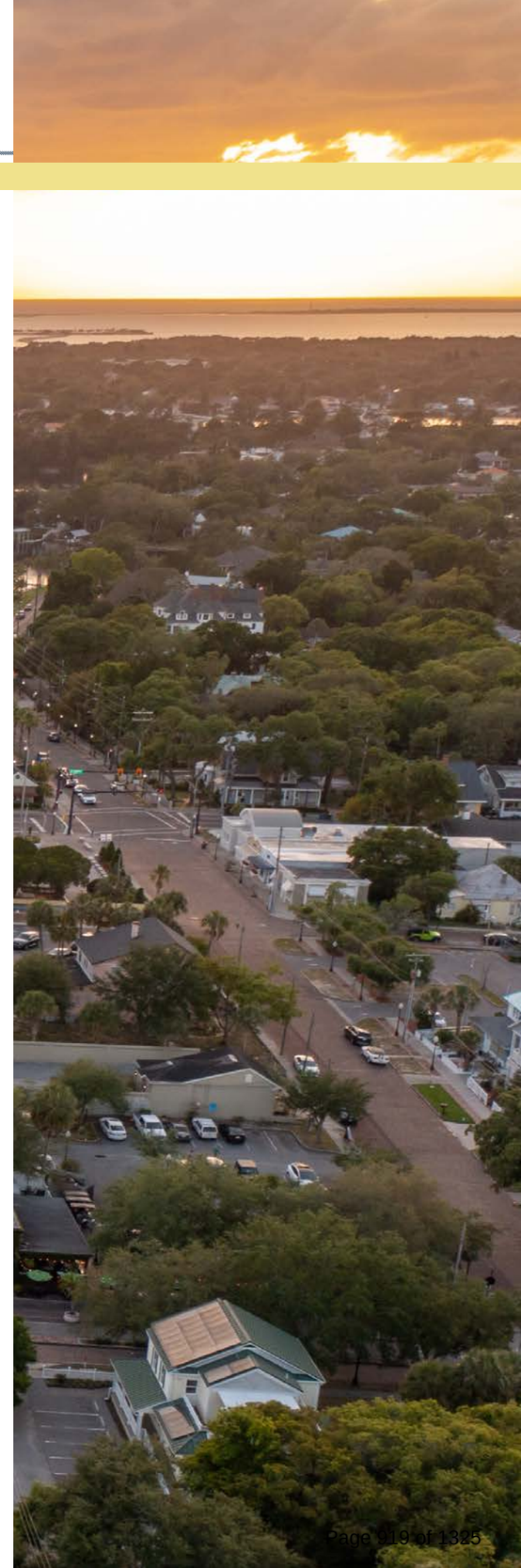
MAP SERIES

Draft as of 09/10/2024

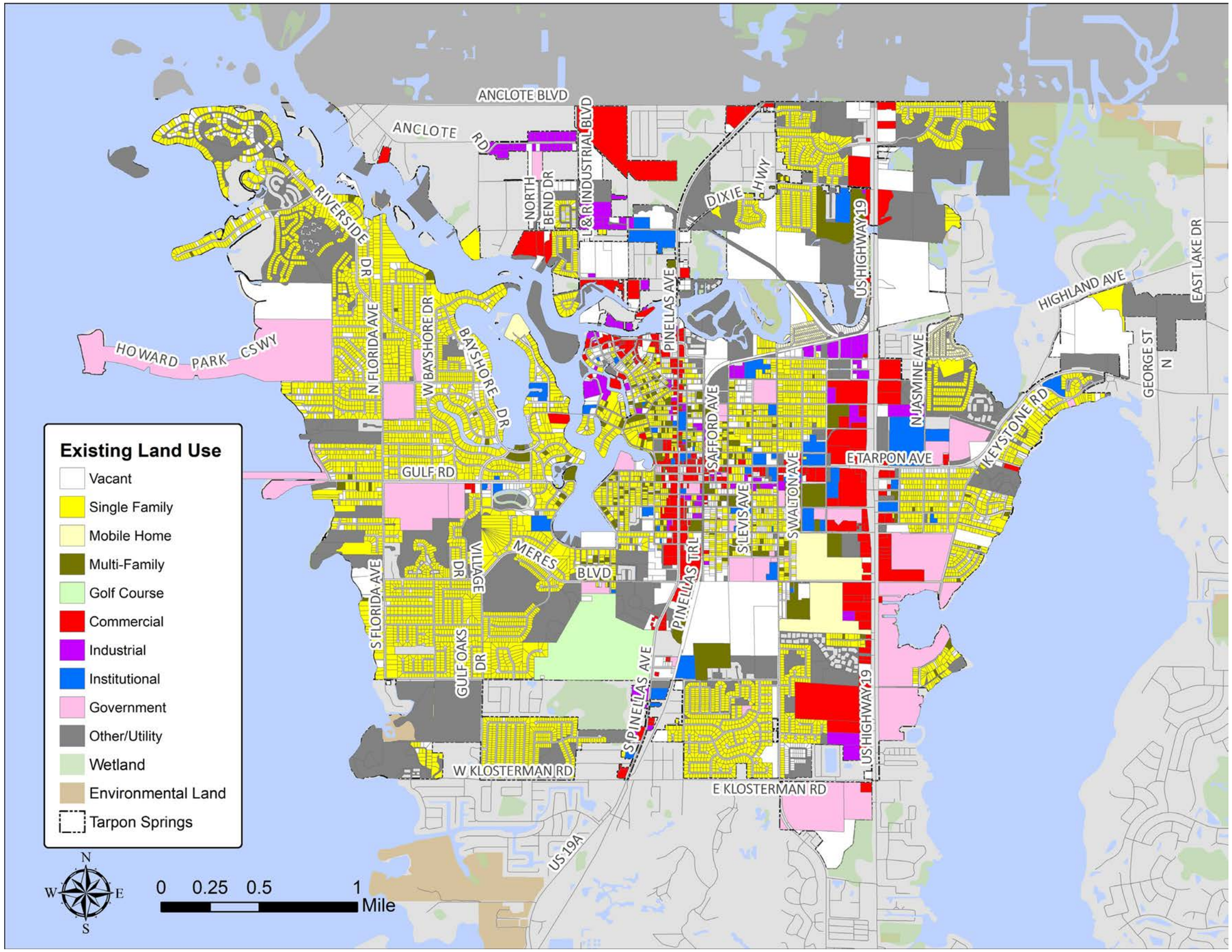


LIST OF MAPS

MAP NAME	PAGE	ELEMENT	DATA & ANALYSIS REFERENCE
Existing Land Use	3	Future Land Use (FLU)	Figure 2
Future Land Use Map (2023)	4	Future Land Use (FLU)	Figure 3
Place Based Area Map	5	Future Land Use (FLU)	Figure 4
Built Density vs. Available Density	6	Future Land Use (FLU)	Figure 5
Vacant Land	7	Future Land Use (FLU)	Figure 6
Community Redevelopment Area (CRA)	8	Future Land Use (FLU)	Figure 7
Heat Severity Map	9	Future Land Use (FLU)	N/A
Major Transportation Routes/Functional Classification	10	Transportation (T)	Figure 8
Number of Travel Lanes	11	Transportation (T)	Figure 9
Future Right-of-Way Needs	12	Transportation (T)	Figure 10
Programmed/Committed Transportation Projects	13	Transportation (T)	Figure 11
Multimodal Transportation District with Remaining Projects	14	Transportation (T)	Figure 12
Existing Sidewalk Network	15	Transportation (T)	Figure 13
Existing & Proposed Trails/Bike Lane Projects	16	Transportation (T) & Recreation/Open Space (ROS)	Figures 14 & 34
Truck Routes	17	Transportation (T)	Figure 15
Evacuation Routes	18	Transportation (T)	Figure 16
Bicycle, Pedestrian, & Vehicular Crashes	19	Transportation (T)	Figure 17
FEMA Floodplain	20	Coastal Management (CM)	Figure 18
Major Outfalls	21	Coastal Management (CM)	Figure 21
CHHA Changes 2016-2021	22	Coastal Management (CM)	Figure 22
Existing Land Uses in CHHA	23	Coastal Management (CM)	Figure 23
Future Land Uses in CHHA	24	Coastal Management (CM)	Figure 24
Historic Resources in CHHA	25	Coastal Management (CM)	Figure 25
Hurricane Evacuation Zones	26	Coastal Management (CM)	Figure 26
Florida Land Use & Land Cover & Classification System (FLUCCS)	27	Conservation (CON)	Figure 27
Wetland Types	28	Conservation (CON)	Figure 28
Wetlands & Upland Areas	29	Conservation (CON)	Figure 30
Soils Map	30	Conservation (CON)	Figure 31
Parks & Recreation Facilities	31	Recreation/Open Space (ROS)	Figure 33
Parks & Recreation Level of Service Accessibility	32	Recreation/Open Space (ROS)	Figure 35
Schools	33	Lifelong Learning (LL)	Figure 36
Historic Resources	34	Historic & Cultural Resources (HIS)	Figure 37



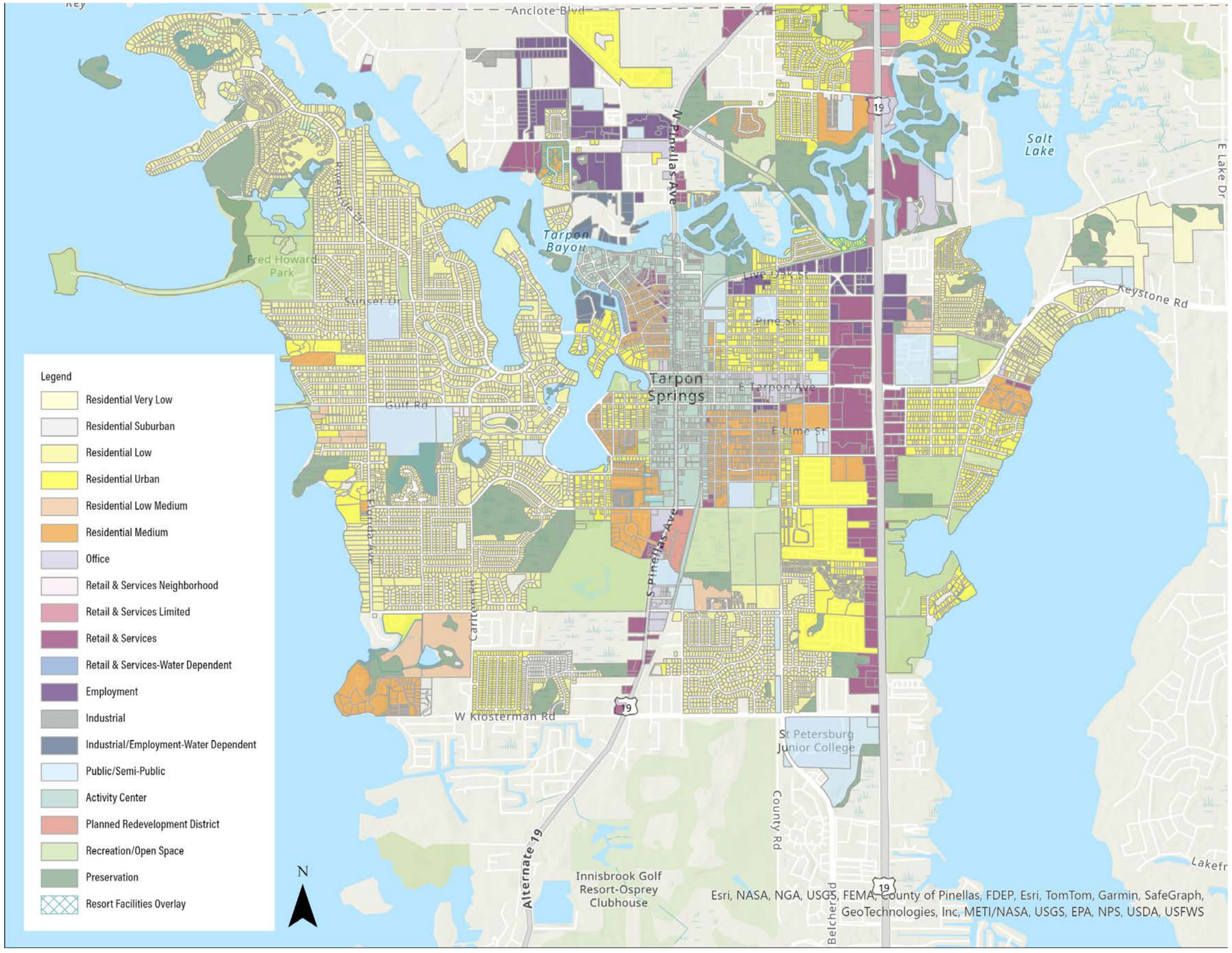
EXISTING LAND USE



FLU

Data & Analysis - Figure 2

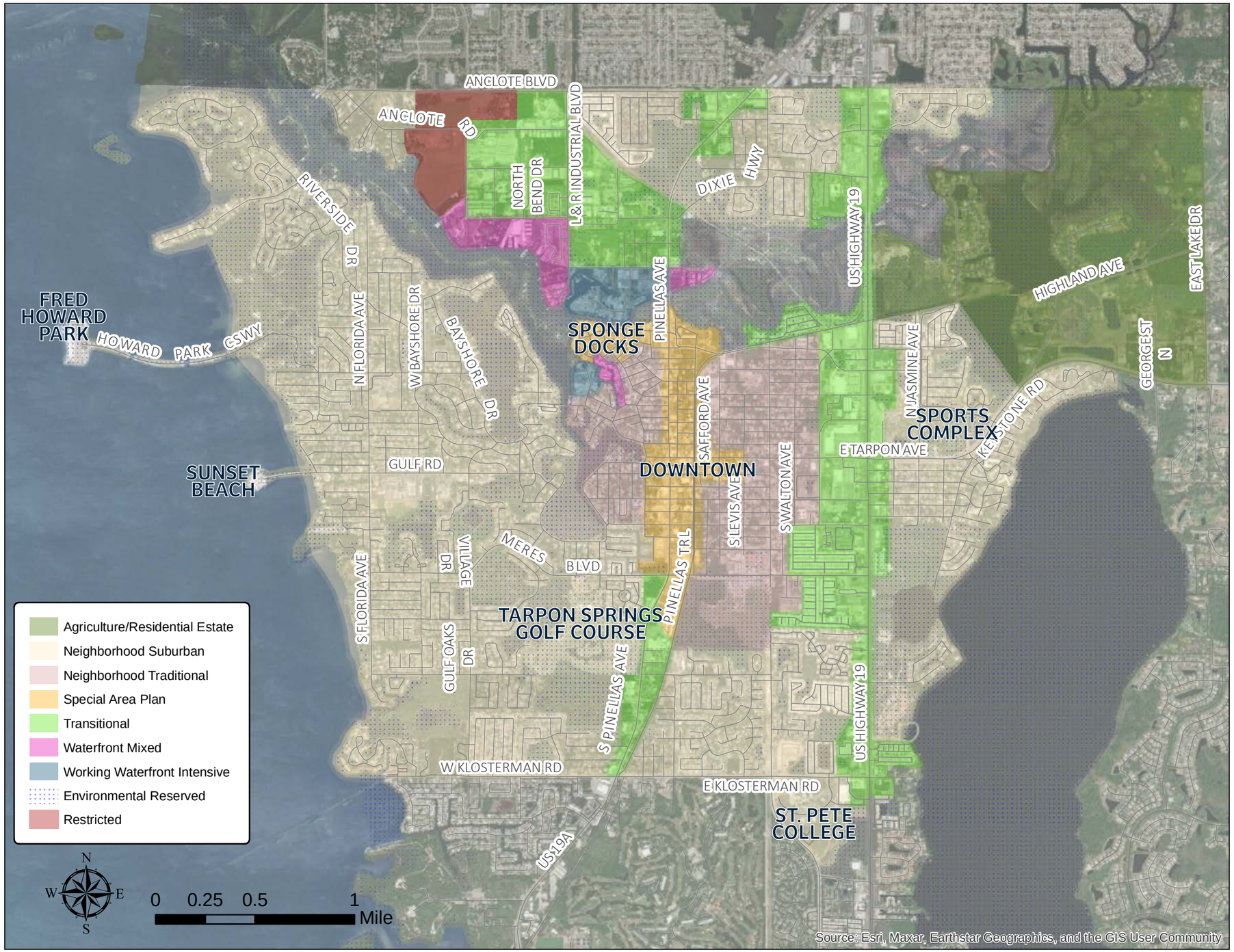
FUTURE LAND USE MAP (2023)



FLU

Data & Analysis - Figure 3

PLACE BASED AREA MAP

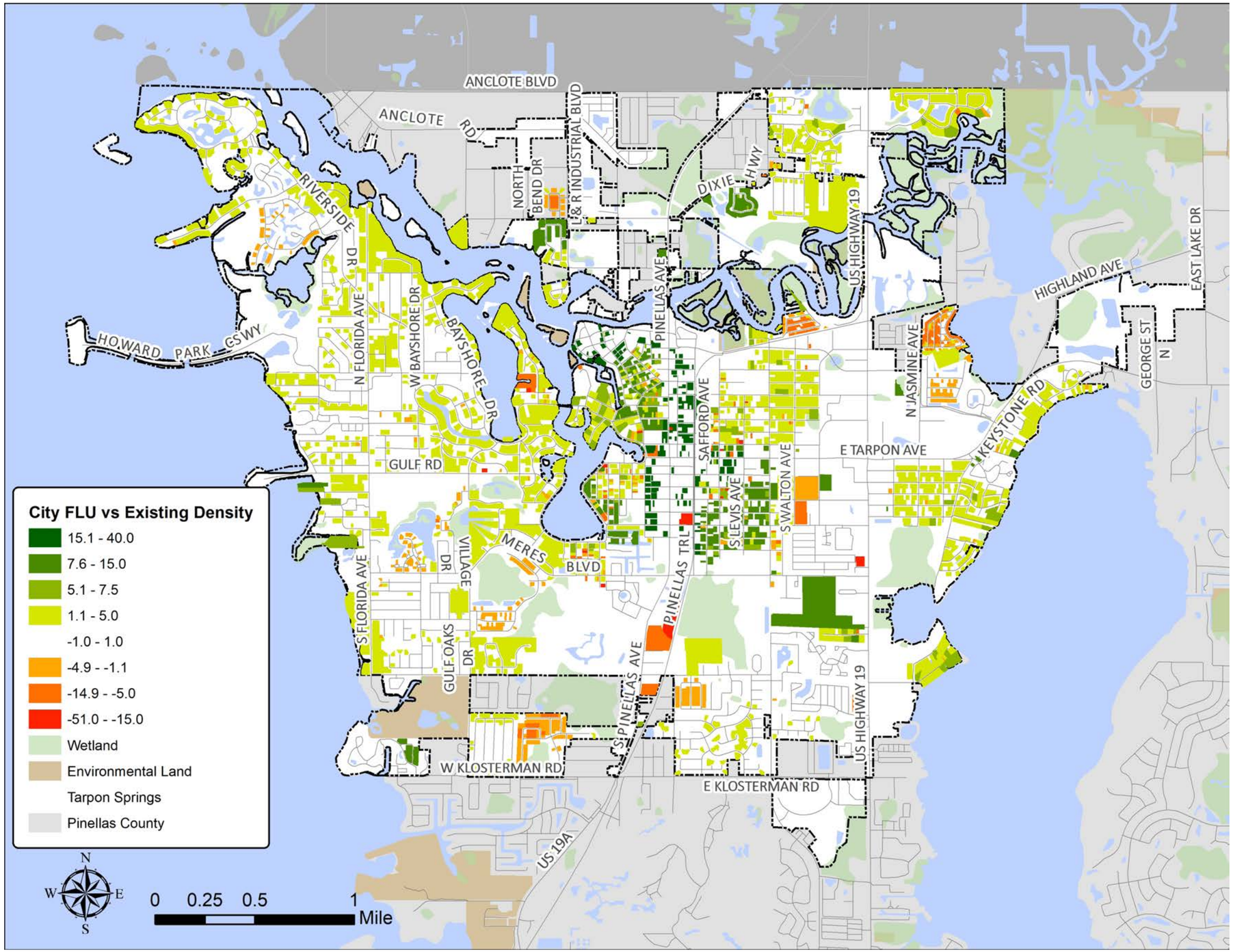


Added geographic context labels (i.e. Sponge Docks, Downtown) to map.

FLU

Data & Analysis - Figure 4

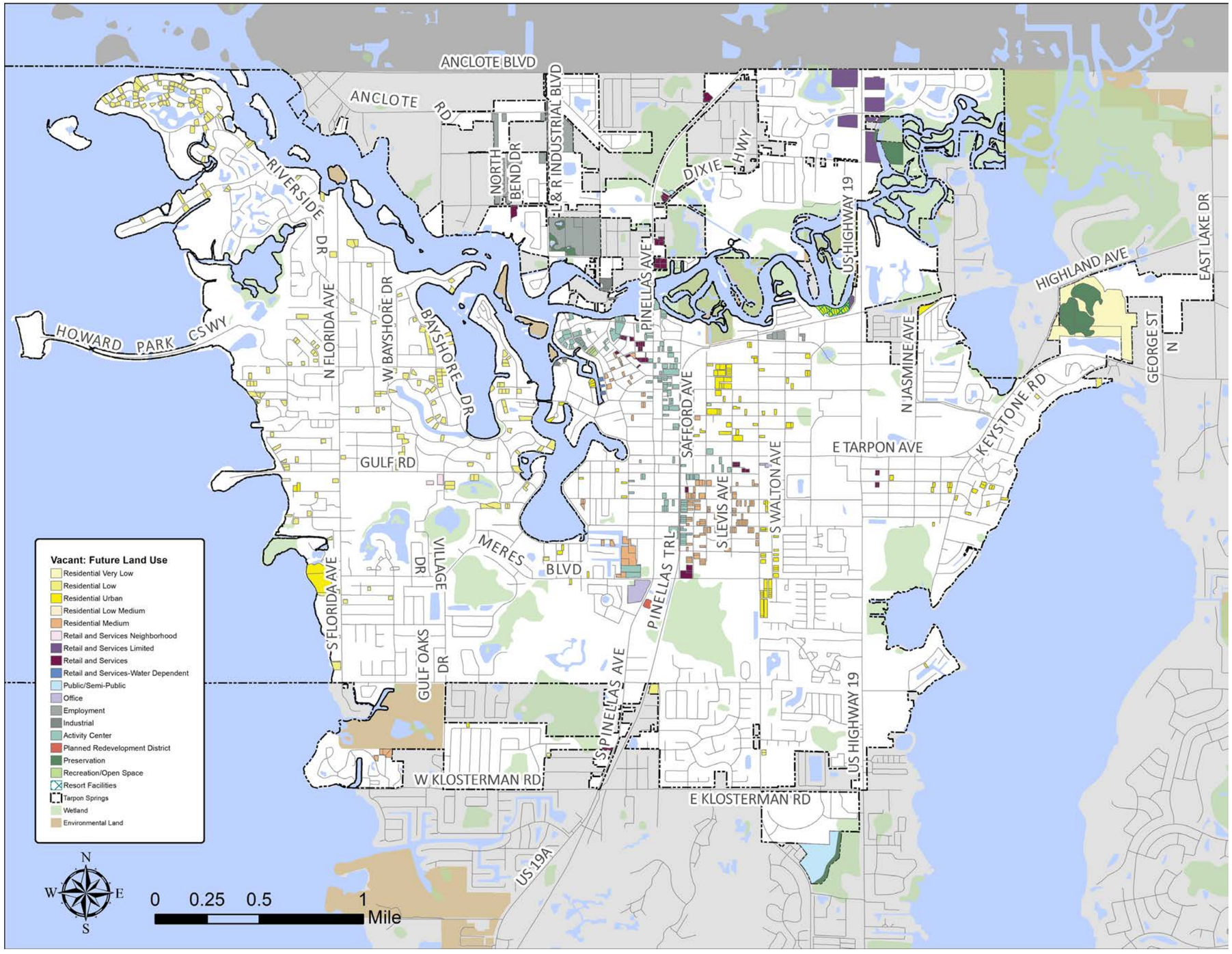
BUILT DENSITY VS. AVAILABLE DENSITY



FLU

Data & Analysis - Figure 5

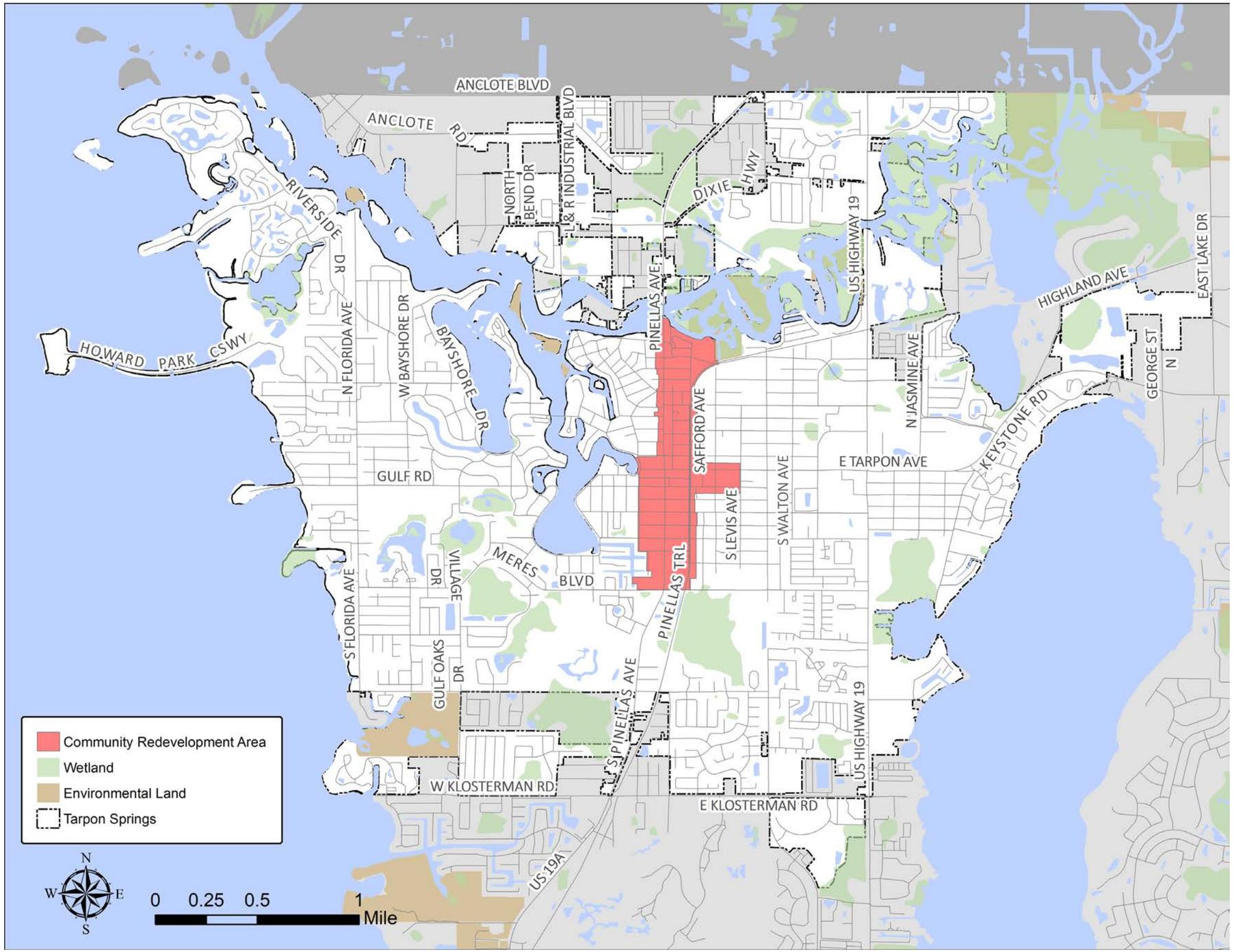
VACANT LAND



FLU

Data & Analysis - Figure 6

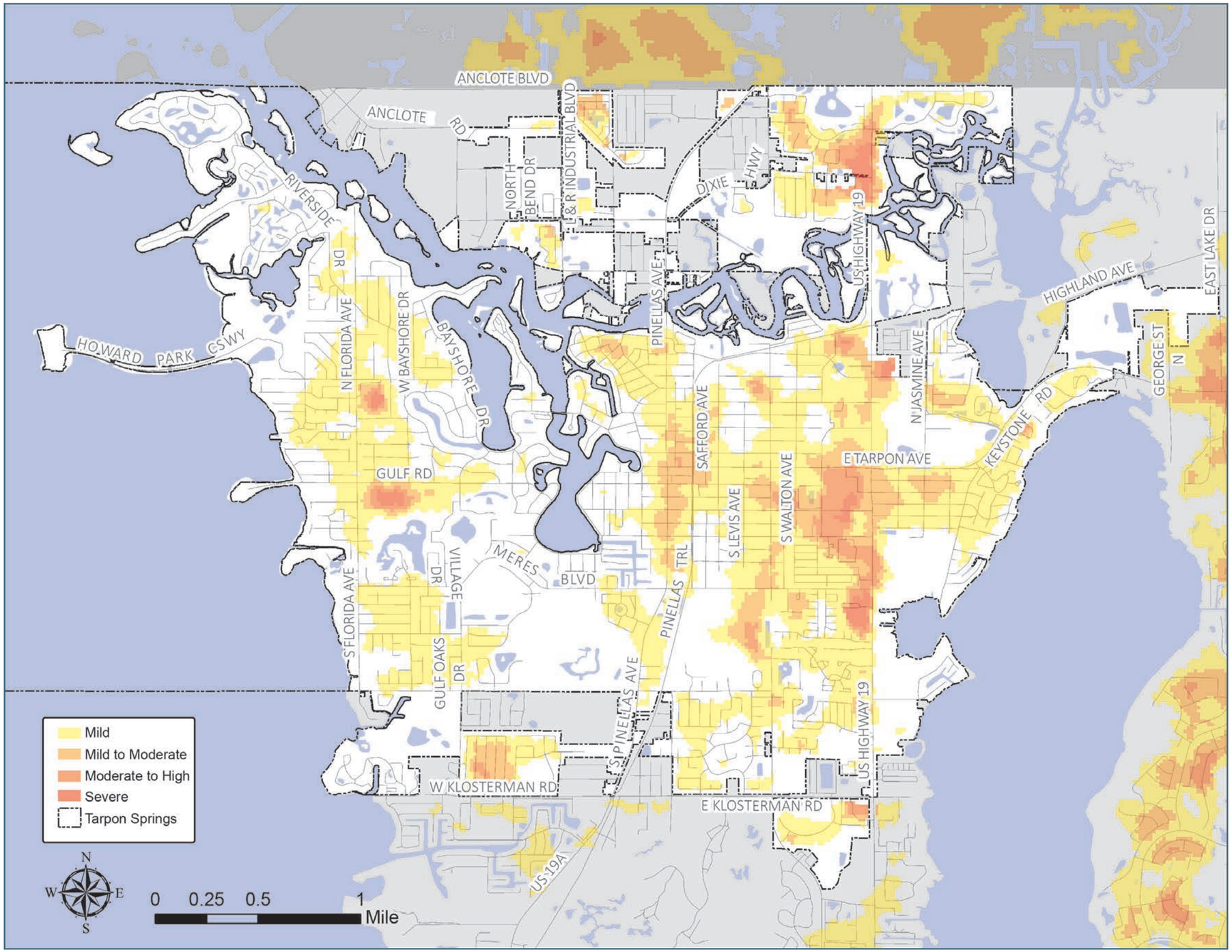
COMMUNITY REDEVELOPMENT AREA (CRA)



FLU

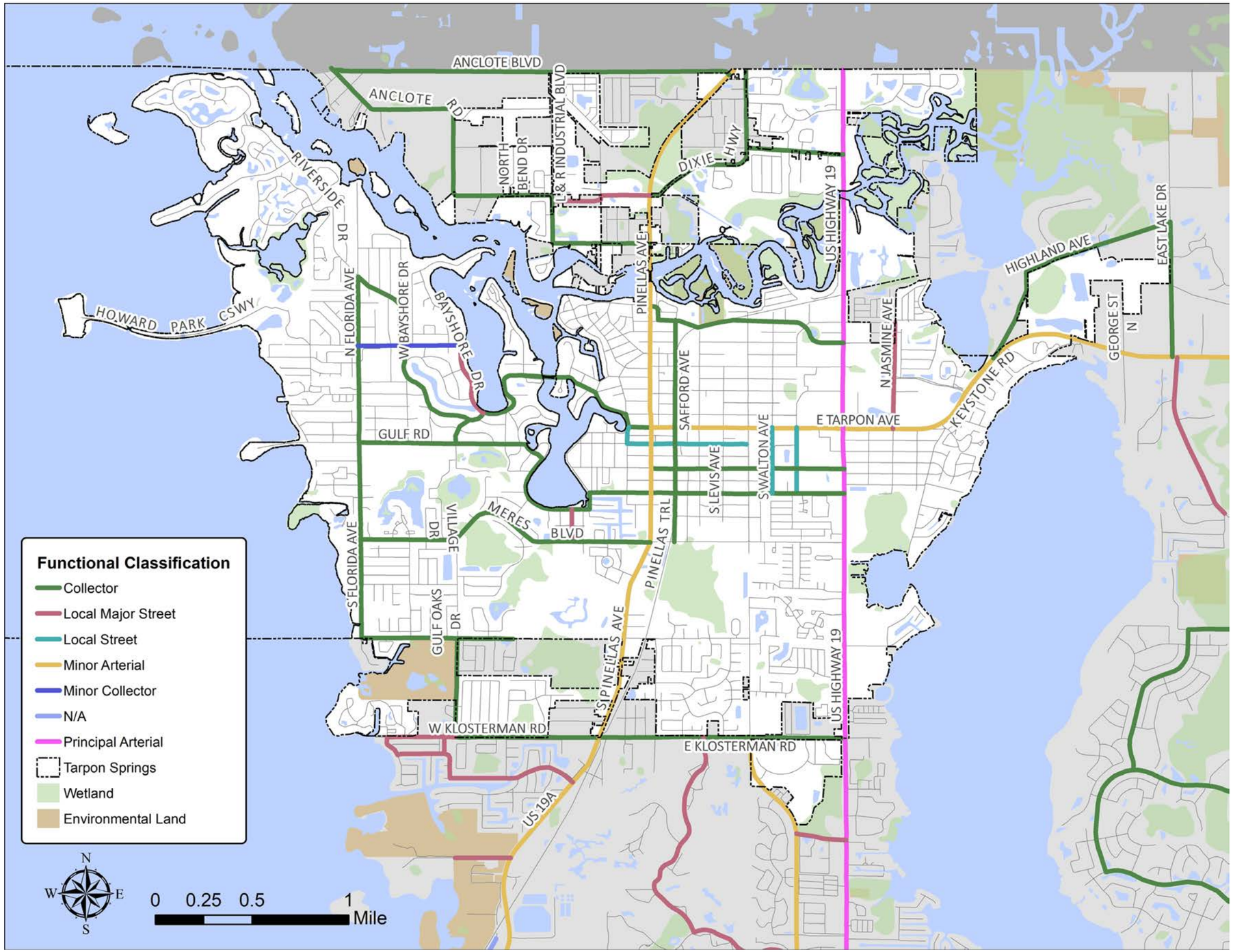
Data & Analysis - Figure 7

HEAT SEVERITY MAP

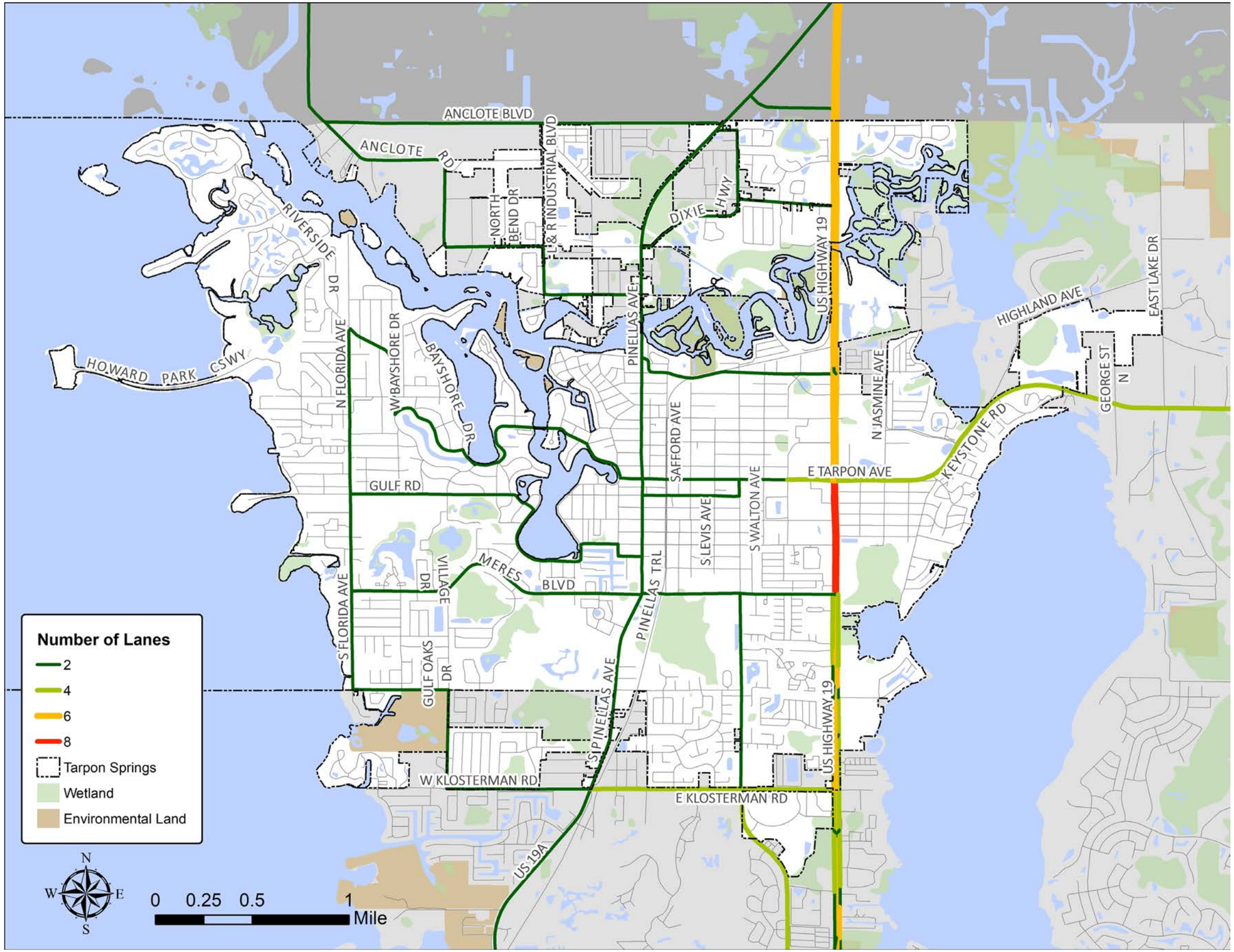


FLU

MAJOR TRANSPORTATION ROUTES/FUNCTIONAL CLASSIFICATION

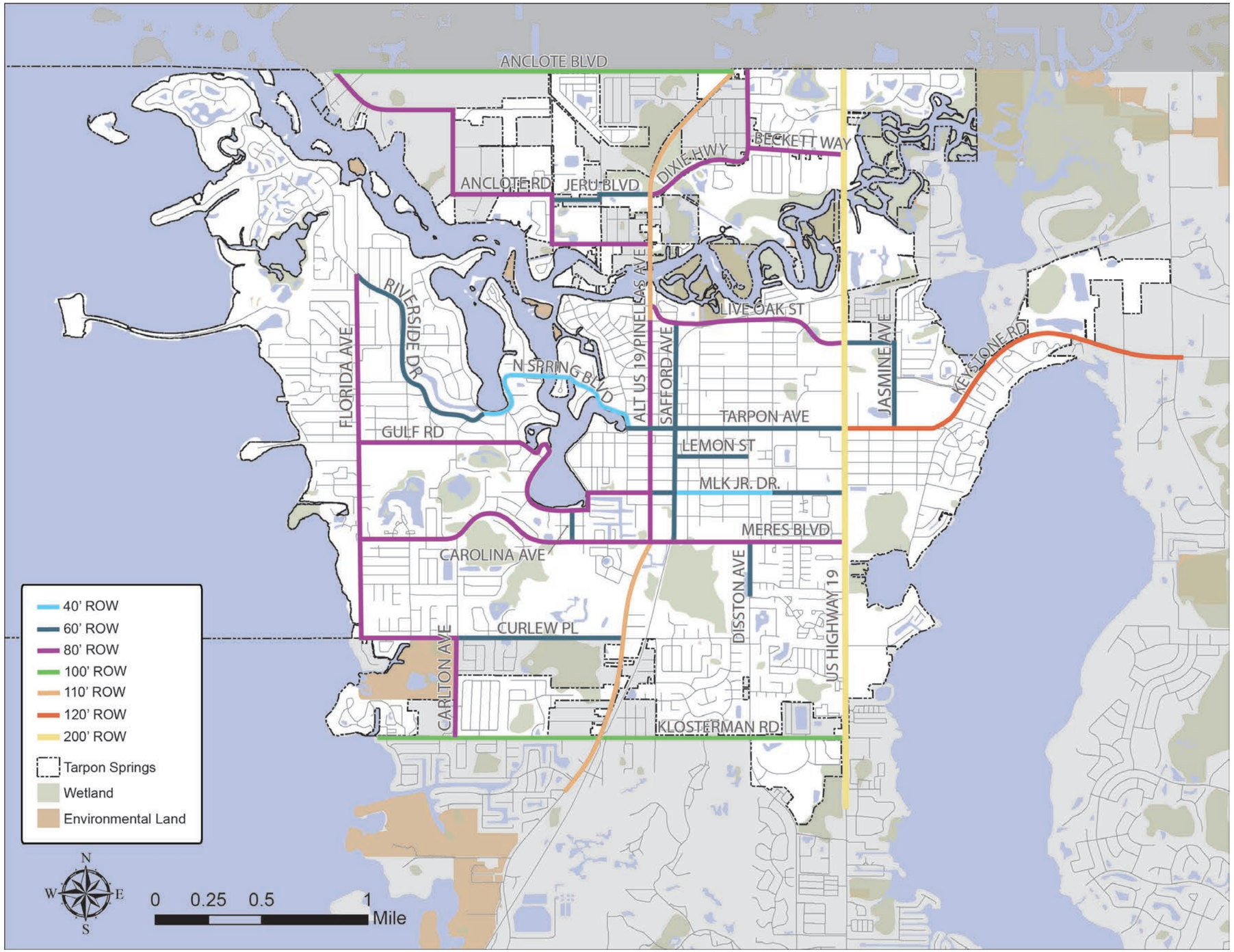


NUMBER OF TRAVEL LANES



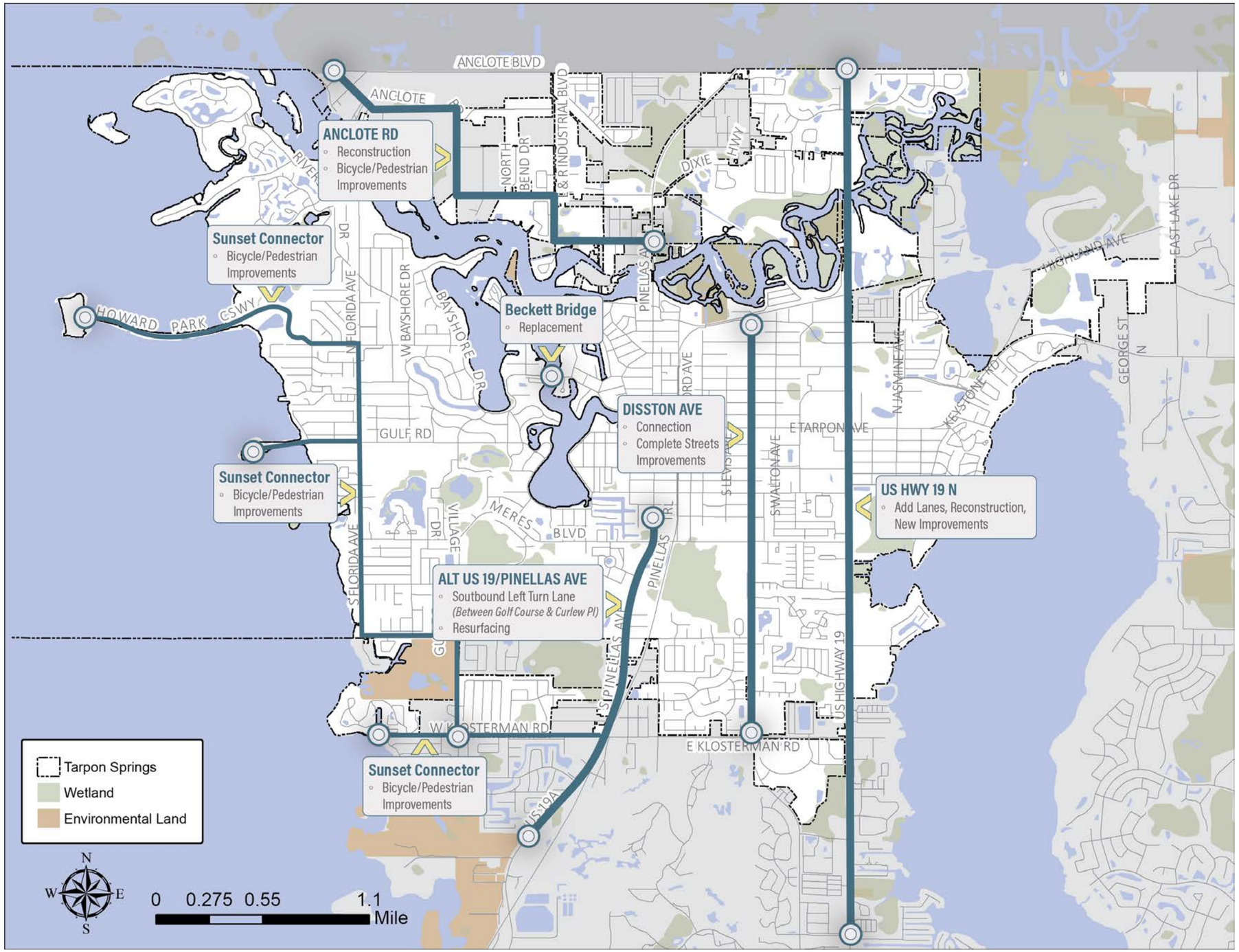
Data & Analysis - Figure 9

FUTURE RIGHT-OF-WAY NEEDS



Data & Analysis - Figure 10

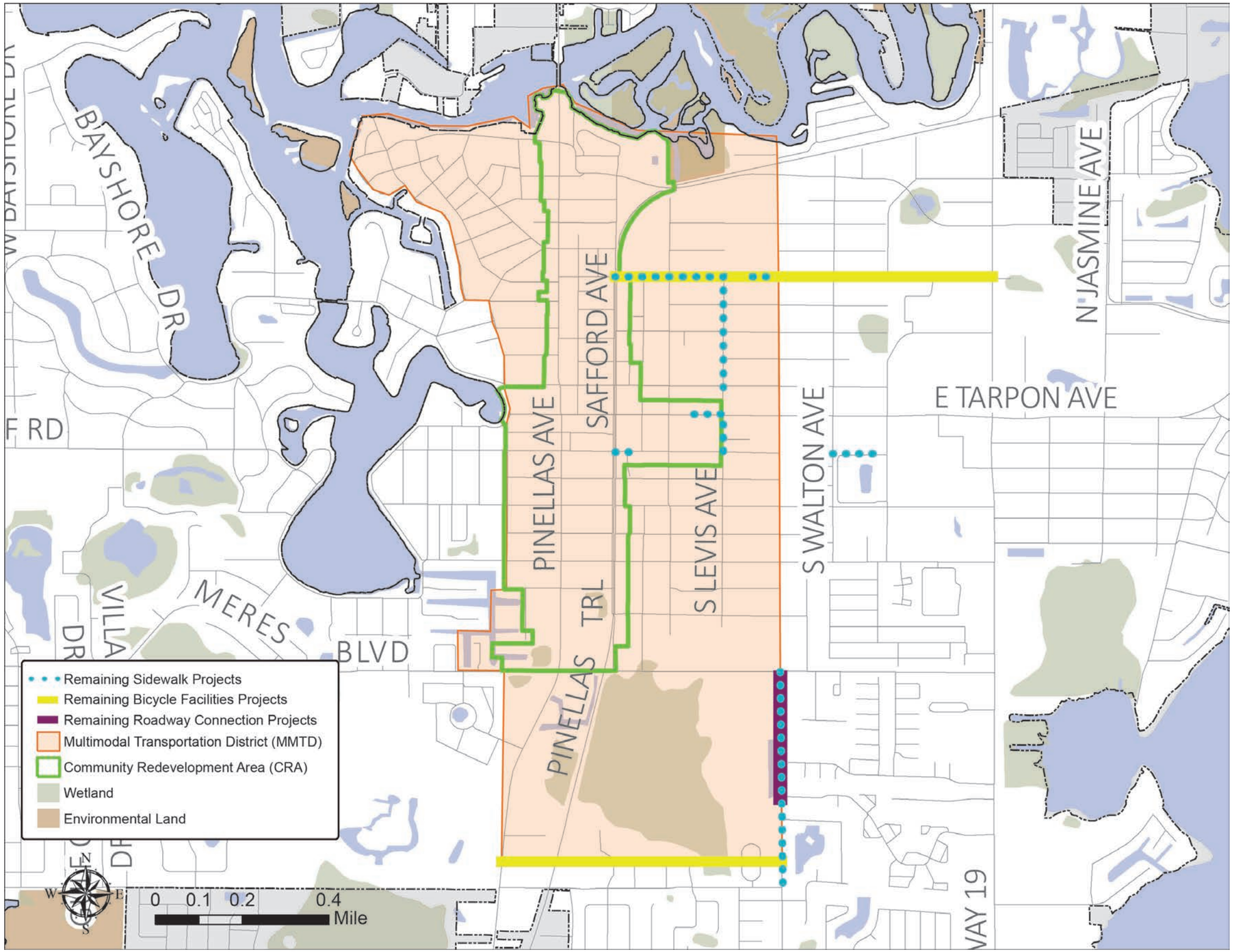
PROGRAMMED/COMMITTED TRANSPORTATION PROJECTS



Fixed Anclote Road

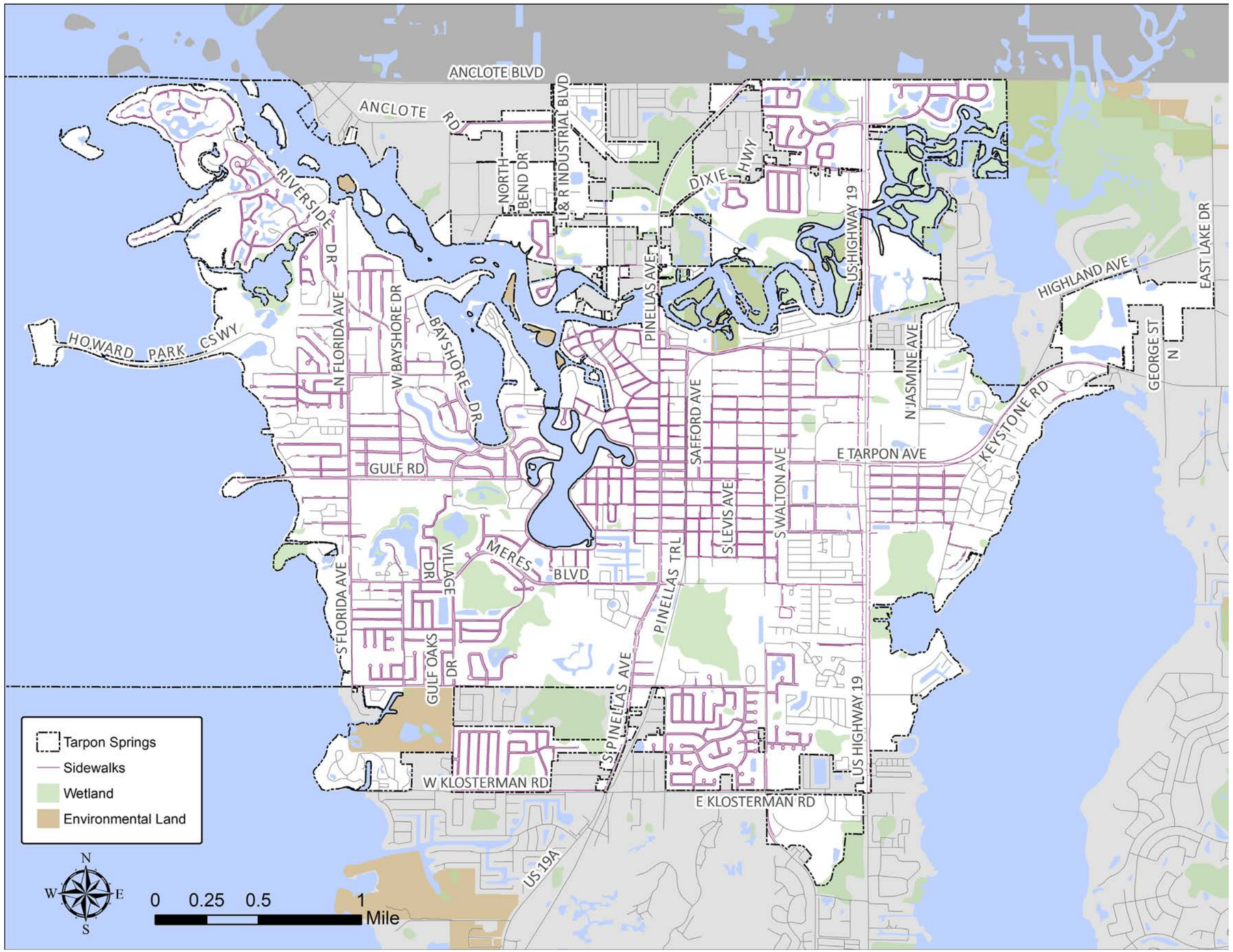
Data & Analysis - Figure 11

MULTIMODAL TRANSPORTATION DISTRICT WITH REMAINING PROJECTS (MMTD)

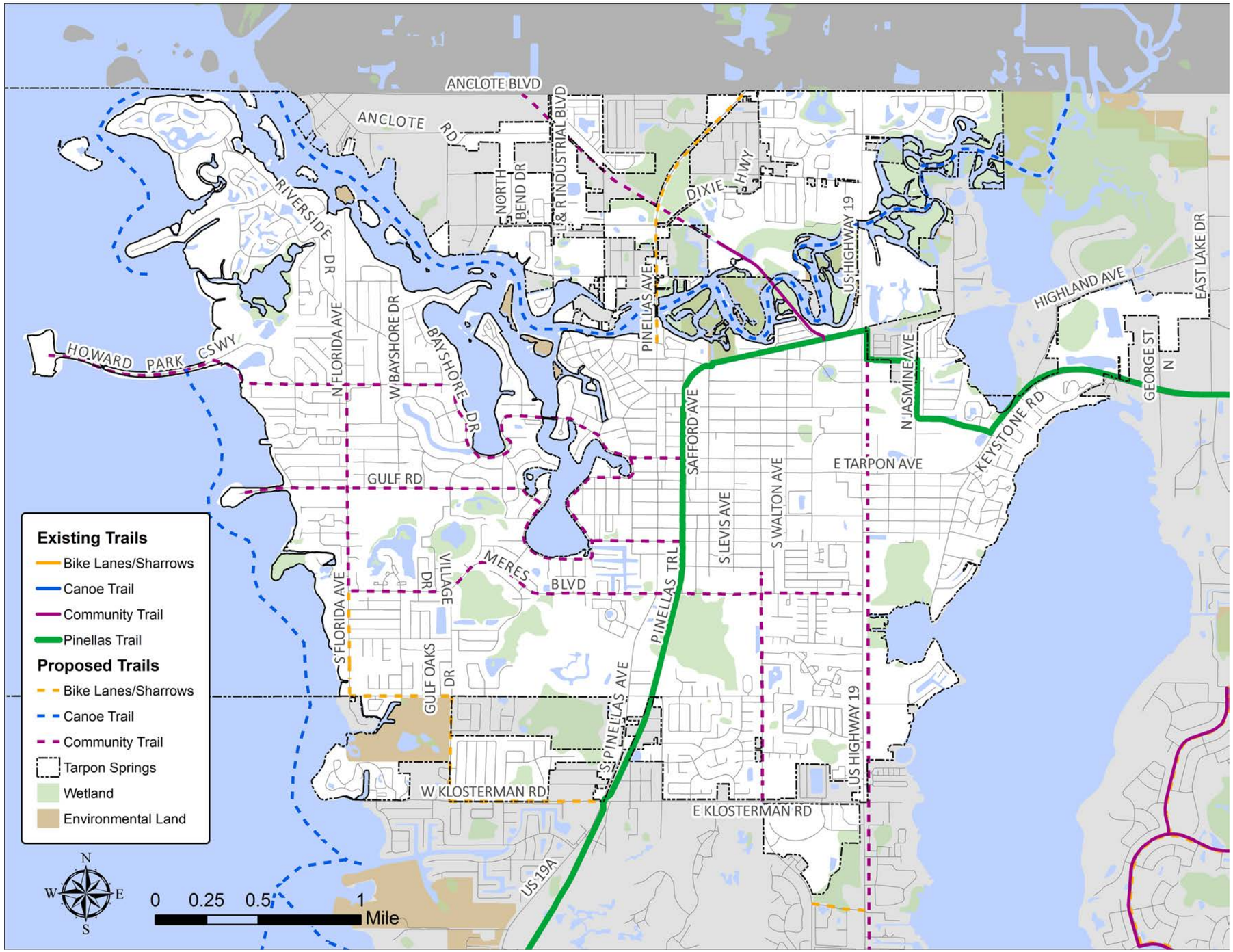


Data & Analysis - Figure 12

EXISTING SIDEWALK NETWORK



EXISTING & PROPOSED TRAILS/BIKE LANE PROJECTS

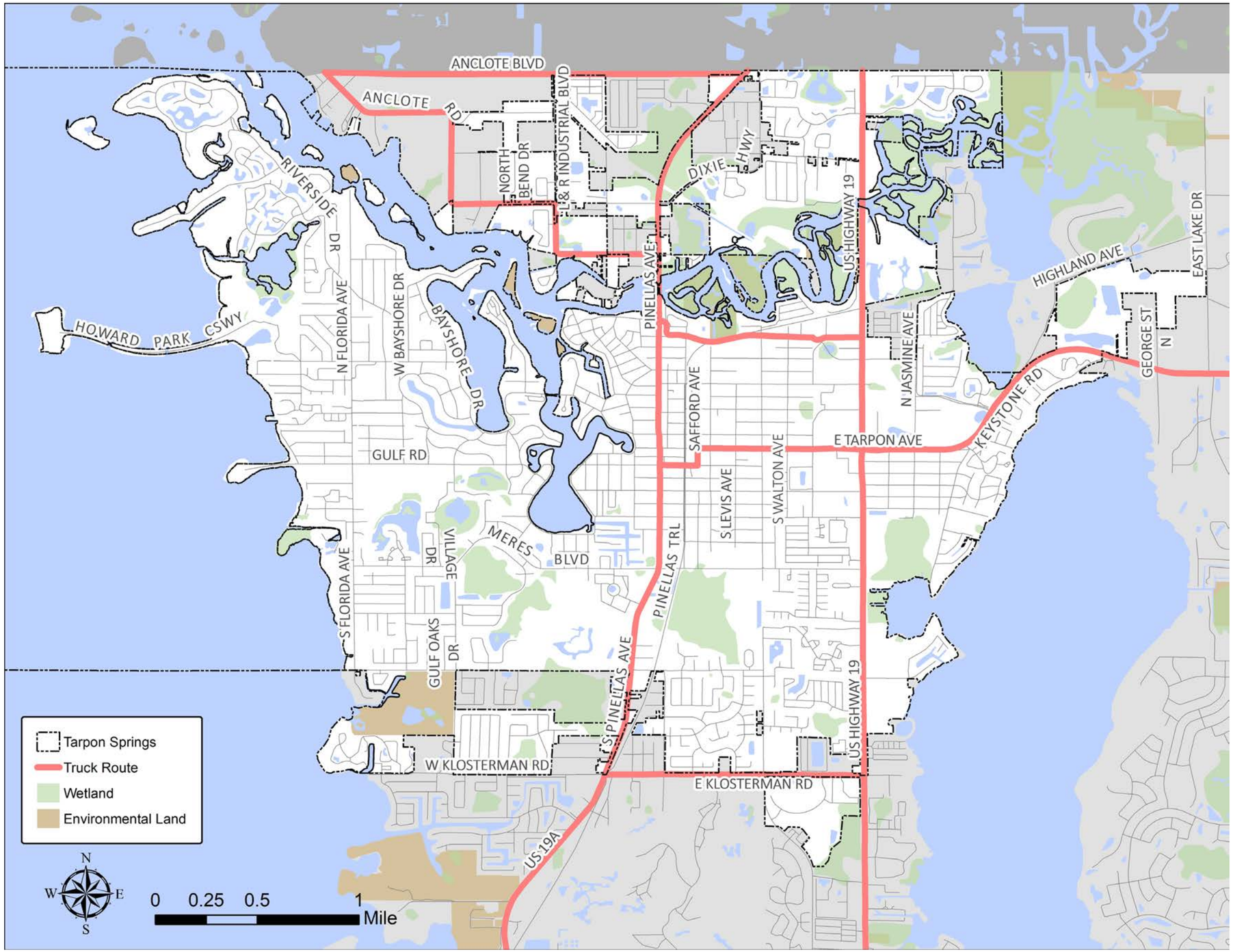


T

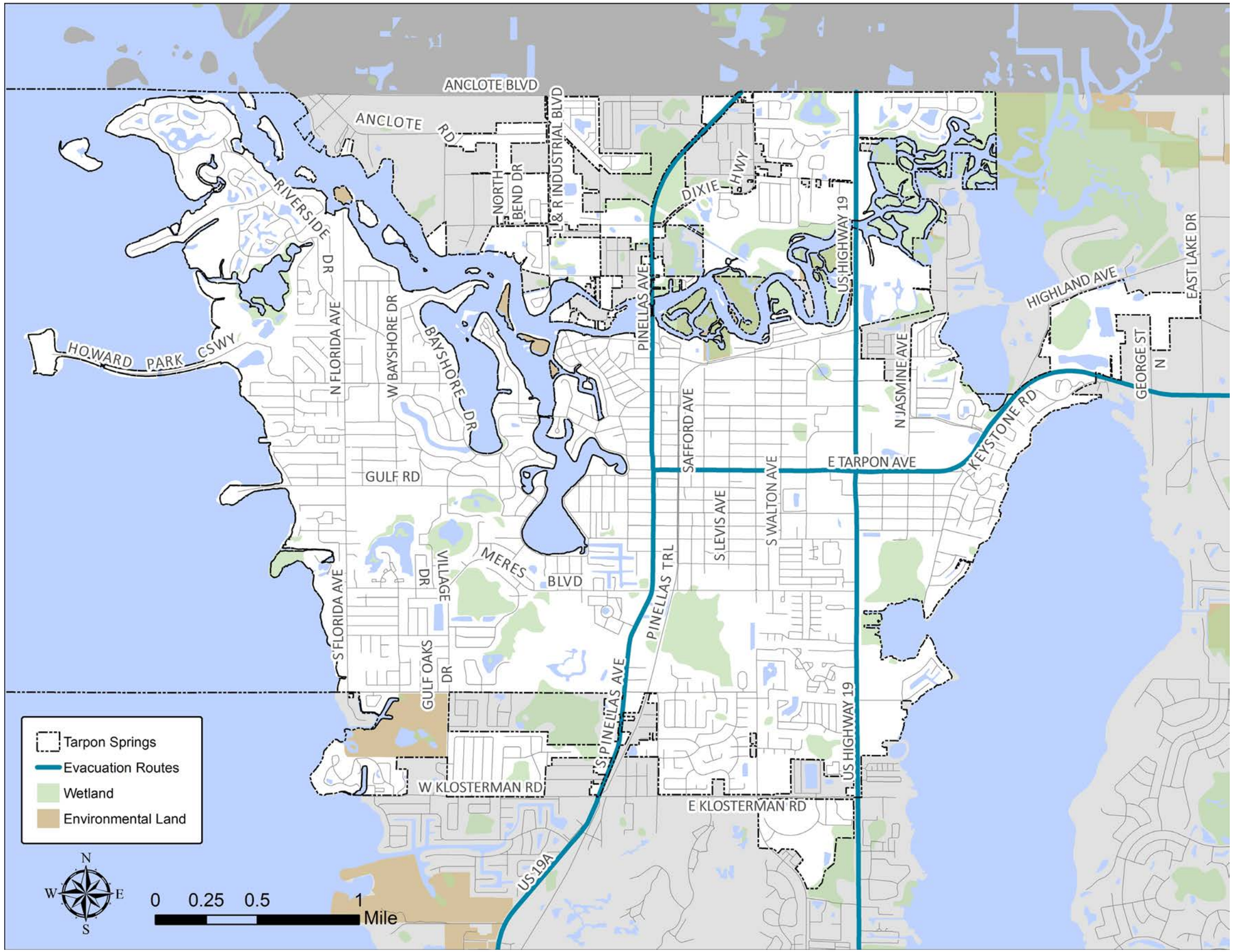
ROS

Data & Analysis - Figures 14 & 34

TRUCK ROUTES

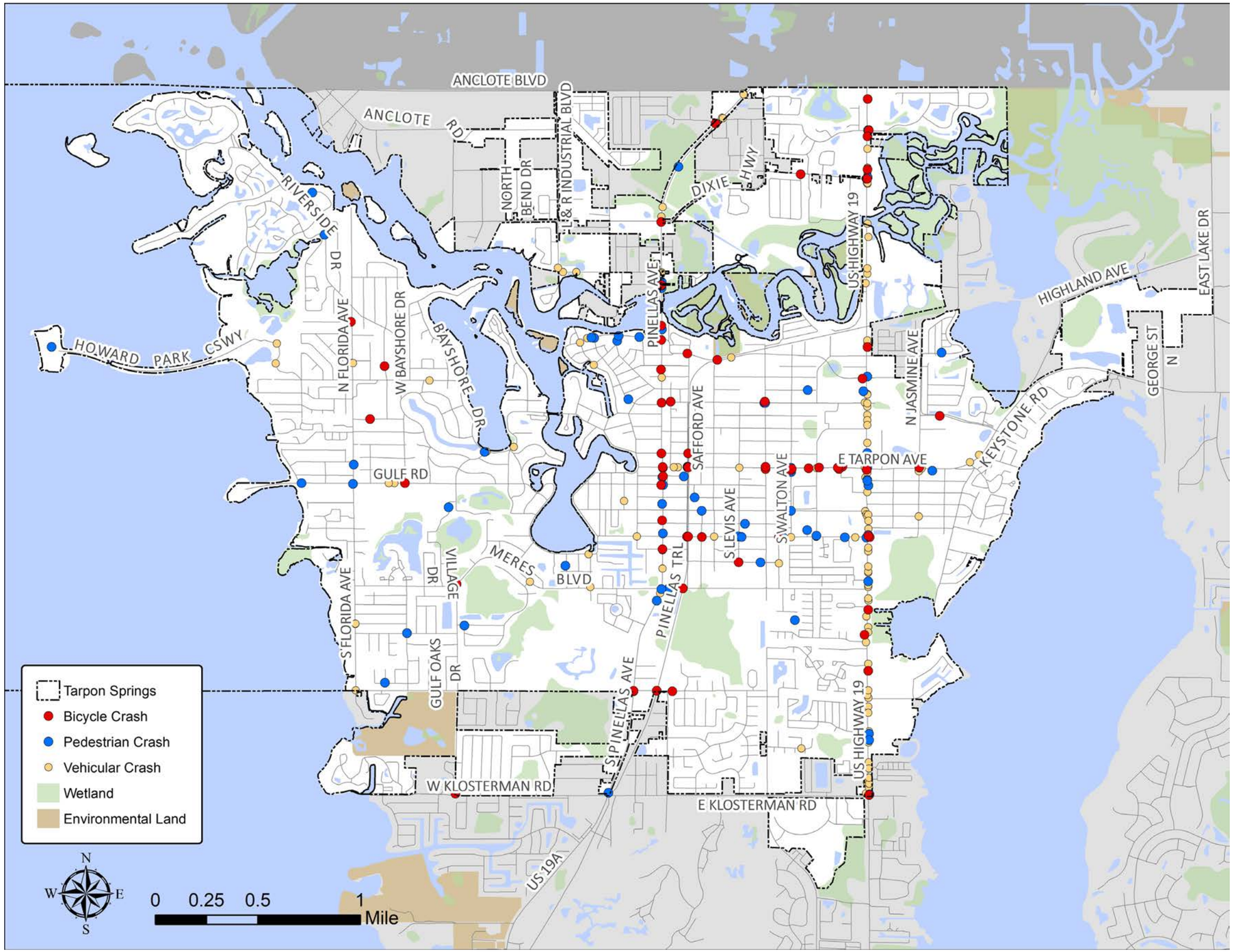


REGIONAL EVACUATION ROUTES



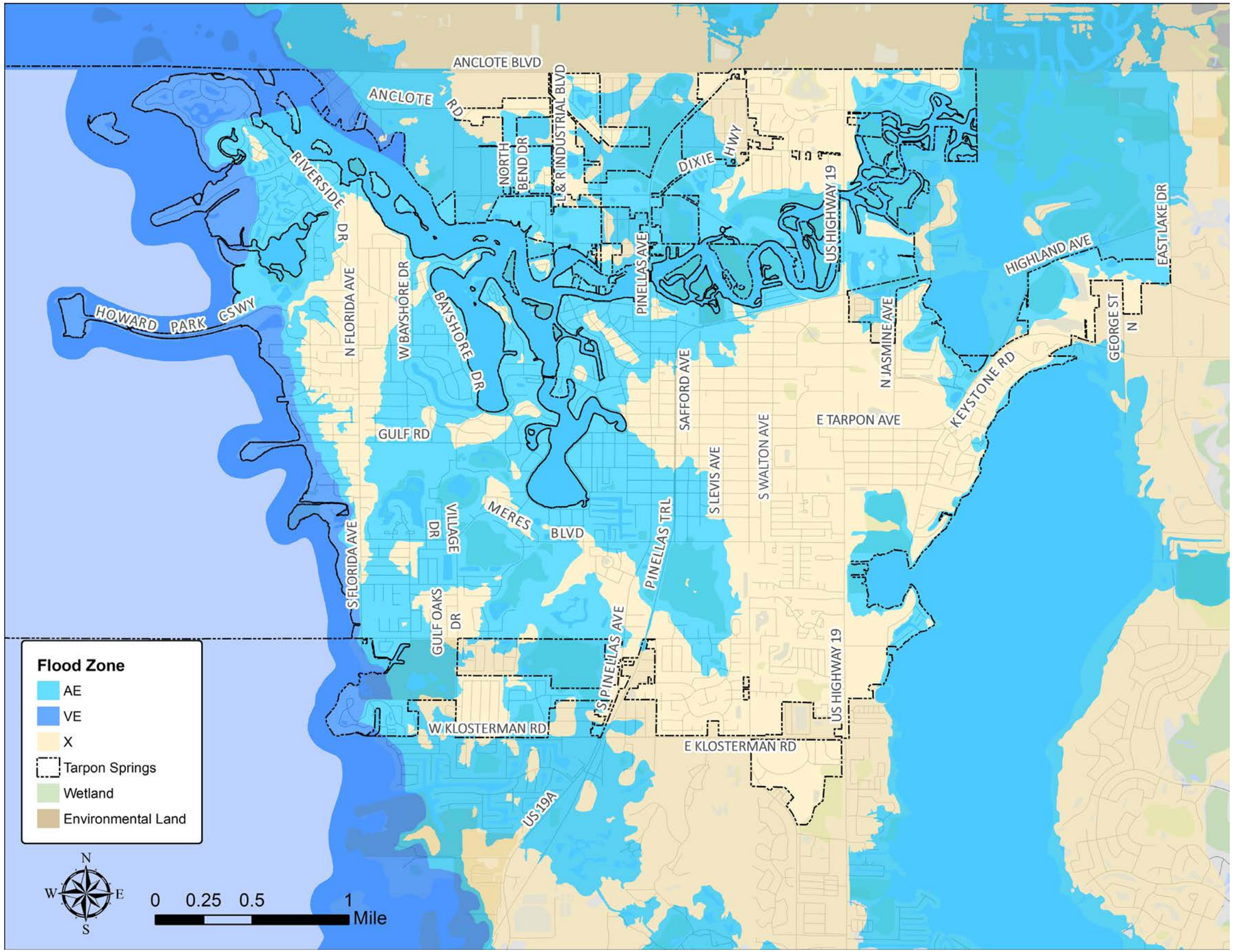
Data & Analysis - Figure 16

BICYCLE, PEDESTRIAN, & VEHICULAR CRASHES



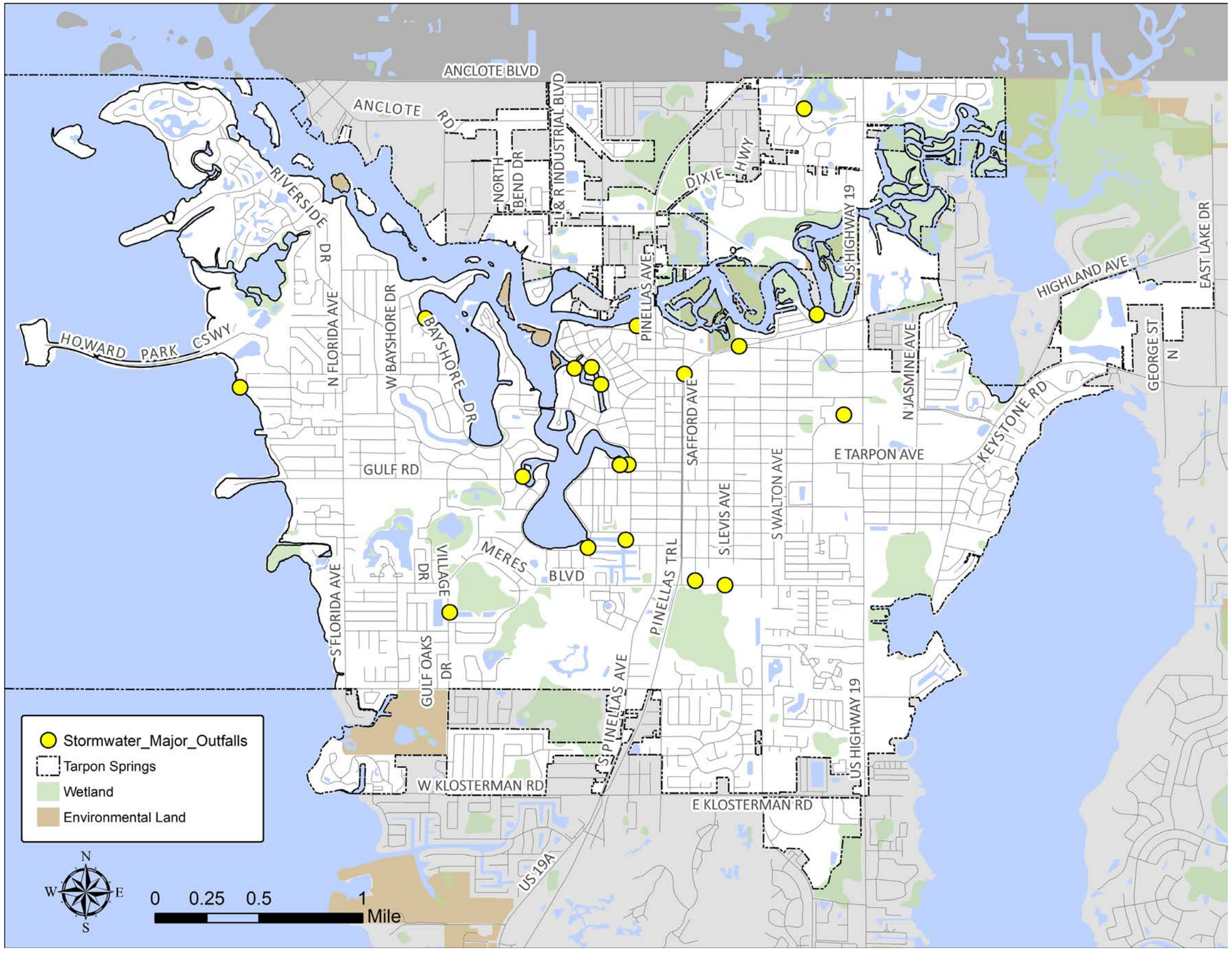
Data & Analysis - Figure 17

FEMA FLOODPLAIN

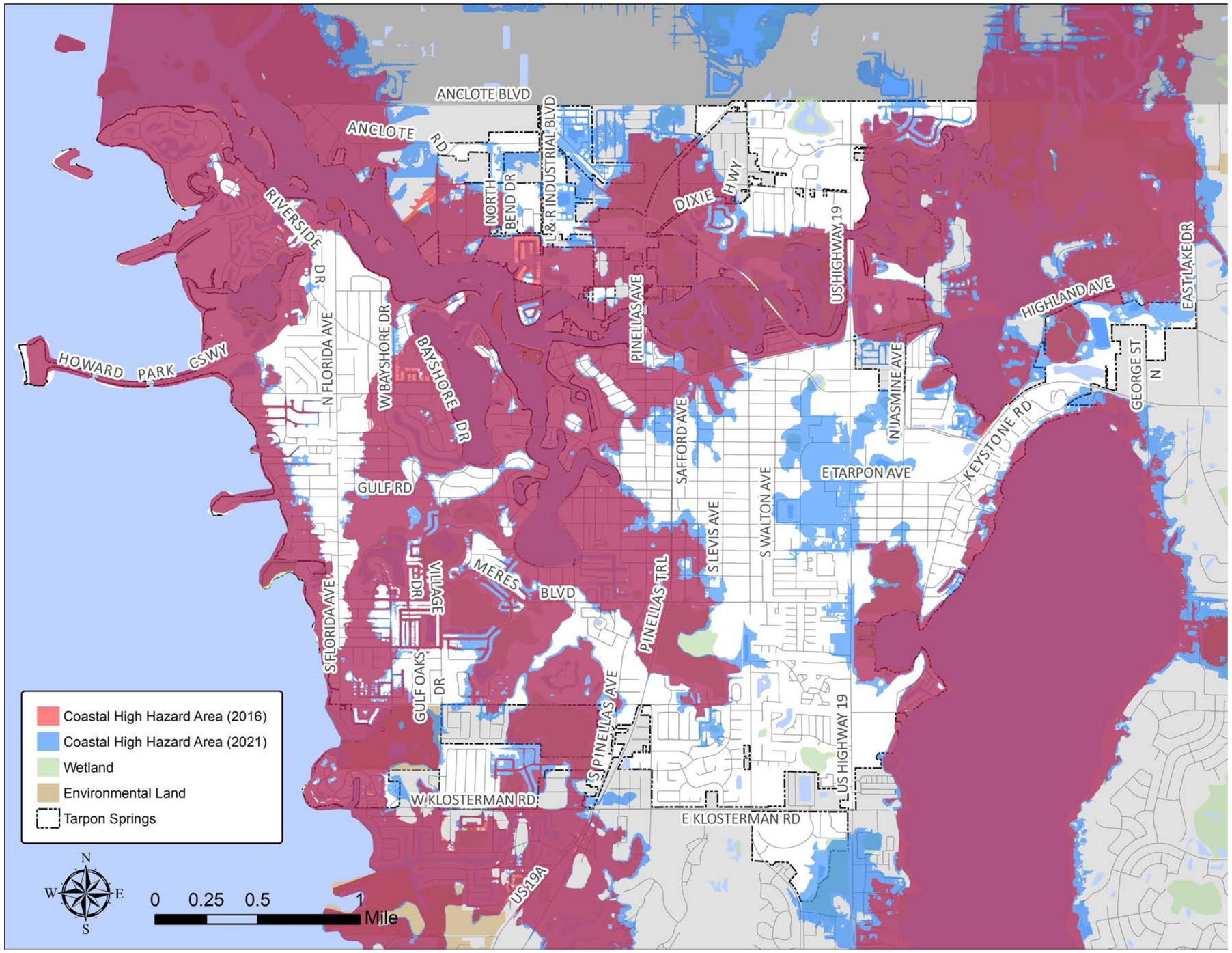


Data & Analysis - Figure 18

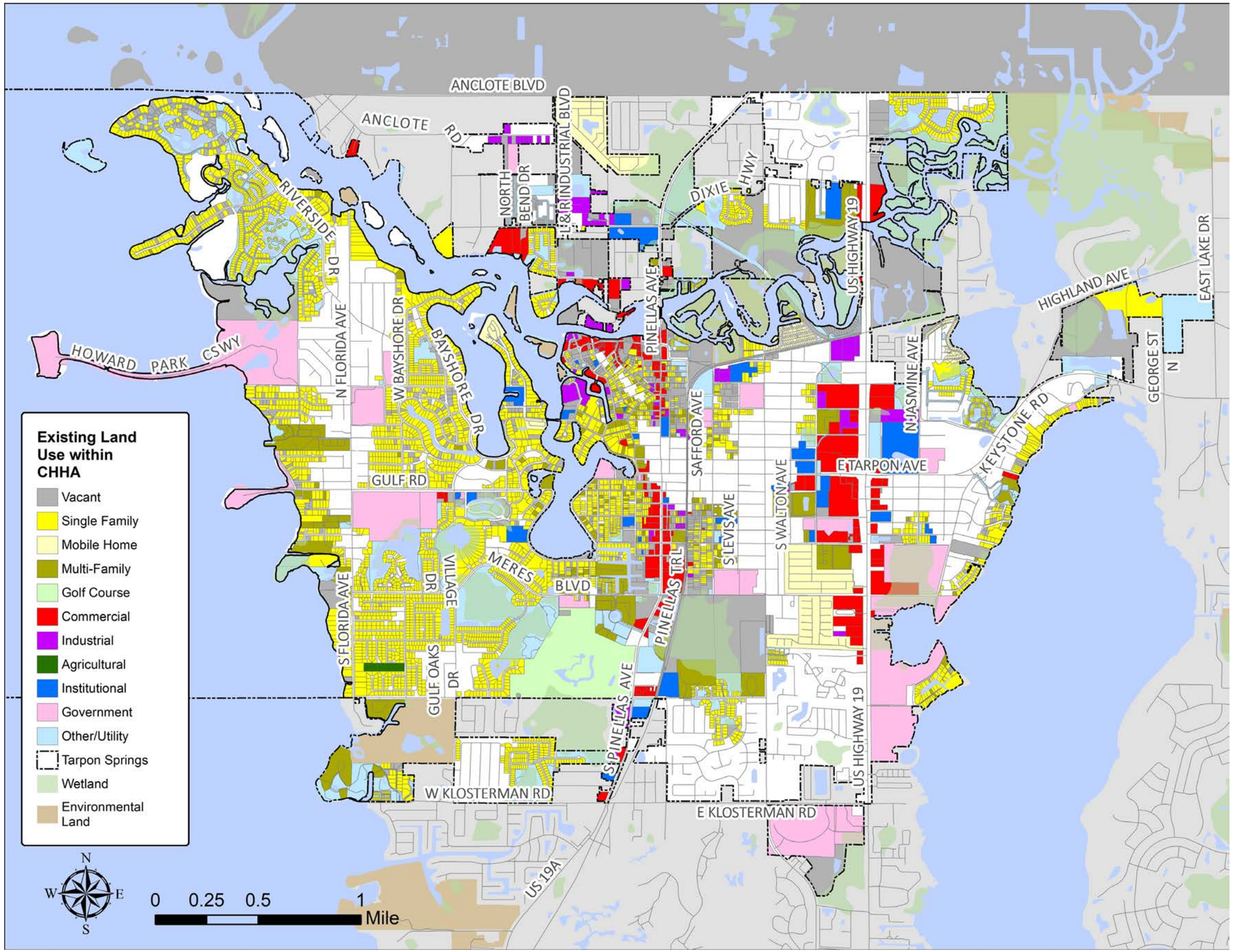
MAJOR OUTFALLS



COASTAL HIGH HAZARD AREA (CHHA) CHANGES 2016-2021



EXISTING LAND USES IN CHHA

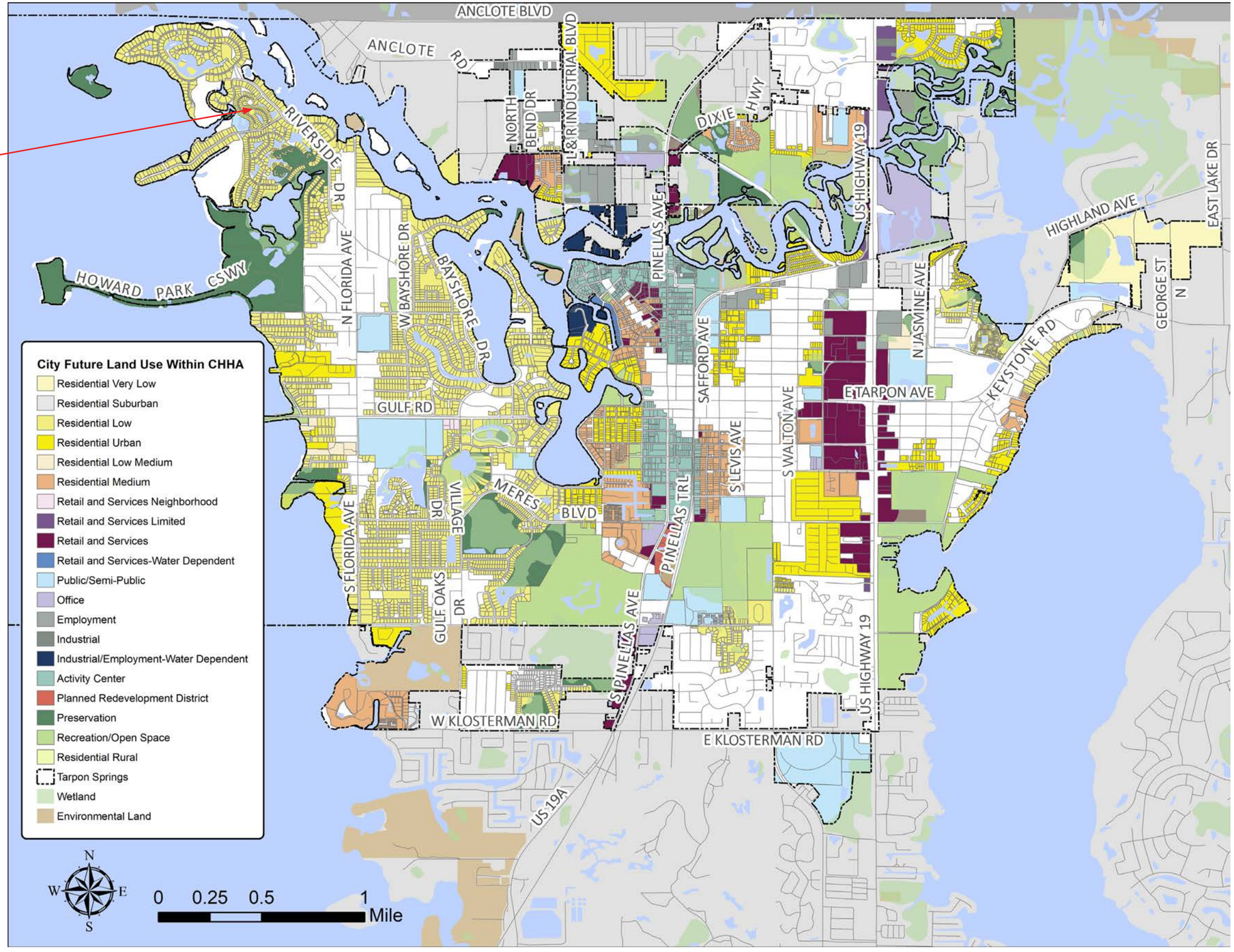


CM

Data & Analysis - Figure 23

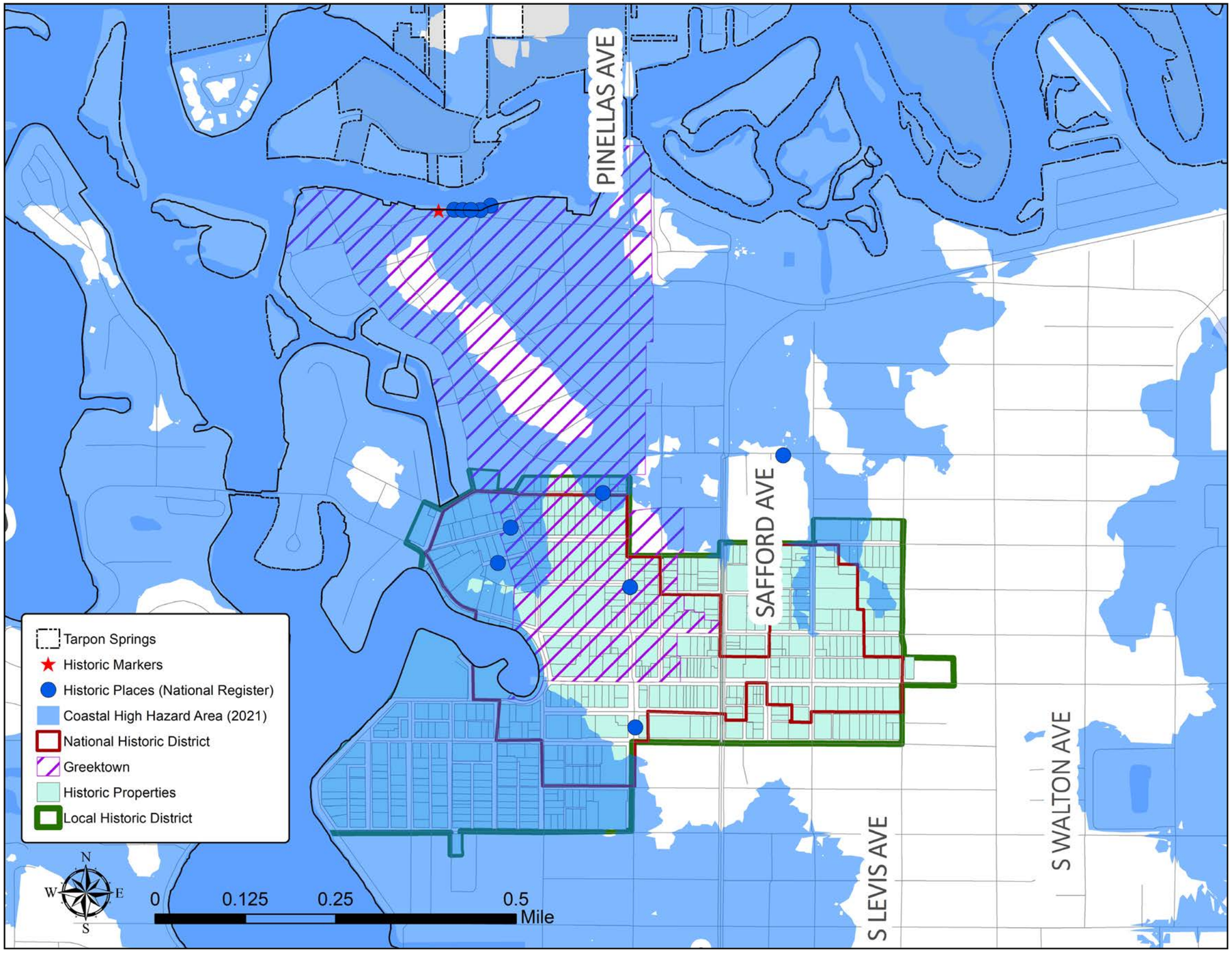
FUTURE LAND USE IN CHHA

Updated Sunset Bay Townhomes to RL land use designation.



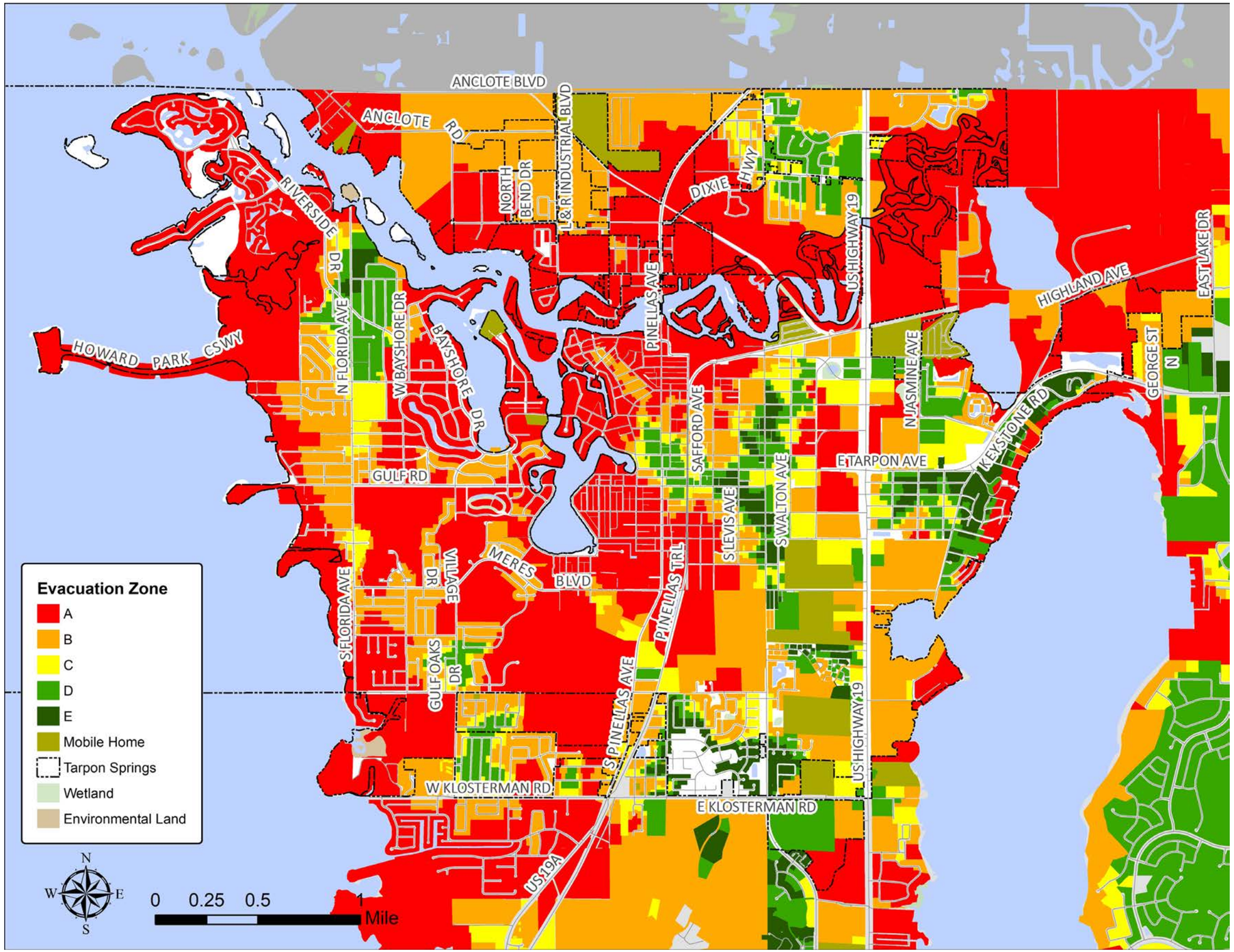
Data & Analysis - Figure 24

HISTORIC RESOURCES IN CHHA

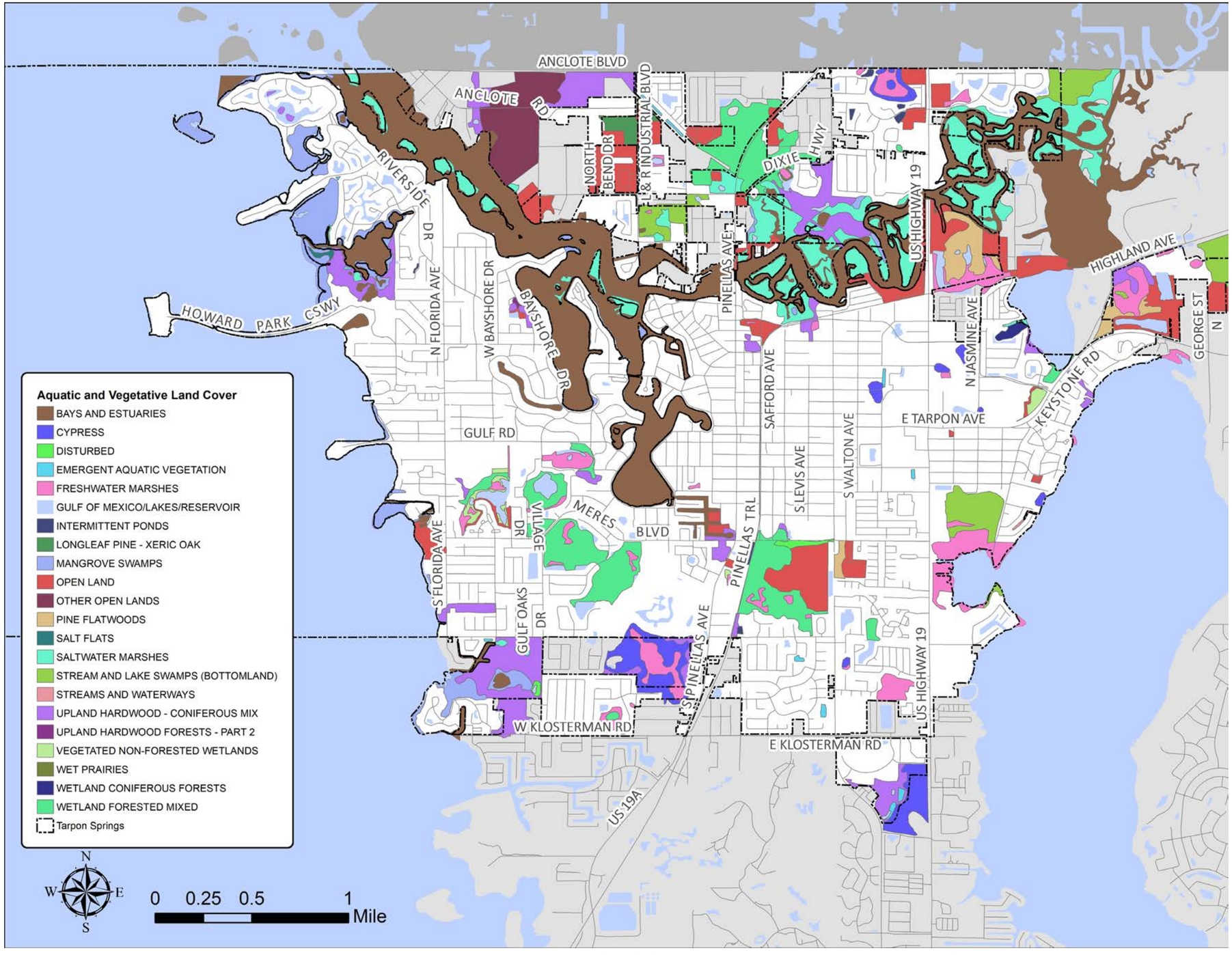


Removed 'Other Historic Sites' from map (previoulsy shown as small yellow dots).

HURRICANE EVACUATION ZONES

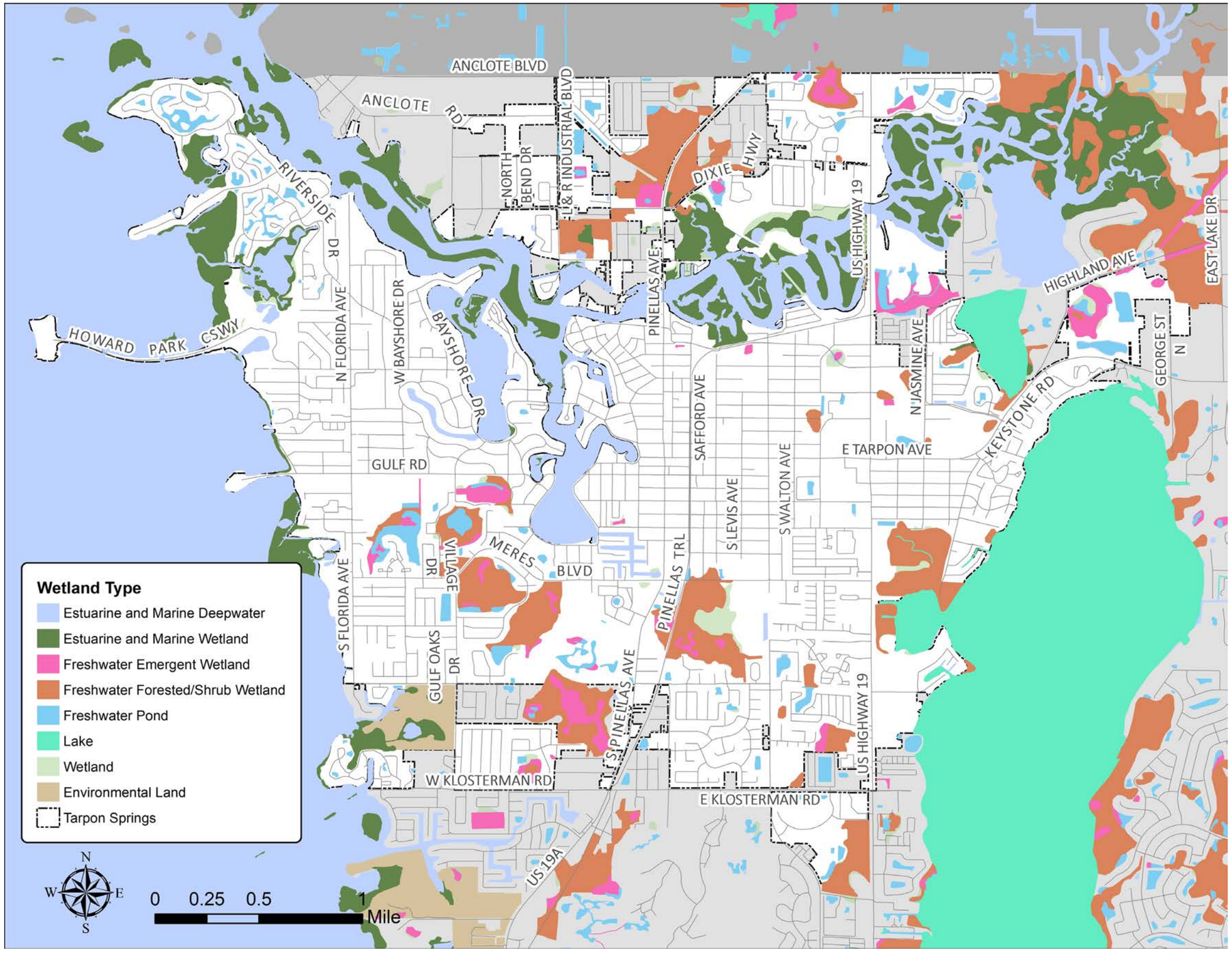


FLORIDA LAND USE & LAND COVER & CLASSIFICATION SYSTEM (FLUCCS)



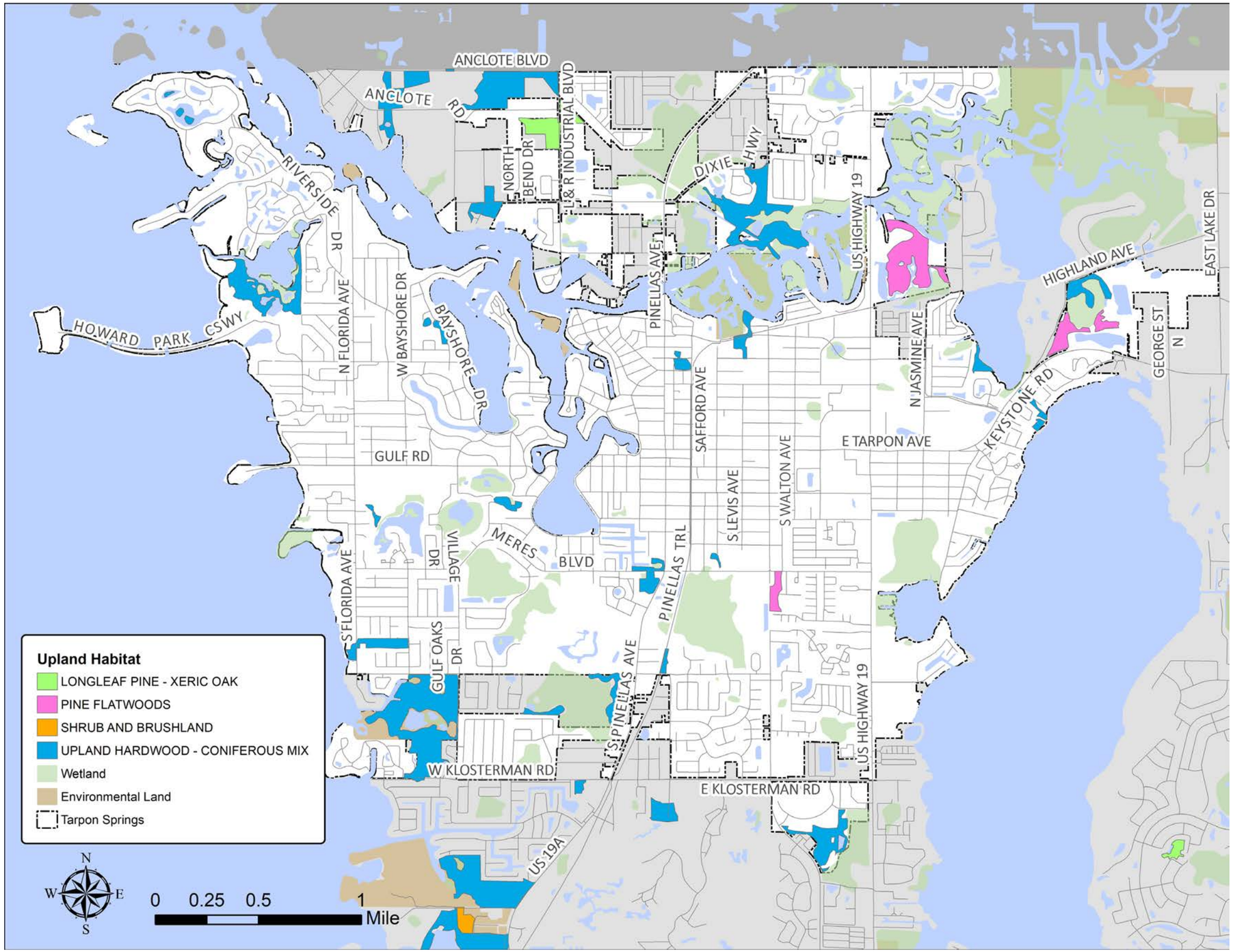
Data & Analysis - Figure 27

WETLAND TYPES



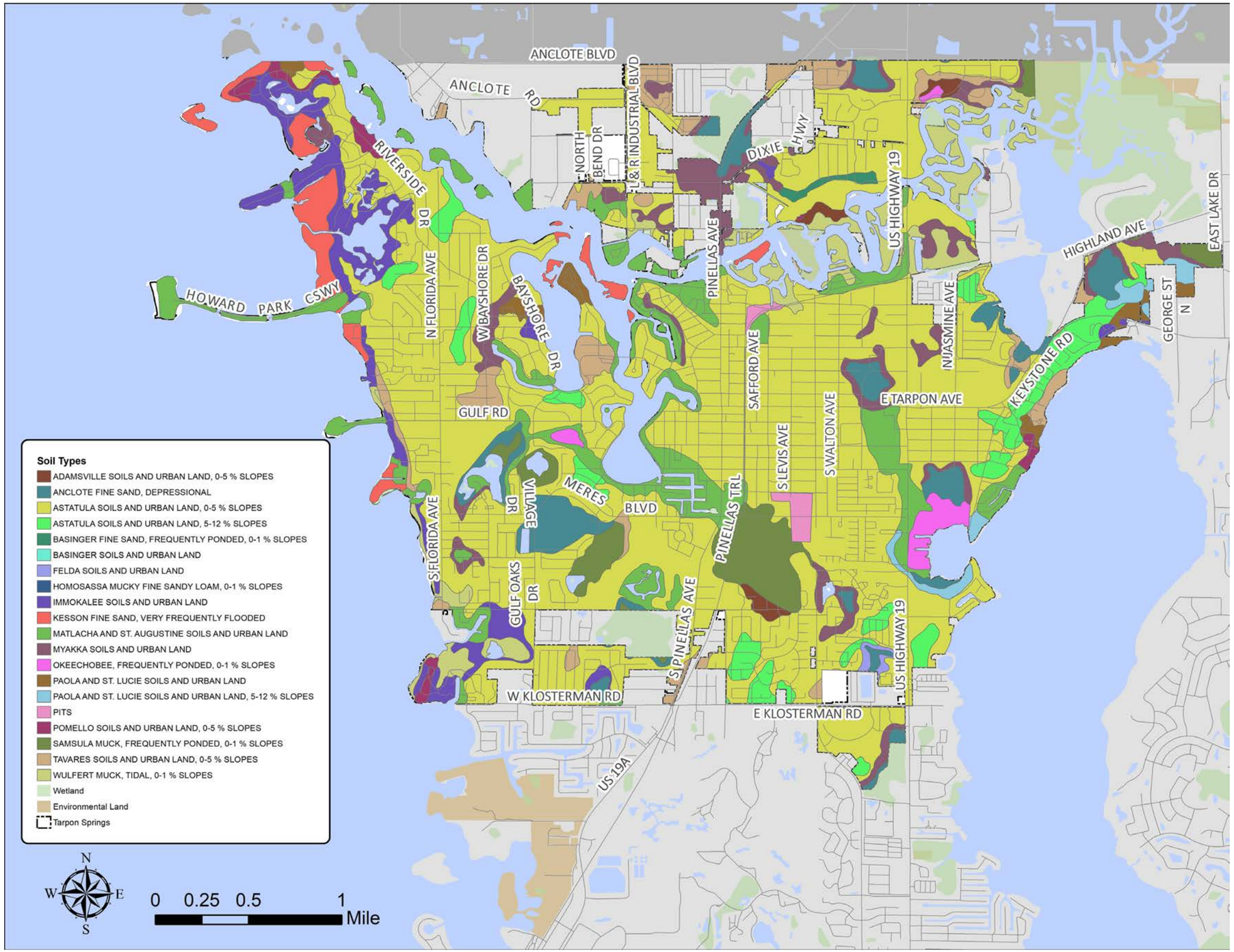
Data & Analysis - Figure 28

WETLANDS & UPLAND AREAS



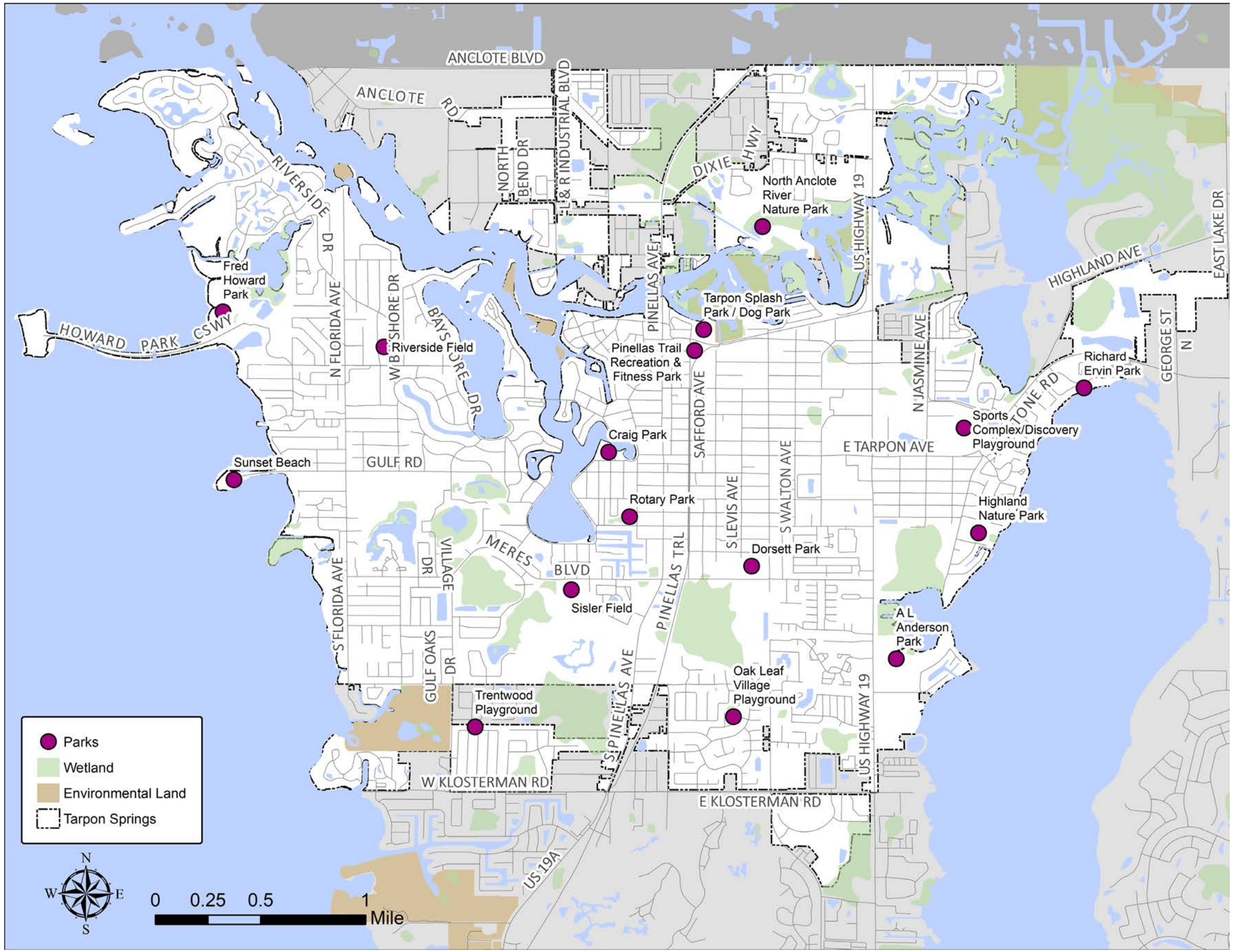
Data & Analysis - Figure 30

SOILS MAP



Data & Analysis - Figure 31

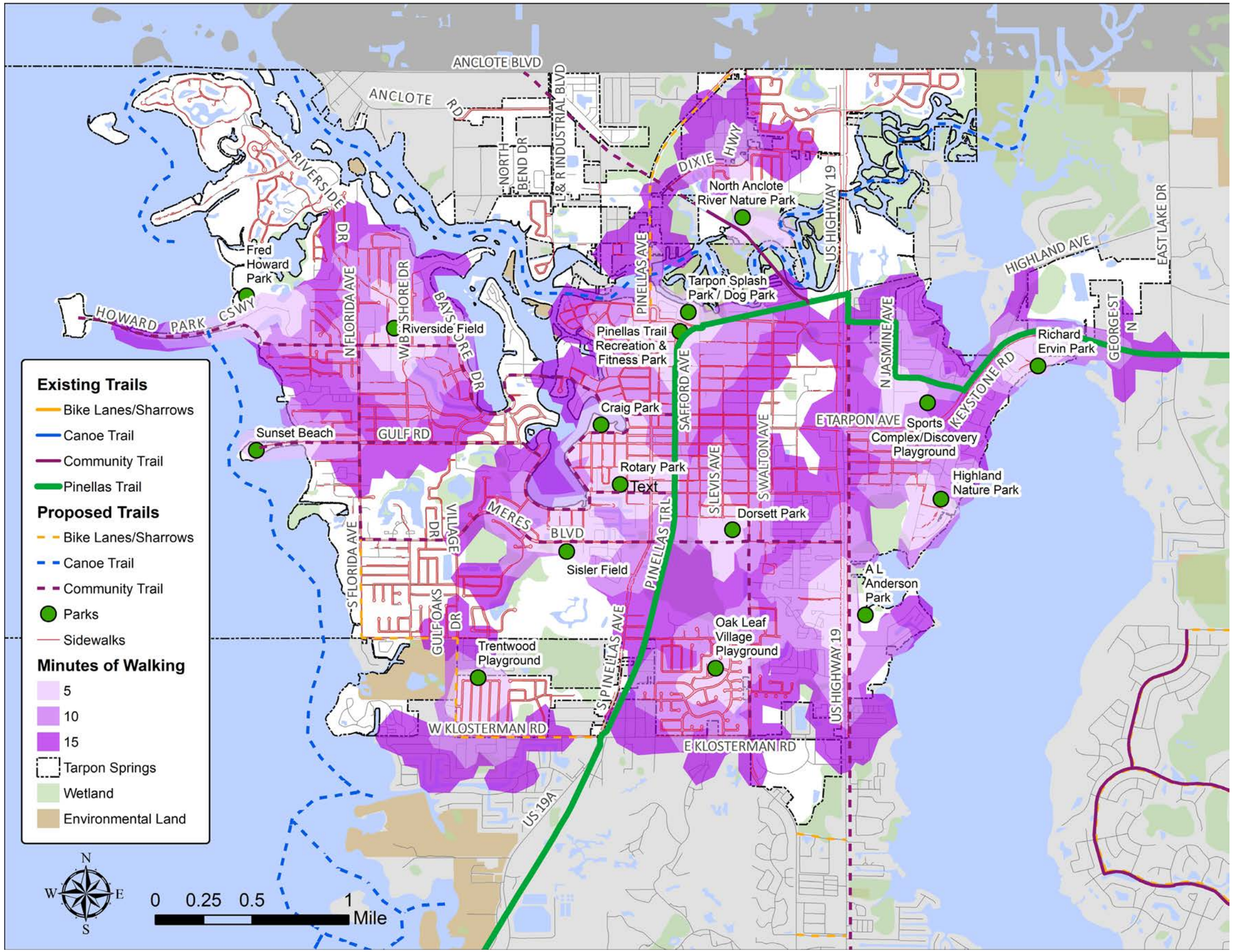
PARKS & RECREATION FACILITIES



ROS

Data & Analysis - Figure 33

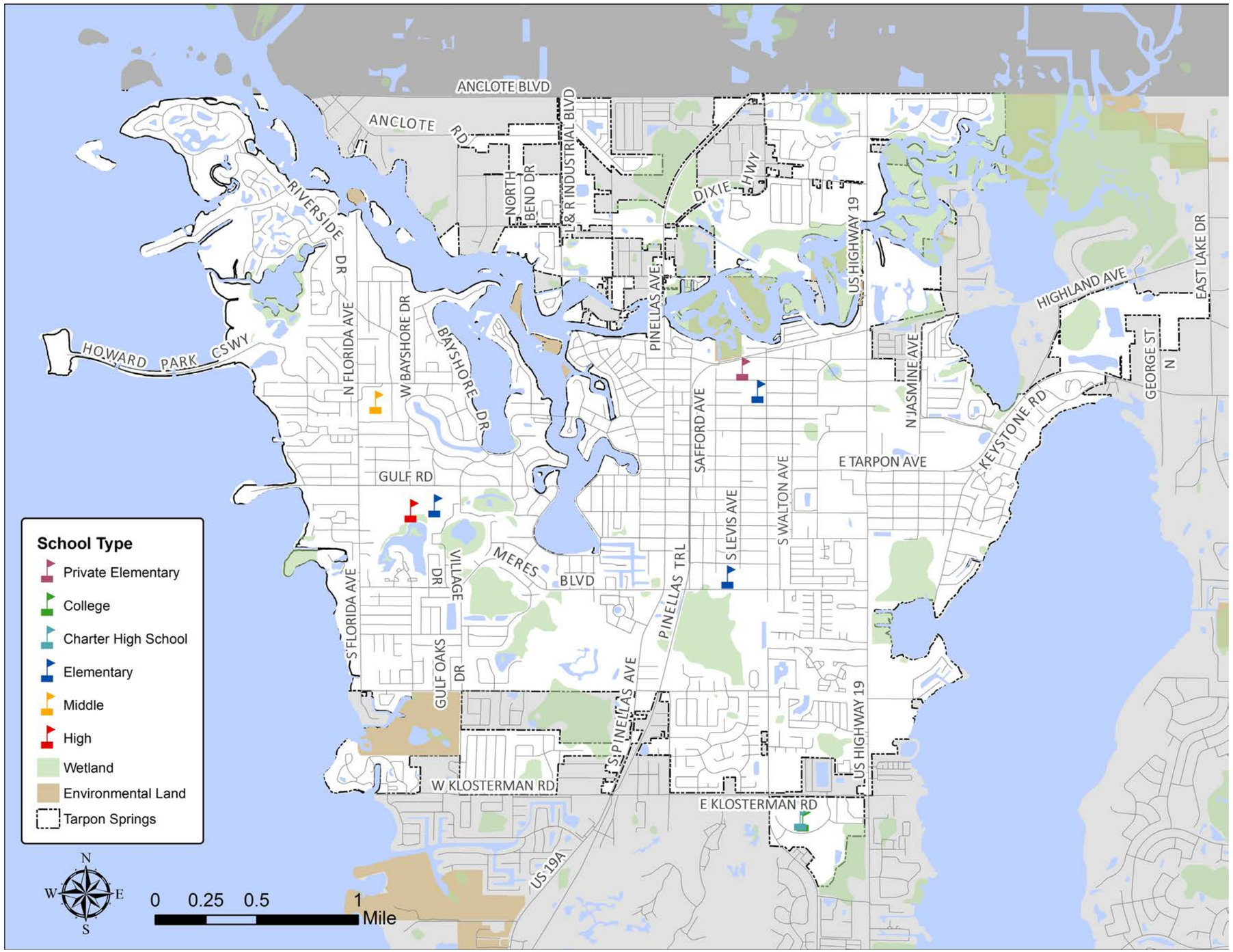
PARKS & RECREATION LEVEL OF SERVICE ACCESSIBILITY



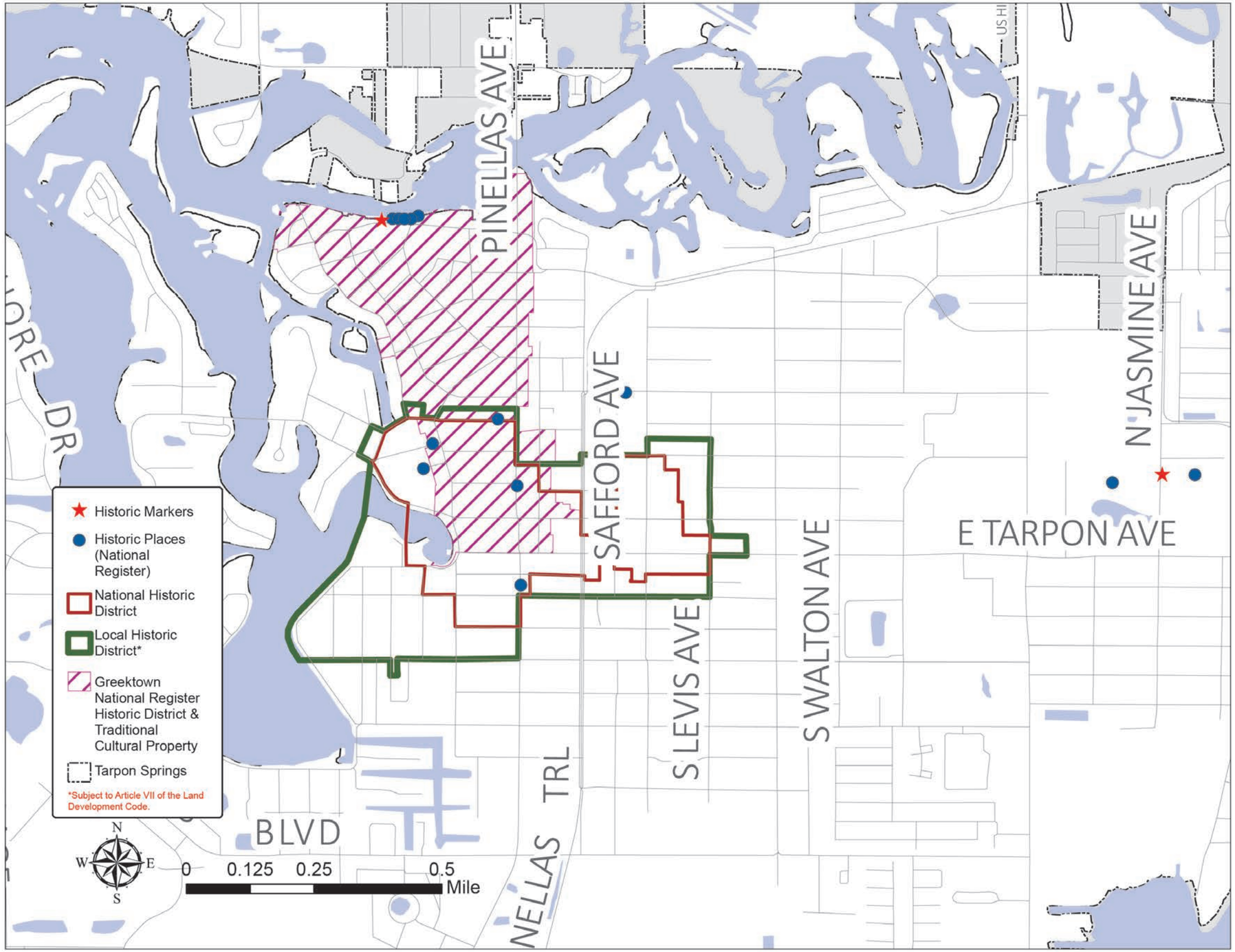
ROS

Data & Analysis - Figure 35

SCHOOLS


ANCLOTE BLVD
ANCLOTE RD
NORTH BEND DR
L & R INDUSTRIAL BLVD
DIXIE HWY
US HIGHWAY 19
PINELLAS AVE
RIVERSIDE DR
HOWARD PARK CSWY
N FLORIDA AVE
W BAYSHORE DR
BAYSHORE DR
SAFFORD AVE
N JASMINE AVE
HIGHLAND AVE
EAST LAKE DR
GEORGE ST N
KEYSTONE RD
E TARPON AVE
S LEVIS AVE
S WALTON AVE
GULF RD
S FLORIDA AVE
VILLAGE DR
MERES BLVD
PINELLAS TRL
GULF OAKS DR
S PINELLAS AVE
W KLOSTERMAN RD
E KLOSTERMAN RD
US 19A
School Type
Private Elementary
College
Charter High School
Elementary
Middle
High
Wetland
Environmental Land
Tarpon Springs
N
W
E
S
0 0.25 0.5 1
Mile

HISTORIC RESOURCES



Removed 'Other Historic Sites from map layer (previoulsy shown as small yellow dots on the map)

HIS

Data & Analysis - Figure 37

TARPON SPRINGS 2045

COMPREHENSIVE PLAN

FUTURE LAND USE CATEGORIES & RULES TABLE

Draft as of 09/10/2024

FLU

FUTURE LAND USE CATEGORIES & RULES TABLE

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES -ACREAGE THRESHOLDS	RESIDENTIAL DENSITY	NONRESIDENTIAL FAR	NONRESIDENTIAL ISR	PLACE BASED AREA MAP RELATIONSHIP
Residential Very Low [RVL]	To depict areas that are now developed, or appropriate to be developed, in a large lot, very low-density residential manner; and to recognize such areas as primarily well-suited for estate residential and limited agricultural uses that are consistent with the open space and natural resources of such areas.	• Residential • Residential Equivalent • Recreation/Open Space • Community Gardens • Agriculture-Light	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not including Public Eduction Facilities)	Residential – 1 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.30	0.60	• Agriculture/Residential Estate
Residential Suburban [RS]	To depict those areas that are developed, or to be developed in a low density, suburban residential manner; and to recognize such areas primarily suited for the planned development process for the purpose of preserving natural features by clustering development.	• Residential • Residential Equivalent • Community Gardens	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not including Public Eduction Facilities)	Residential – 2.5 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.30	0.60	• Agriculture/Residential Estate • Neighborhood Suburban
Residential Low [RL]	To depict those areas that are now developed, or appropriate to be developed, in a lower density residential manner; and to recognize such areas as primarily well-suited for single and two-family residential uses.	• Residential • Residential Equivalent • Public/Semi-Public • Community Gardens	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not including Public Eduction Facilities)	Residential – 5 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.40	0.65	• Neighborhood Suburban • Neighborhood Traditional
Residential Urban [RU]	Intended for areas in close proximity urban activity centers, and is generally To depict areas that are now developed, or appropriate to be developed, in a moderate density residential manner; and to recognize such areas as primarily well-suited for a mix of single-family residential and context-sensitive infill development of two, three, and four-family dwellings.	• Residential • Residential Equivalent • Public/Semi-Public • Community Gardens	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not including Public Eduction Facilities)	Residential – 7.5 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.40	0.65	• Neighborhood Suburban • Neighborhood Traditional • Transitional (North of Anclote River)
Residential Low Medium [RLM]	To depict areas serving as a transition between lower and higher density residential areas and is generally supportive of context sensitive infill development of one, two, three, four-family, and single-family, attached dwellings.	• Residential • Residential Equivalent • Public/Semi-Public • Community Gardens	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not including Public Eduction Facilities)	Residential – 10 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.50	0.75	• Neighborhood Suburban • Neighborhood Traditional • Transitional
Residential Medium [RM]	Intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/ office mixed-use development.	• Residential • Residential Equivalent • Public/Semi-Public • Community Gardens	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not including Public Eduction Facilities)	Residential – 15 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.50	0.75	• Neighborhood Suburban • Neighborhood Traditional • Transitional

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES -ACREAGE THRESHOLDS	RESIDENTIAL	NONRESIDENTIAL		PLACE BASED AREA MAP RELATIONSHIP
				DENSITY	FAR	ISR	
Retail & Services Neighborhood [R&SN]	To depict areas that are now developed, or appropriate to be developed, in a manner to provide local, neighborhood-scale convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.	• Personal Services • Residential • Recreation/Open Space • Community Gardens	Maximum 1 Acre: • Transportation/Utility Maximum 2 Acres: • Retail • Office • Commercial Recreation • Public/Semi-Public	Residential – 10 du/ac Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted	0.20	0.60	• Neighborhood Suburban (Along Commercial Corridors) • Neighborhood Traditional • Transitional (North of Anclote River)
Retail & Services Limited [R&SL]	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses and personal service needs of the community, provide for employment opportunities, and mixed use.	• Office • Retail • Personal Services • Lodging • Commercial/Business Service • Storage/Warehouse • Commercial Recreation • Recreation/Open Space • Wholesale/Distribution	Maximum 5 Acres: • Residential • Residential Equivalent • Public/Semi-Public • Research and Development • Transportation/Utility	Residential – 15 du/ac Lodging – 30 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.30	0.75	• Transitional (Along Major Corridors)
Retail & Services [R&S]	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community, provide for employment opportunities and accommodate target employment uses, and mixed use.	• Office • Personal Services • Retail • Commercial/Business Service • Lodging • Wholesale/Distribution • Storage/Warehouse • Commercial Recreation • Research/Development, Light/Heavy • Manufacturing, Light • Recreation/Open Space • Marina Facilities	Maximum 5 Acres: • Residential • Residential Equivalent • Public/Semi-Public • Transportation/Utility	Residential – 15 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit Lodging - 30 du/ac, unless utilizing the 'Alternate Temporary Lodging Standards' as provided for in the Countywide Plan. Lodging (US 19 Frontage/Access) – 40 du/ac, unless utilizing the 'Alternate Temporary Lodging Use Standards' as provided for in the Countywide Plan. Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted	0.45	0.85	• Transitional (Along Major Corridors)
Resort [R]	To depict areas that are developed, or appropriate to be developed, for lodging and associated accessory uses with limited permanent residential.	• Lodging • Tourist-Related Facilities • Personal Services • Commercial Recreation • Recreation/Open Space	Maximum 3 Acre: • Ancillary Non-Residential • Transportation/Utility • Residential • Office Maximum 5 Acres: • Public/Semi-Public	Residential – 15 du/ac and must be in combination with a transient use (minimum 75% transient). CHHA properties maximum 5 du/ac Lodging – 40 du/ac, unless utilizing the 'Alternate Temporary Lodging Use Standards' as provided for in the Countywide Plan. Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted	0.35	0.65	• Transitional • Waterfront Mixed

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES -ACREAGE THRESHOLDS	RESIDENTIAL DENSITY	NONRESIDENTIAL FAR	NONRESIDENTIAL ISR	PLACE BASED AREA MAP RELATIONSHIP
Resort Facilities Overlay [RFO]	Intended for areas where it would identify exiting low to moderately intensive mixed residential and small scale transient accommodation use in and adjacent to the tourist oriented areas of the city.	• Residential • Lodging • Residential Equivalent	Maximum 3 Acres: • Ancillary Non-Residential • Transportation/Utility Maximum 5 Acres: • Public/Semi-Public (Not Including Public Education Facilities)	Residential – cannot exceed density of underlying residential category Residential Equivalent – 3.0 beds/ permitted dwelling unit of underlying residential category Lodging – 1.67 units per unit of the underlying residential density Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted in the underlying land use category.	N/A	N/A	• Neighborhood Suburban • Neighborhood Traditional • Transitional (North of Anclote River) • Waterfront Mixed
Public/Semi-Public [P/SP]	Intended for areas appropriate for educational, health, public safety, civic, religious, government and like institutional uses which are required to serve the community.	• Public/Private Schools • Colleges • Hospitals • Medical Clinic • Churches • Religious Institution • Cemetery • Social/Public Service Agency • Child Day Care • Fraternal • Civic Organization • Courthouse • Library • Public Safety Facility • Emergency Service Building • Conventional Center • General Government Services • Residential Equivalent • Transportation/Utility • Marina Facility	Maximum 5 Acres: • Residential	Residential - 12.5 du/ac or per zoning district density, whichever is less Residential Equivalent – 36 beds per acre	0.25	0.85	All Areas
Office [O]	Intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/ office mixed-use development.	• Office • Residential Equivalent • Recreation/Open Space • Public Education Facilities • Community Gardens	Maximum 3 Acres: • Transportation/Utility • Ancillary Non-Residential Maximum 5 Acres: • Public/Semi-Public Maximum 3,500 Sqft.: • Personal Services	Residential – 15 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted	0.40	0.75	• Neighborhood Traditional • Transitional (Along Major Corridors)

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES -ACREAGE THRESHOLDS	RESIDENTIAL	NONRESIDENTIAL		PLACE BASED AREA MAP RELATIONSHIP
				DENSITY	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.	• Office • Research/Development, Light/Heavy • Manufacturing, Light/Medium • Wholesale/Distribution • Storage/Warehouse • Marina Facilities	Maximum 3 Acres: • Retail • Personal Services • Lodging Maximum 5 Acres: • 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	• 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.	• Manufacturing, Light/Medium/Heavy • Business/Research Parks • Marina Facilities • Research/Development, Light/Heavy • Wholesale/Distribution • Storage/Warehouse	Accessory to Primary Only: • Retail • Office • Personal Services • Commercial/Business Service Maximum 5 Acres: • Public/Semi-Public • Food Crop Production		0.60	0.90	• 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.			• Special Area Plan • Neighborhood Traditional
Planned Redevelopment District [PRD]	To depict those areas of the community that are developed with a mix of residential ad 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.			• 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.			• Transitional (Along Major Corridors)

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES -ACREAGE THRESHOLDS	RESIDENTIAL DENSITY	NONRESIDENTIAL FAR	NONRESIDENTIAL ISR	PLACE BASED AREA MAP RELATIONSHIP
Retail & Services - Water Dependent [R&S-WD]	To depict areas adjacent to or in close proximity to navigable waterways that are developed, or appropriate to be developed, with commercial fishing industry and related water dependent uses.	• Commercial Fishing Establishments • Commercial Seafood Processing/ Warehousing • Marina Facilities • Commercial Dockage • Boat/Small Watercraft Rental	Accessory to a Permitted Use: • Retail • Office • Commercial/Business Service Maximum 0.5 Acres: • Single Family Detached Dwellings • Lodging	Residential – 7.5 du/ac Residential Equivalent – 3.0 beds/ permitted at 15 du/ac Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted.	0.40	0.85	• Waterfront Mixed
Industrial/Employment - Water Dependent [IE-WD]	To depict areas adjacent to or in close proximity to navigable waterways that are developed, or appropriate to be developed, with heavy, marine-related uses.	• Boat Yards and Ways • Boat Building • Marine Salvage/Construction • Commercial Seafood • Processing/Warehousing • Marina Facilities • Marine-Related Industrial, Light/ Intensive • Commercial Dockage • Boat/Small Watercraft Rental • Public/Private Boat Ramp	Accessory to a Permitted Use: • Retail • Office • Commercial/Business Service Maximum 3 Acres: • Public/Semi-Public		0.60	0.90	• Working Waterfront Intensive
Preservation [P]	Intended for areas that are now categorized or appropriate to be categorized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.	• Undeveloped Barrier Islands and Spoil Islands • Floodplain • Natural Drainageways • Wildlife Habitat • Sea Level Rise Adaptation Areas			0.10	0.20	All Areas
Recreation/Open Space [R/OS]	Intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.	• Public/Private Open Space • Public/Private Park • Public Recreation Facility • Public Beach/Water Access • Golf Course/Clubhouse • Community Gardens			0.25	0.45	All Areas

TARPON SPRINGS 2045 COMPREHENSIVE PLAN

DEFINITIONS

A

Accessory Dwelling Unit (ADU). An ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are not counted against the otherwise applicable maximum dwelling units per acre density standard.

Accessory Uses. A use that is incidental, related, and clearly subordinate to the primary use of the property, and which does not significantly affect or alter the primary use of the property.

Adaptation. Consists of the steps taken towards becoming more resilient in response to actual or expected impacts of the identified short-term and long-term hazards. Adaptation includes both structural and non-structural measures.

Adaptive Reuse. The process of converting a building to a use other than that for which it was originally designed.

Adjacent. Nearby but not necessarily adjoining.

Adjoining. A lot or parcel of land which shares all or part of a common lot line with another lot or parcel.

Agricultural Use. Use of the land for growing of crops, plants, or trees for wholesale plant production, animal raising and grazing, aquaculture, animal breeding, game preserves, lands diverted to soil conservation or forestry, training or stabling of animals, horticulture, floriculture or any similar agricultural activity. "Animal raising and grazing" shall mean the keeping of one or more animals commonly associated with an agricultural use, including but not limited to cows, horses, pigs, goats, sheep, ducks, turkeys, chickens, geese, roosters, ponies, and other similar animals. Animal raising and grazing shall not include animals which are normally considered as household pets and which can be maintained and cared for within the living space of a residence. The keeping of four or more household pets shall be considered a kennel.

Agriculture, Light Use. A public or private property devoted to the growing of produce and/or horticultural plants, small-animal husbandry, aquaculture, beekeeping, or related uses, where noise, odor, runoff, insects, pests, and other impacts are contained on-site and do not negatively affect adjacent land uses, consistent with such standards. This use may allow for some exterior storage of equipment or materials; the incidental processing, preparation, packaging and distribution of non-livestock agricultural products; and horse stables, dog kennels, animal boarding and veterinary clinics. On-site sales of agricultural products produced on-site are allowed at the discretion of the local government.

Ancillary, Non-Residential Use. Off-street parking, drainage retention areas, buffer areas and/or trash receptacle areas for adjacent, contiguous, nonresidential uses.

Annual Average Daily Traffic (AADT). The volume passing a point or segment or a roadway in both directions for 1 year divided by the number of days in the year.

Average Daily Traffic (ADT). The total traffic volume during a given time period (more than a day and less than a year) divided by the number of days in that time period.

Archaeological Site. A location that has yielded or may yield information on history or prehistory. An archaeological site contains physical remains of the past. An archaeological site is found within archaeological zones, historic sites, or historic districts.

Archaeological Zone. A geographically defined area, which may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns.

Area Median Income (AMI). The midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD).

Arterial Street/Road. A roadway providing automobile or multimodal transportation which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. Arterial roadways interconnect principal traffic generating activity centers within an urban area with the freeway system.

Asset-Based Economics. A bottom-up approach to economic development that builds on existing local resources to strengthen local and regional economies, by focusing on a community's natural environmental, sociocultural, and economic advantages and how these can be leveraged into sustained economic growth and productivity.

Aquatic Lands. Submerged land situated below the mean high water line, or seaward from an engineered bulkhead line as established by the Florida Department of Environmental Protection of a standing body of water, including ocean, bay, basin, bay, bayou, canal, lake, pond, river, or stream, and all bodies of fresh and salt water and all other waterways whether or not affected by a tidal influence, including waters of the state, and whether or not saline or fresh water in nature, whether public or privately owned.

B

Barrier Island. Geological features which are completely surrounded by marine waters that front upon the open waters of the Gulf of Mexico and are composed of quartz sands, clays, limestone, oolites, rock, coral, coquina, sediment, or other material, including spoil disposal, which features lie above the line of mean high water. Mainland areas which were separated from the mainland by artificial channelization for the purpose of assisting marine commerce shall not be considered coastal barrier islands.

Beach, Public. The soft sand portion of land lying seaward of a seawall or line of permanent vegetation and seaward of the mean high-water line, that is available to the general public for enjoyment and recreation.

Best Management Practices (BMPs). A practice or combination of practices that is an effective, practicable means of preventing or reducing the amount of pollution or other negative or harmful effect on the environment.

Bicycle. A mode of travel with two wheels in tandem, propelled by human power.

Boat Building Use. A facility (which could include a boat storage yard) where boats are built, repaired and stored until completed.

Boat Ramp, Public/Private. A public or private facility to launch and retrieve recreational boats from a trailer.

Boat/Small Watercraft Rental Use. An establishment that rents boats and small watercraft (jet skis, kayaks, canoes, etc.) to individuals on a temporary basis.

Boat Yard/Ways. A site used as an industrial establishment for the construction or maintenance of boats, marine engines, or marine equipment.

Buffer. A natural or landscaped area or strip of land, with or without such physical separation devised as a fence or wall, established to separate and insulate one type of land use from another land use; or to shield or block noise, lights or other nuisances; or to separate development and a natural feature so as to reduce the incompatibility between uses or features and protect the integrity of each.

Building. Any structure whether permanent or temporary having a roof supported by columns and walls and intended for shelter, housing, or enclosure.

Business/Research Parks. A tract of land developed for the use of business and research industries and their related commercial uses that is designed to protect surrounding areas and the general community.

C

Capacity. A determination of the availability of a facility based upon estimated demand by a project, including the demand of other approved but not built developments to be served by the same facility in the same time period, as compared to the total capacity of the facility.

Capacity (Transportation Element). The maximum number of vehicles or persons that can pass a point on a roadway during a specified time period (usually 1 hour) under prevailing roadway, traffic, and control conditions.

Capacity Constrained (Transportation Element). A condition in which traffic demand exceeds the capacity of a roadway.

Cemetery. Land used or intended to be used for the permanent internment of human or pet remains. A cemetery may contain land or earth internment, mausoleum, vault, or crypt internment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the internment or disposition of cremated human or pet remains; or any combination of one or more of such structures or places, as defined by Florida Law.

Certificate of Appropriateness. A certificate issued by the Tarpon Springs Heritage Preservation Board indicating its approval of plans for the alteration, construction, removal, or demolition of a landmark or of a structure within a historic district.

Child Day Care. A business operated by a person, society, agency, corporation, institution, or any other group for the purpose of providing care, protection, and guidance for children during only part of a 24-hour day. This term includes nursery schools, preschools and other similar facilities including educational facilities.

Civic Organization. Any local service club, veterans' post, fraternal society or association, volunteer fire or rescue group, local civic league, or similar organization that is not organized for profit but generally operated for educational or charitable purposes.

Cluster Development. A form of development, typically single family detached dwellings, whereby conventional lot areas are reduced to allow the concentration of units in specific areas in order to preserve open space.

Coastal High Hazard Area (CHHA). The area defined by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane.

Collector Street/Road. A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads serve internal traffic movements within an urban area, collecting and distributing traffic between the arterial and local road system.

College. An institution of higher education and/or for vocational or professional training for trades. Trade/Colleges also include related facilities, such as classroom buildings, libraries, laboratories, dormitories, administration, and dining halls that are incorporated into a unified campus.

Commercial/Business Service Use. An occupation or service involving the sale, storage, repair, service or rental of motor vehicles, water craft, residential machinery or equipment, examples of which include automobile, boat, and household or yard equipment sales, service or repair, and like uses; the production, assembly or dismantling of which shall be clearly secondary and incidental to the primary use characteristics of the Commercial/Business Service Use.

Commercial Dockage. Commercial waterfront facilities providing fuel for boats and other watercraft and mooring facilities.

Commercial Fishing Establishments. Establishments devoted to catching fish and other seafood for commercial profit.

Community Garden Use. A public or private open space use devoted to the growing of produce and/or horticultural plants for off-site sale, personal consumption, enjoyment and/or donation by a group of individuals or a non-profit organization.

Community Recreation Use. A private or quasi-public recreation facility designed for participant or spectator activities for a charge, including but not limited to marina, miniature golf, dog race track, horse race track, jai-alai fronton, stock car race track, sports stadium, performance venues, and indoor recreation/entertainment uses such as billiard halls, bowling alleys, movie theaters, and video game arcades.

Commercial Seafood Processing/Warehousing Use. Establishments that produce, process, and store seafood products intended for human consumption.

Complete Street. A street that prioritizes the safety and mobility of all users instead of the speed of cars and flow of traffic.

Conservation Area. An area in which plants, animals, and topographic features are protected in their current, natural condition.

Concurrency. Policy requiring the availability of public services (water, sewer, roads, schools, etc.) before a new development is approved for construction.

Consistency. In compliance with and to further the intent of the goals, objectives, and policies of all elements contained in the Comprehensive Plan.

Constrained Roadway. A roadway on the State, County or City Road System that will not be expanded by 2 or more through lanes because of physical, environmental, or policy constraints.

Context Sensitive. Development and site improvements that takes into consideration the scale and character of the surrounding area and promotes the community's values and assets.

Contributing Structure (Historic). A structure in a historic or cultural district that contributes to the district's historical or cultural significance through use, location, design, setting, materials, workmanship, feeling and association, and other considerations, and which shall be afforded the same consideration as landmarks.

Contributing-Altered Structure (Historic). A contributing structure that, in spite of having inappropriate alterations, still retains enough historical integrity to be designated as contributing, and where such inappropriate alterations can be removed without damaging the historical integrity.

Conventional Center. A facility used for service organizations, business and professional conferences, an seminars limited to accommodations for conference attendees. The accommodations can include sleeping, eating, and recreation.

Corridor. A set of essentially parallel transportation facilities for moving people and goods between two points.

Courthouse. A building in which a judicial court is held and may include administrative offices.

Cultural Tourism. A type of tourism activity in which the visitor's essential motivation is to learn, discover, experience and consume the cultural attractions/products of a specific destination.

D

Demolition. The complete or constructive removal of a building or any substantial part thereof.

Density. The measure of permitted residential development expressed as a maximum number of dwelling units per net acre of land area.

Density Averaging. The aggregation of the otherwise permitted density and/or intensity of a parcel or parcels of land in a non-uniform or consolidated manner on a portion of such contiguous parcel(s).

Development Order. Any building permit, subdivision approval, zoning permit, rezoning, certification, agreement, conditional use, variance, or any other official action of local government having the effect of permitting the development of land.

Displaced Person(s). Any person or household that is forced to move due to factors such as affordability, redevelopment of property, or cultural changes in neighborhoods.

Dredging. A method of removing solids from the bottom of wetlands and coastal waters which can result in the disturbance of natural ecological cycles.

E

Easement. A grant by a property owner to specific persons, the general public, corporations, utilities, or others for the purpose of providing services or access to and/or across the property.

Ecological Corridor. A strip of natural habitat connecting populations of wildlife otherwise separated by cultivated land, roads, etc.

Eco-Tourism. A type of tourism activity in which the visitor's essential motivation is to learn, discover, and experience the natural areas and assets of a specific destination. Eco-tourism includes activities such as kayaking, hiking, and wildlife observation.

Emergency Service Building. Public or quasi-public police, fire, rescue, ambulance, or similar services.

Enclave. Land of one jurisdiction surrounded or nearly surrounded by the territory of another jurisdiction.

Environmentally Sensitive Lands. These areas include, but are not limited to, floodplains, wetlands, rare vegetative communities, listed species habitat, and areas of significant upland habitat.

F

Fixed Transit Route. Transportation systems that use buses, vans, light rail, and other vehicles to operate on a predetermined route according to a predetermined schedule.

Floodplain. The floodplain marks the boundary on a map of the flood hazard area within which the community regulates development. It includes the area inundated by the Special Flood Hazard Area (SFHA).

Floodproofing. Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate potential flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Floor Area, Gross. The sum of the horizontal areas of the several floors of all building on a lot, measured from the exterior faces of the exterior walls, and from the center line of walls separating two or more buildings. The term gross floor area shall include basements; elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses and attic spaces, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies or mezzanines.

Floor Area Ratio (FAR). A floor area is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by the gross floor area of all structures on a site divided by the site area, excluding public road rights-of-way and submerged lands.

Florida Friendly LandscapingTM. A program that recognizes landscapes that use sustainable landscaping practices and minimize the use of potable water for irrigation, avoid the runoff of excess fertilizers and pesticides from the landscape, and provide habitats for wildlife.

Food Crop Production Use. An establishment that grows crops such as vegetables, fruit trees, grain, and other edible products. These establishments may also package and store the products produced on the premises.

Fraternal. A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements.

Functional Classification (Transportation Element). The assignment of roads into systems according to the character of service they provide in relation to the total road network.

G

Golf Course. A tract of land laid out with at least 9 holes improved with tees, greens, fairways, and hazards for playing a game of golf, including any associated clubhouse or shelters and excluding miniature golf courses, and other similar commercial enterprises.

Government Services, General. Offices and other facilities such as city halls, courts, and similar buildings and structures used for administration, legislative and judicial governmental functions.

Green Infrastructure. The range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters. Green infrastructure systems include, but are not limited to, rain gardens, bio-swales, vegetable swales, or porous pavement.

Greenway. The total square footage of all areas within a structure.

Gross Land Area. Gross and area for the purposes of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right-of-way.

Groundwater. The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.

H

Heat Index. The heat index, also known as the apparent temperature, is what the temperature feels like to the human body when relative humidity is combined with the air temperature.

Historic District. A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or area, which are united by past events aesthetically by plan or physical development. A district also may be comprised of individual resources which are separated geographically but are thematically linked by association or history.

Historic Property/Resource. Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. The properties may include but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the State.

Historic Site. A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or prehistory.

Historic Survey. A comprehensive survey involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archaeological or architectural importance.

Hospital. An establishment having an appropriate license or certificate of need issued by the State of Florida, typically operating 24 hours a day, providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, emergency medical services, and other health services to in-patients.

Housing, Affordable. Housing whereby very low to moderate income households, adjusted for family size, pay no more than 30 percent of income for mortgages or rental, taxes, insurance and utilities. However, it is not the intent to limit an individual's ability to devote more than 30 percent of income for housing.

Housing, Attainable. Providing a range of housing types at various income levels.

Housing, Workforce. Housing built to serve families that have income levels between the true affordable housing options and luxury housing. Typically, these families are middle-income households earning between 80 to 120% of the median income.

I

Impervious Surface. A surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as compacted sand, limerock, or clay as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

Impervious Surface Ratio. A measure of the intensity of hard surfaced development on a site. An Impervious Surface Ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

Income, Very-Low. A household at or below 50% of area median income.

Income, Low. A household at or below 80% of area medium income.

Income, Moderate. A household at or below 120% of area medium income.

Inconsistency. When it is determined that a development order is in conflict with the goals, objectives, and policies of the Comprehensive Plan.

Infill. The development of vacant parcels/land within previously built areas. These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.

Infrastructure. Facilities and services needed to support and sustain development activities, including but not limited to streets, drainage, communication lines, electric lines, parks, landfills, water, and sewer.

Intensity. The measure of permitted development expressed as a maximum Impervious Surface Ration and/or Floor Area Ratio per acre of net land area.

J

K

L

Land Use. The development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land, under an adopted comprehensive plan or element or portion thereof, land development regulations, a land development code, or this Comprehensive Plan as the context may indicate.

Level of Service (LOS). An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based upon and related to the operational characteristics of the facility. The required levels of service are related facilities are established by this Comprehensive Plan.

Library Use. A civic building utilized for the reading, referencing, or lending of literary and artistic materials and/or devoted to the acquisition, conservation, study exhibition, and educational interpretation of objects having scientific, historical, or artistic value.

Living Shoreline. The use of plants or other natural elements - sometimes in combination with harder shoreline structures - to stabilize estuarine coasts, bays, and tributaries.

Local Planning Agency (LPA). The agency (Planning and Zoning Board) designated by the City to review the Comprehensive Plan pursuant to the requirements of F.S. Ch. 163.

Local Street/Road. A minor roadway designed to provide access to adjacent land. Local streets carry a small percentage of the total vehicle mileage traveled, but make up a large percentage of the total street mileage and serve to interconnect individual properties with the collector road system.

Lodging Use. A facility containing one or more temporary lodging unit, the occupancy of which occurs, or is offered or advertised as being available, for a term or less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or an indirect ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. May also be referred to as Transient Accommodation Use.

Long Range Transportation Plan (LRTP). A long-range (20-25 year) strategy and capital improvement program developed to guide the effective investment of public funds in transportation facilities that takes into account all modes of transportation, including automobile, bicycle, air, rail, surface freight, and pedestrian travel.

M

Manufacturing, Heavy Use. A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products, with potential to produce noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts that may affect adjacent land uses. Such use may include the exterior storage and processing of materials and equipment.

Manufacturing, Light Use. A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products, occurring entirely within enclosure building. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind. Noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts must be entirely contained within enclosed buildings.

Manufacturing, Medium Use. A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products. This use may include or allow for exterior storage of equipment or materials, provided that impacts are contained on-site and do not negatively affect adjacent land uses. Such use may include the exterior storage and processing of materials and equipment.

Marina Facilities Use. An establishment used for the storing, fueling, berthing, and securing of pleasure boats. Minor repair not including the removal of mechanical or structural parts from the boat may be permitted as an accessory use.

Marine-Related Industrial, Light Use. A use which is primarily undertaken for the production, processing, assembling, packaging, manufacturing, warehousing, assembling or treatment of marine-related goods and products, that typically has little to no impact upon surrounding properties.

Marine-Related Industrial, Intensive Use. A use which is primarily undertaken for the production, processing, assembling, packaging, manufacturing, warehousing, assembling or treatment of marine-related goods and products, that may have a significant impact upon surrounding properties.

Marine Salvage/Construction Use. A facility or area for storing, keeping, selling, dismantling, compressing, or salvaging scrap or discarded marine-related vessels. These facilities may also provide construction or repair services for marine-related goods and products.

Mass Transit. Passenger services provided by public, private, or nonprofit entities that transport persons from one place to another by means of a local transportation system, such as bus, commuter rail, or ferry.

Medical Clinic. A facility engaged in the examination, diagnosis, and treatment of medical related conditions. Medical clinics can offer urgent/immediate care services, but do not include overnight facilities for patients.

Micromobility. Refers to "middle modes" of transportation that utilize relatively low-weight, low maximum speed vehicles for shorter trips, such as e-bikes, scooters and electric skateboards.

Microtransit. A form of transportation that fits between private individual transportation (i.e. cars) and mass transit (i.e. bus). Typically, microtransit offers riders an on-demand option to book a ride to a destination or flexible travel routes.

Minor Arterial. Provides service for trips of moderate length and at a lower level of mobility. They also connect with principal arterials, collector and local routes.

Mitigation. Involves reducing the flow of heat-trapping greenhouse gases into the atmosphere, either by reducing sources of these gases or enhancing the "sinks" that accumulate and store these gases for the purpose of reducing climate change.

Mitigation (Historic Element). A process designed to prevent adverse impact of an activity on cultural resources, by the systematic removal of the prehistoric, historic, or architectural data in order to acquire the fundamental information necessary for understanding the property within its proper historic context. For structures, at minimum, this may require primary archival studies, informant interviews, measured drawings, and large scale photography. For archaeological sites, at minimum, this may require literature studies, informant interviews, field survey, excavation, and artifact analysis. All mitigation projects require the preparation of reports.

Mixed-Use. Multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

Mobility. The movement of people and goods.

Mobility Hub. Locations where people can access multiple types of transportation modes (ex. bike share, public transit, micromobility devices).

Multimodal. A combination of automobile, pedestrian, bicycle, and/or transit travel modes sharing a transportation facility or system. When used alone as an adjective, "multimodal" indicates the presence of characteristics supportive of such transportation (e.g., multimodal infrastructure).

Multimodal Transportation District (MMTD). An area in which secondary priority is given to vehicle mobility and primary mobility is given to assuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit.

N

Natural Drainageways. Drainage channels, routes, and ways formed over time in the surface topography of the earth prior to any modifications or improvements made by unnatural causes and/or human intervention.

Neighborhood Conservation Overlay. A land use tool that offers communities the ability to tailor the management of community character to the needs of specific areas and neighborhood residents, as opposed to the one-size-fits-all approach of a traditional historic preservation ordinance.

Net Floor Area. The floor area of a structure excluding stairwells, elevator shafts, basements, attics, equipment rooms, screen rooms, interior parking, and other areas not intended for human habitation or public services.

Net Land Area. Net land area for the purpose of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right-of-way.

New Urbanism. A planning and development approach based on the principles of how cities and towns were built in the past: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. New Urbanism focuses on "human-scaled urban design".

Nonconforming, Lot, Use, Structure. A lot, use, or structure which was previously legal and at inception conformed to the then-applicable regulations, that subsequently fails to conform to the requirements of the current Comprehensive Plan and regulatory standards.

Nonconformity. A lot, structure, use, or characteristic of use such as density, parking, signage, drainage, or some other characteristic of the property which does not comply with the regulations of this Comprehensive Plan or the Land Development Code, but which lawfully existing at the time of adoption.

Non-Contributing Structre (Historic Element). A building, object, site or structure that neither adds to nor detracts from a district's sense of time and place and historical development.

Non-Point Source Pollution. Stormwater runoff that does not get captured by stormwater infrastructure.

Nonresidential Use. Those uses as provided for under the respective categories, other than residential or residential equivalent use.

O

Office Use. An occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses.

Open Space. Any land or water in its natural condition and set aside for the use and enjoyment of the owners and occupants of such land or the public if so designated.

Outdoor Storage. The storing or displaying in an open area outside of a building of any goods, equipment, material, or vehicles.

P

Park, Community. A facility that provides a variety of program and facility opportunities to all individuals and families in the service area. Some of the types of facilities provided at these parks are ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sports fields, and nature walks (trails). These parks are typically accessible from major streets.

Park, Mini. Small parks with limited activity that typically provide seating, landscaping, and potentially a playground, tot lot, community garden, or other passive recreation opportunity.

Park, Neighborhood. Area for more intense recreational activity relative to the mini-park. These parks are usually accessible on low-traffic streets that are easy to walk and bike.

Park, Public/Private Use. Any public or private land and related structures, including athletic facilities, shelter houses, an maintenance facilities that are designed to provide recreational, educational, cultural, or aesthetic use to the community.

Peak Hour. A one hour time period with high traffic volume.

Pedestrian. An individual traveling on foot.

Permitted Use. The use of land or of a structure which is allowed by right under the provisions of this Comprehensive Plan.

Personal Service Use. An occupation or service attending primarily to one's personal care or apparel; examples of which include hair and beauty care, clothing, repair or alteration, dry cleaning/laundry service (collection and distribution only), animal grooming and like personal service uses. Any assembly, sale of merchandise or conveyance of a product in support of a personal service shall be clearly secondary and incidental to the primary use characteristics of the Personal Service Use.

Performance Standards/Zoning. Zoning regulations that permit uses based on a particular set of standards rather than on particular type of use. Performance standards/zoning focuses on the performance of a property and how it impacts adjacent lands and public facilities, rather than the specific use of the land.

Point Source Pollution. A direct discharge from a single point, such as a pipe, into the estuarine environment.

Preservation (Historic Element). The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, of reconstruction of historic properties.

Preservation Use. Uses primarily providing passive open space, providing for the conservation and management of natural features, providing for watershed management and designed to recognize and protect open and undeveloped areas, providing habitat for endangered or threatened species, and generally recognizing environmentally significant areas.

Principal Arterial. Serves the major activity centers of a metropolitan area, has the highest traffic volume corridors and the longest trip desires. The facility should carry a high portion of the total urban area travel on a minimum of mileage. It carries most trips entering and leaving urban areas, and it provides continuity from outside areas that intersect urban boundaries.

Public Education Facility. Elementary schools, special educational facilities, alternative education facilities, middle schools, high schools and area vocational-technical schools of the Pinellas County School District.

Public Safety Facility. Facilities that provide safety and emergency services, such as police stations, fire departments, or ambulance stations.

Public/Semi-Public Use. Those facilities and services of a public, private, or quasi-public nature, including educational, medical, governmental, civic, and religious uses, such as schools, hospitals, courthouses, community centers, and churches.

Q

R

Recreation Facility Use. Facilities focused on offering amusement, recreation, personal instruction, and/or equipment or facilities for exercising and improving physical fitness; such as outdoor swimming pools, skateboard parks, arenas, school of dance, gymnastics, martial arts, athletic courts, skating rinks, batting cages,or other similar activities and establishments.

Recreation/Open Space Use. Uses providing recreation facilities, sporting facilities, and open space, such as a park, public recreation facility, public beach/water access, and public or private golf course/clubhouse.

Redevelopment. Includes the reconstruction, conversion, structural alteration, relocation or enlargement of an existing building on a previously developed property.

Rehabilitation. The act of process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

Religious Institution. A site, premise, or location that is used principally, primarily, or exclusively for the purposes of religious exercise and related activities as protected by the First Amendment to the U.S. Constitution.

Renewable Energy. Energy produced from sources like the sun and wind that are naturally replenished and do not run out.

Research/Development, Heavy Use. A use engaged in research, testing, and development of goods, materials, or products. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. Such use may include the exterior storage and processing of materials and equipment.

Research/Development, Light Use. A use engaged in the research, testing, and development of goods, materials, or products, occurring entirely within enclosed buildings. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

Residential Equivalent Use. A residential-like accommodation other than a dwelling unit, including bed and breakfast, group home, congregate care, nursing home and comparable equivalent standards for density/intensity for any household that qualifies as a dwelling unit. This use shall not include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

Residential Use. A dwelling unit including, single-family, multifamily, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

Resiliency. The ability of a system to prepare for, adapt to, and recover quickly from a significant threat with minimum damage to social well-being, the economy, and the environment. Ideally, resilient systems should recover from an event by becoming stronger than they were prior to the stress. A resilient system should be flexible and adaptive and is best composed of multiple, independent layers.

Resource Surveys (Historic, Archaeological, Cultural). Surveys performed to identify, record, and evaluate historic properties, structures, artifacts, and features within a community, neighborhood, project area, or region.

Retail Use. Any establishment where the primary use is the sale of goods or merchandise to the general public for personal or household consumption. Limited processing may be permitted as accessory to the selling activity.

Right-of-Way. A strip of land acquired by dedication, prescription, condemnation, or purchase for use as a road, crosswalk, railroad line, electric transmission line, oil, or gas pipeline or similar use. A right-of-way reservation is a strip of land intended for future purchase as a right-of-way. The term “right-of-way” does not include “easement”.

S

Scheduled Fixed Route. Bus service provided on a repetitive, fixed schedule basis along a specific route with buses stopping to pick up and deliver passengers to specific locations.

Schools, Public/Private. An institution for pre-kindergarten, kindergarten, elementary, middle, and high school education giving regular instruction at least five days per week except for holidays for a normal school year.

Sea Level Rise. The permanent increase in the height of sea level rise. The long-term affects of rising seas are also exacerbated by an accompanying land subsidence in some coastal areas.

Shoreline. A line which follows the mean high water line for tidal waterbodies and the ordinary high water line for fresh water.

Shoreline Stabilization. The construction or modification of bulkheads, retaining walls, dikes, levies, riprap, and other structures along the shoreline, for the purpose of controlling erosion.

Shoreline Stabilization, Soft. Use of environmentally friendly techniques to protect property from shoreline erosion, such as the use of native plantings, anchored drift lots, gravel berms, sand replenishment, and site recontouring.

Sidewalk. The paved section of the public frontage exclusively to pedestrian activity.

Significant Site (Historic Element). Sites, districts, and/or features which have yielded or are likely to yield information about the prehistory, history, or culture of Tarpon Springs and/or are associated with the lives or culture of persons significant in the city’s past.

Significant Upland Habitat. High quality Scrub and Brushlands, Pine Flatwoods, Longleaf Pine/Xeric Oak, or Hardwood Conifer Mix as defined by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and as determined by a qualified professional.

Social/Public Service Agency. An entity that provides social and public services.

Species of Concern. A wildlife species that mya become a threatened or an endangered species because of biological characteristics and identified threats.

Spoil Island. An artificial island, often created as a byproduct of channel dredging.

Storage/Warehouse Use. A use devoted primarily to the storage or distribution of goods, materials or equipment. Such use may be located within an enclosed building with any exterior storage or be comprised of only exterior storage and distribution of good, materials, or equipment.

Stormwater. Any surface runoff and drainage of water from land surfaces, including surfaces of buildings and other hardened surfaces on the land, but does not include any industrial or commercial process water, sediment or contaminants introduced into water as a result of activities conducted on the site.

Strategic Intermodal System. A statewide network of high priority transportation facilities most critical for statewide and interregional travel.

Street Furniture. Objects/pieces of equipment installed along streets within the public right-of-way typically intended for the use and enjoyment of pedestrians, such as benches, planters, trash receptacles, lighting, drinking fountains, shade structures, and bus shelters.

Structure. Any building or other object that is constructed or erected that requires location on or under the ground or is attached to something on the ground. Such term includes a movable structure, which it is located on land, which can be used for housing, business, commercial, agriculture, or office purposes, ether temporarily or permanently, including all caging designed to contain livestock.

Submerged Land. The area situated below the mean high water line or the ordinary high water line of a standing body of water, including ocean, estuary, lake, pond, river, stream, or existing natural or man-made drainage detention areas. For the purpose of this definition, submerged lands created as a function of development that are recorded on an approved final site plan or other authorized development order action, and wetlands landward of the mean and/or ordinary high water line, shall not be considered submerged land.

Sustainability. Meeting the environmental, social and economic needs of today without compromising the ability to meet those needs in the future.

T

Tax Increment Financing (TIF). A method to pay for redevelopment of an area, typically a designated Community Redevelopment Area (CRA), through the increased ad valorem tax revenue resulting from that redevelopment.

Temporary Lodging Unit. An individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit for temporary occupancy. May also be referred to as Transient Accommodation Unit.

Tourist Related Facilities. Facilities catering to transient visitors.

Traditional Cultural Property (TCP). A building, structure or site that is associated with and reflective of the cultural practices or beliefs which are rooted in the community's history and are important in maintaining the continuing cultural identity of the community. TCP's may be, but are not required to be , eligible for inclusion in the National Register of Historic Places.

Transferable Development Rights (TDRs). The transfer of development rights, expressed in terms of residential density or floor area ratio, by deed, easement, or other legal instrument from land in one area or designation to land in another area or designation where the transfer is permitted.

Traffic. A characteristic associated with the flow of vehicles.

Transit. Passenger services provided by public, private or nonprofit entities including the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

Transportation Concurrency Exception Area (TCEA). A geographically compact areas designated in a local government comprehensive plan where intensive development exists, or is planned, so as to ensure adequate mobility and further the achievement of identified important state planning goals and policies, including discouraging the proliferation of urban sprawl, encouraging the revitalization of an existing downtown and any designated redevelopment area, protecting historic resources, maximizing the efficient use of existing public facilities, and promoting public transit, bicycling, walking, and other alternatives to the single-occupant automobile.

Transportation Improvement Program (TIP). A five-year program of transportation improvements adopted annually by the MPO that incorporates State, PSTA and local work programs. The TIP is based on the State's fiscal year (June 30-July 1).

Transportation/Utility Use. Uses including transportation facilities and utilities infrastructure, such as an airport, seaport, marina, electric power generation plant, electric power substation, and telephone switching station.

Tree Canopy. The layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

U

Urban Heat Island. Urbanized areas that experience much higher temperatures than outlying rural areas. Human activities and a greater concentration of impervious surfaces contribute to the urban heat island effect.

Urban Sprawl. The result of unrestricted and rapid expansion of development into the periphery of metropolitan areas. Often it is most characterized by single-family residential housing, the separation of residential neighborhoods from retail and commercial land uses, and the increased reliance on the private automobile for transportation.

V

Volume (Transportation Element). The number of vehicles, and occasionally persons, passing a point on a roadway during a specified time period, often 1 hour; a volume may be measured or estimated, either of which could be a constrained value or a hypothetical demand volume.

Vulnerability/Vulnerability Assessment. The measurement of the hazard exposures a community is likely to experience and the sensitivities (e.g., population and land uses) that may be exposed to the identified hazards.

W

Walkability. The ability to safely walk to services and amenities within a reasonable distance, usually defined as a walk of 30 minutes or less.

Water-Dependent Use. Establishments which provide activities which can only be carried out on, in or adjacent to the water because the use requires access to the water for transportation, recreation, power generation, or water supply.

Waterline, Mean High. The line formed by the intersection of the tidal plane of mean high water with the shore as established by the procedures of F.S. Ch. 177 under the Florida Coastal Mapping Act.

Waterline, Ordinary High. The line formed by the intersection of the plane of mean high water with the shore for fresh waterbodies and watercourses with reference to current United States Geological Survey (USGS) or other official governmental sources.

Wellhead Protection Area. The surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield.

Wetlands. Those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildlife Habitat. Areas that fulfill the needs of a specific wildlife species for the hasic requirements of food, water, and protection against predators and competitors.

Wind Mitigation. Specifically targeting structural and nonstructural aspects that prevent or lessen damage caused by high winds that occur during storms.

Wholesale/Distribution Use. An establishment primarily engaged in the selling of merchandise to retailers; to industrial, commercial, institutional, or professional users, or to other wholesalers; or acting as agents or brokers for the purpose of buying merchandise for, or selling to, such companies.

Working Waterfront. Property that provides access for water-dependent commercial activities, or provides public access to the water. Working waterfronts require direct access to or location on, over, or adjacent to a body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to a body of water or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over water.

X

Xeriscape. A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.

Y

Z

TARPON SPRINGS 2045

COMPREHENSIVE PLAN

DEFINITIONS

TARPON SPRINGS 2023

COMPREHENSIVE PLAN

DATA & ANALYSIS

Draft as of 09/10/2024

ACKNOWLEDGMENTS

PLANNING & ZONING BOARD

Merle Seamon, Chair
Mike Kouskoutis, Vice-Chair
Justin Vessey
Robert Rockelein
Derla Early
Nick Zembillas
Georganna Frantzis
Susan Swenson

OTHER CITY ADVISORY BOARDS & COMMITTEES

Board of Adjustment
Heritage Preservation Board
Sustainability Committee
Parks & Recreation Board
Public Art Committee
Code Enforcement Board
Library Board
Budget Advisory Board

2023 COMPREHENSIVE PLAN STEERING COMMITTEE

Anita Protos
Jim Kolianos
Peter Dalacos
Robin Saenger
Mark Gianeskis
Dr. Carrie Root
Dr. Ellyn Theophilopoulos
Dean Prodromitis
Leza Fatolitis
Ryan Doddridge
Jim Korfias
Cyndi Tarapani
Annie Dabbs
Dr. Tina Bucuvalas
Jean Hungeville
Julie Russell
Eric Rimel
Manny Tsesmelis
Michelle Croxton
Kate Perfidio
Ron Haddad

BOARD OF COMMISSIONERS

Costa Vatikiotis, Mayor
Michael Eisner, Vice Mayor
Panagiotis Koulias, Commissioner
John Koulianos, Commissioner
Frank DiDonato, Interim Commissioner

CITY STAFF

Renea Vincent, AICP, CPM - Planning Director
Patricia L. McNeese, AICP - Planning Supervisor
Alexandra (Allie) Keen, AICP - Principal Planner
Caroline Lanford, AICP, CTP - Principal Planner

CITY MANAGER

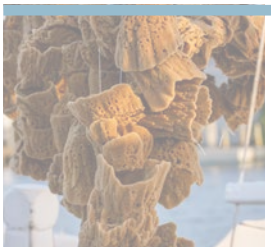
Mark G. LeCouris

CONSULTANT

Benesch

Tarpon Springs

CONTENTS



INTRODUCTION 7

Purpose 7

Major Changes to Plan 7

Alignment with Other Significant Policy/Planning Documents 7

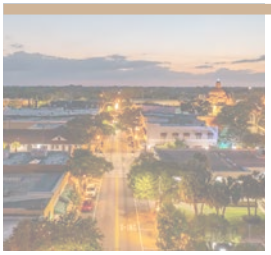
Executive Summary of Major Findings 8

DATA & ANALYSIS ORGANIZATION 9

BACKGROUND, POPULATION & EMPLOYMENT 10

Location & Background 10

Population & Employment Projections 11



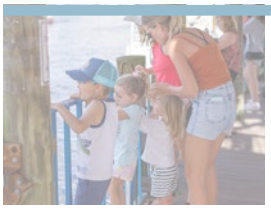
SMART GROWTH & REDEVELOPMENT 15

Housing 16

Future Land Use 28

Transportation 38

Coastal Management 52



QUALITY OF LIFE 65

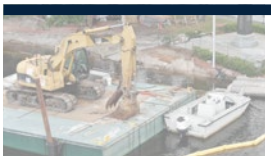
Conservation 66

Recreation/Open Space 74

Life Long Learning 88

CULTURE, HERITAGE & PRESERVATION 91

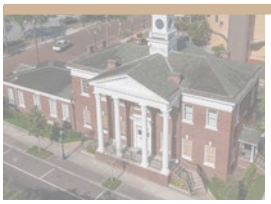
Historic Preservation 92



INFRASTRUCTURE 97

Utilities 98

Capital Improvements 106



GOOD GOVERNANCE 111

Plan Administration 112

Property Rights 113

Intergovernmental & Interagency Coordination 114

LIST OF TABLES

Table 1	Tarpon Springs Permanent Population Projections	Page 11
Table 2	Functional Population Projections	Page 11
Table 3	Employment Projections	Page 12
Table 4	Housing Units by Type, 2018-2022 5-Year Estimates	Page 16
Table 5	Households by Tenure	Page 17
Table 6	Demand by Tenure	Page 17
Table 7	Housing Vacancy Rates	Page 17
Table 8	Decade Structures Built	Page 18
Table 9	Dwelling Units by Rent	Page 18
Table 10	Owner Occupied Units by Value	Page 19
Table 11	Owner Occupied Units by Monthly Cost	Page 20
Table 12	Dwelling Units by Monthly Housing Cost Burden	Page 21
Table 13	Dwelling Units by Monthly Cost Burden Comparison	Page 21
Table 14	Housing Conditions	Page 21
Table 15	Subsidized Housing Developments	Page 22
Table 16	Assisted Living Facilities	Page 23
Table 17	Projected Housing Need by Type and Affordability	Page 24
Table 18	Approved Residential Projects (after April 2023)	Page 25
Table 19	Vacant Land Use Density	Page 26
Table 20	Existing Land Use Acreage (DOR Code Classification)	Page 28
Table 21	Future Land Use Map Category Changes, 2023	Page 31
Table 22	Vacant Land by FLU Category	Page 34
Table 23	Roadway Classification	Page 40
Table 24	Current Traffic Characteristics	Page 41
Table 25	Existing Land Uses in CHHA	Page 59
Table 26	Future Land Uses in CHHA	Page 59
Table 27	Endangered, Threatened, or Species of Special Concern	Page 70
Table 28	City Owned Parks & Recreation	Page 76
Table 29	City Owned Recreational Buildings & Facilities	Page 78
Table 30	Other Jurisdictions Parks & Open Space	Page 80
Table 31	Inventory of Water Access Sites	Page 81
Table 32	Parks Classifications	Page 83
Table 33	Level of Service Standards - Accessibility	Page 83
Table 34	Level of Service Standards - Recreational Facilities	Page 83
Table 35	Recreational Site Acreage Needs	Page 84
Table 36	Recreational Facility Needs	Page 84
Table 37	2022 Wastewater Treatment Standards	Page 98

LIST OF FIGURES

Figure 1	Location Map	Page 10
Figure 2	Existing Land Use	Page 29
Figure 3	Future Land Use Map (2023)	Page 30
Figure 4	Place Based Area Map	Page 32
Figure 5	Built Density vs. Available Density	Page 33
Figure 6	Vacant Land	Page 35
Figure 7	Community Redevelopment Area (CRA)	Page 36
Figure 8	Major Transportation Routes/Functional Classification	Page 39
Figure 9	Number of Travel Lanes	Page 42
Figure 10	Future Right-of-Way Needs	Page 43
Figure 11	Programmed/Committed Transportation Projects	Page 43
Figure 12	Multimodal Transportation District with Remaining Projects	Page 45
Figure 13	Existing Sidewalk Network	Page 46
Figure 14	Existing & Proposed Trails/Bike Lane Projects	Page 47
Figure 15	Truck Routes	Page 48
Figure 16	Evacuation Routes	Page 49
Figure 17	Bicycle, Pedestrian, & Vehicular Crashes	Page 50
Figure 18	FEMA Floodplain	Page 53
Figure 19	Living Shorelines Support Resilient Communities	Page 55
Figure 20	Shoreline Designs	Page 56
Figure 21	Major Outfalls	Page 57
Figure 22	CHHA Changes 2016-2021	Page 58
Figure 23	Existing Land Uses in CHHA	Page 60
Figure 24	Future Land Uses in CHHA	Page 60
Figure 25	Historic Resources in CHHA	Page 62
Figure 26	Hurricane Evacuation Zones	Page 63
Figure 27	Florida Land Use & Land Cover & Classification System (FLUCCS)	Page 66
Figure 28	Wetland Types	Page 67
Figure 29	Anclote River Watershed Study Area	Page 68
Figure 30	Wetlands & Upland Areas	Page 69
Figure 31	Soils Map	Page 71
Figure 32	City & County Age Distribution for Permanent Residents	Page 75
Figure 33	Parks & Recreation Facilities	Page 79
Figure 34	Existing Trails & Bicycle/Pedestrian Routes	Page 82
Figure 35	Parks & Recreation Level of Service Accessibility	Page 85
Figure 36	Schools	Page 89
Figure 37	Historic Resources	Page 93
Figure 38	Illustration of the Hydrogeologic Layers of the Floridan Aquifer	Page 105

INTRODUCTION

Purpose

In September of 2021 the City began the process of updating the Comprehensive Plan (the Plan) to comply with the requirements of the City's Charter as well as the requirements of Florida Statutes' EAR-Based amendments process. The update includes extensive community engagement and active participation of the City's Planning and Zoning Board. This update is intended to build upon and augment the previous versions of the Plan. The most recent EAR-Based amendments were conducted in 2016/17. Past versions of the Comprehensive Plan (first adopted in 1989, and subsequent amendments) are recognized as legacy reference documents to be utilized whenever necessary to provide the history and clarity to goals, objectives, and policies that have long been included in the Plan.

Concurrent with this update the City also embarked on drafting the City's first Strategic Plan in over 20 years, which also serves to inform this update to the Comprehensive Plan. The elements of the Comprehensive Plan are organized under the six "Focus Areas" of the Strategic Plan to further coordinate short, medium and long-term planning actions under a common framework. A full Strategic Plan Alignment is provided for each individual element.

Major Changes to the Plan

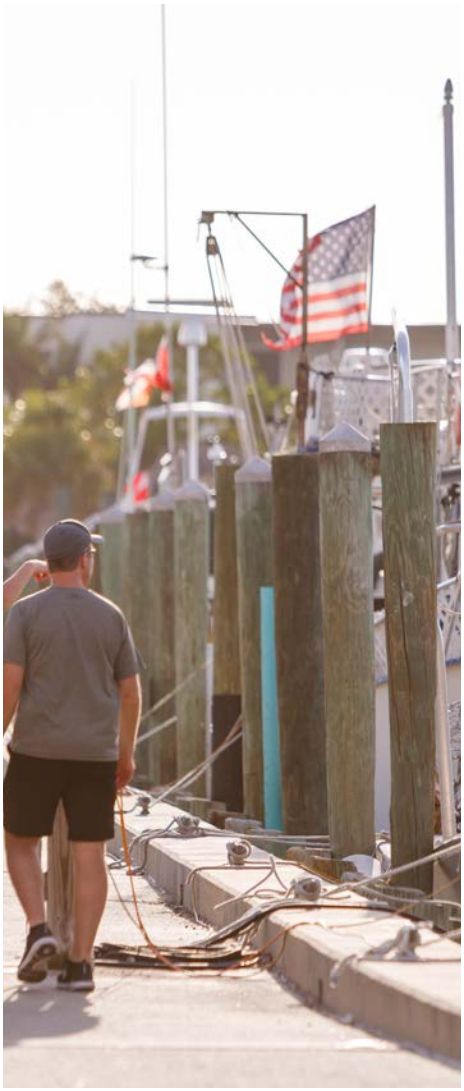
- ⇒ Edits per Florida Statutes and the Countywide Planning Authority.
- ⇒ Updated maps and data.
- ⇒ Creation of a "Place Based Area Map".
- ⇒ Consolidation of Future Land Use Categories and re-naming of map categories to align with the Countywide Planning Authority.
- ⇒ Removal of outdated policies or completed actions.
- ⇒ Deletion of repetitive policies across multiple elements.
- ⇒ Reorganization based on Strategic Plan Focus Areas.
- ⇒ Updates based on community engagement and advisory board participation.

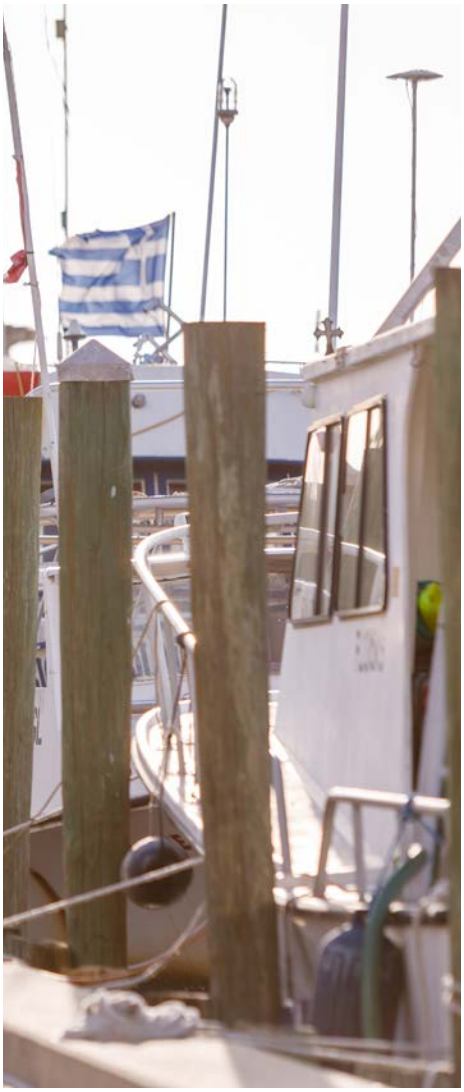
Alignment with Other Significant Policy/Planning Documents

During the update process, the City was concurrently completing a Sustainability Action Plan, and Vulnerability Assessment and Action Plan. These plans served as valuable reference documents and have influenced the modification of existing policies, as well as creation of new policies to align the Comprehensive Plan with the Sustainability Action Plan and the Vulnerability Assessment and Action Plan. Two other major initiatives occurring concurrently with the Comprehensive Plan update are the Sponge Docks and Hope-Athens Community Placemaking plan and the Central Tarpon Springs CRA development. Both of these planning efforts are recognized within the Comprehensive Plan, with policy inclusions in support of both.

Executive Summary of Major Findings

- Population growth is expected to increase by approximately ~~2,600~~ 3,163 persons from 25,849 (April 2023 estimate) at a slow incremental pace to approximately ~~28,465~~ 29,012 persons by the year ~~2040~~ 2045. Recently completed residential projects and "pipeline" projects (approved but not yet constructed) are expected to accommodate approximately ~~48%~~ 40% of new residents.
- The number of ~~"households"~~ housing units is projected to increase from ~~11,300~~ 10,828 (2020) by approximately ~~1,306~~ 1,961 units through ~~2040~~ 2045. The City has enough housing units currently (13,049) to satisfy this increase in household demand, however over 900 units are classified as seasonal, recreational, or occasional use, which limits availability to meet demands. The most recent available data indicated an estimated total vacancy rate is 13.4% (1,749 units).
- The City's "functional" population (includes seasonal and utility service areas) is expected to increase from ~~34,789 (2020)~~ 36,180 (2025) to ~~36,915~~ 36,963 by the year ~~2040~~ 2050.
- Total Employment is projected to increase by approximately 2,945 jobs from 16,932 (2020 estimate) jobs to 19,877 in 2050. The majority of job growth will continue to come from service sector employment.
- The City has sufficient available land to accommodate expected population growth and economic expansion with no increases to density or intensity.
- The City has sufficient water and sewer capacity to accommodate expected population growth and economic expansion over the 20-year planning horizon and beyond.
- The population per square mile increased by 175 persons from 2,577 in 2010 to 2,752 in 2020.

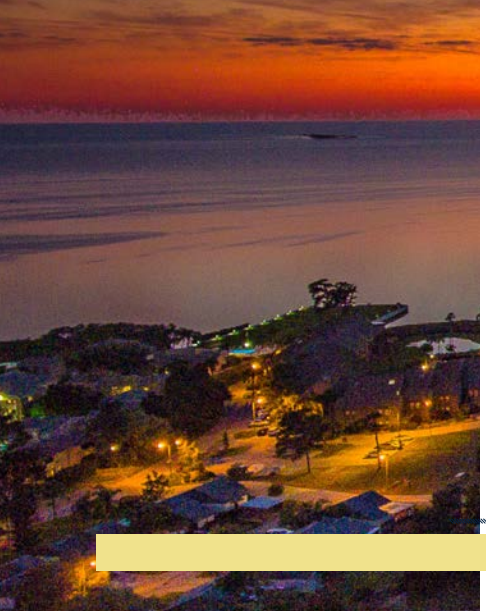




DATA & ANALYSIS ORGANIZATION

The following data and analysis provides for a high level overview of population and employment projections, followed by a more detailed analysis of each Comprehensive Plan Element grouped under the corresponding "Focus Areas" of the City's Strategic Plan. There are thirteen unique Plan Elements, each addressing a specific topic area and specific goals, objectives, and policies. Each element of the Comprehensive Plan is equally important and must be internally consistent. The updated data and analysis is not intended to be formally adopted with this update and is recognized as a snap-shot in time.

STRATEGIC PLAN FOCUS AREAS / Comprehensive Plan Elements Alignment



BACKGROUND, POPULATION & EMPLOYMENT

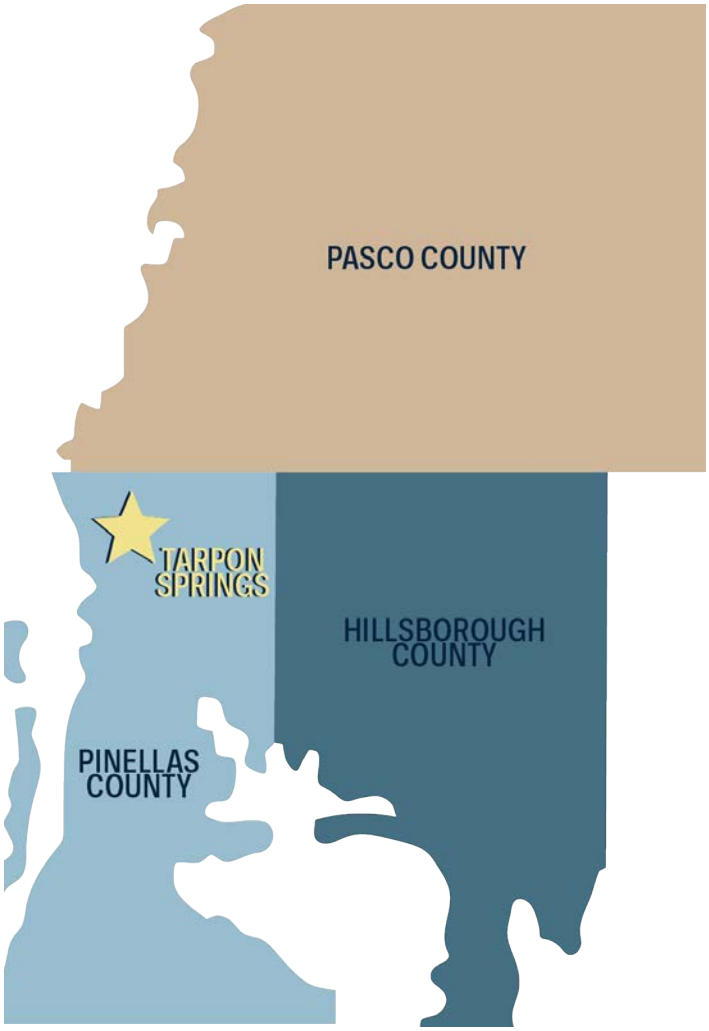
Location and Background

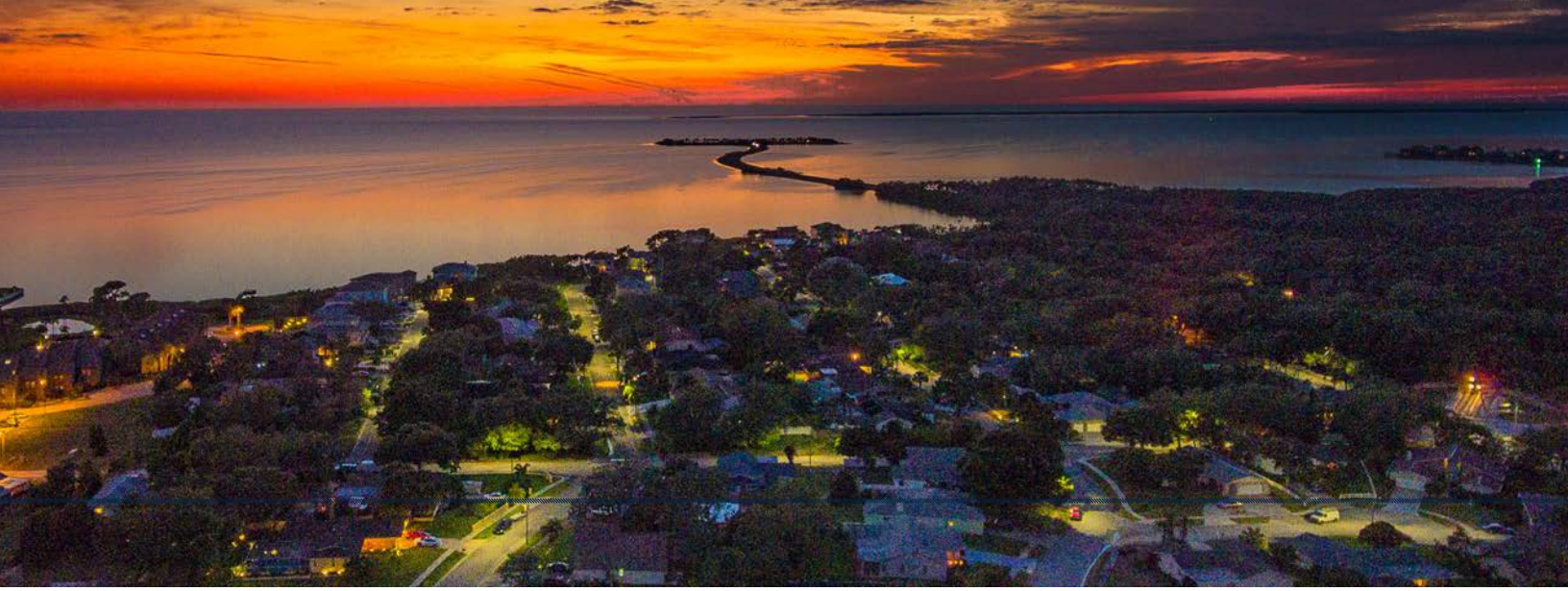
Tarpon Springs, known for its rich Greek heritage and sponge diving industry, was incorporated in 1887 and is generally bounded by the Pasco County line to the north, Klosterman Road to the south, the Gulf of Mexico to the west, and Lake Tarpon and the Salt Lakes to the east. Tarpon Springs is the northernmost part of the peninsula that is Pinellas County. The city has approximately 9.26 sq mi of land and 8.67 sq mi of waters. The City offers opportunities for boating, fishing, and other water-related activities and is a popular tourist destination, offering a blend of history, culture, and natural attractions. The city has many parks and recreational areas, providing opportunities for outdoor activities, picnics, and enjoying the natural beauty of the region.

The City has a strong Greek cultural influence, with a significant Greek American population. This is evident in the architecture, cuisine, and various cultural events held in the city. Tarpon Springs was once a leading sponge harvesting location in the United States and the city is nationally and internationally known for its historic Sponge Docks where visitors can explore shops, restaurants, and museums related to the sponge industry. The Greektown National Register of Historic Places (Traditional Cultural Property) was added in 2014. The City hosts the largest annual Epiphany Celebration in the western hemisphere, (a significant Greek Orthodox celebration) attracting visitors from around the world.

The City's downtown area is also recognized on the National Register of Historic Places and is a locally designated historic district. The downtown area boasts many unique shops and restaurants and has experienced a renaissance over the last 15 years, including specialty retail, breweries, distilleries, wine bars, and fine dining opportunities.

FIGURE 1: Location Map





Population and Employment Projections

Where possible, the City has relied upon data provided by the Shimberg Center for Housing Studies at the University of Florida, which are extrapolated from the County population projections provided by the Bureau of Economic and Business Research (BEBR) as well as, the U.S. Census Bureau 2018-2022 American Community Survey 5-Year Estimates. Generally, population projections are the analysis trends in births, deaths, in-migration and out-migration and are extrapolated out over a 20-30 year planning period. Other data sources include Forward Pinellas 2050 TAZ Socio-Economic Projections.

POPULATION

The population of Tarpon Springs has experienced slow incremental growth over the past two decades with an increase of 11.8% from 2000 to 2010 and 6.95% from 2010 to 2020. The population for 2025 is estimated to be 26,324 residents, over 2,500 fewer residents than was previously projected during the last comprehensive plan update. As shown in **Table 1**, growth is projected to continue to increase, but at slower rates over the next 20 years. The city's estimated population as of April 2023 was 25,849. The 20-year population projection for ~~2040~~ 2045 is ~~28,465~~ 29,012 residents, an overall population increase of approximately ~~2,600~~ 3,163.

TABLE 1: Tarpon Springs Permanent Population Projections

	2010	2020	2025	2030	2040	2045	2050
POPULATION	23,484	25,117	26,324	27,150	28,465	29,012	29,538

Source: Florida Housing Data Clearing House Population and Household Projections, 2022

For the purpose of planning for utilities, the city utilizes the 'functional' population that includes seasonal population and utility users outside of the city limits, as shown in **Table 2**.

TABLE 2: Functional Population Projections

	2020	2025	2040	2050
MUNICIPAL & SEASONAL POPULATION	30,885	31,898	32,289	32,313
MUNICIPAL, SEASONAL, & UTILITY SERVICE AREA POPULATION	34,789	36,180	36,915	36,963

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

ACCOMMODATING PROJECTED POPULATION & HOUSEHOLD GROWTH

The methodology utilized to project needed land for residential units assumes that the average household size will remain constant through the planning period. The 2018-2022 American Community Survey reports the persons per household as 2.20. The number of vacant units, units currently under construction (see **Table 18** in the Housing Section), and the amount of vacant land (See **Table 22** in the Future Land Use Section) provide the basis for assuming that population and household growth can be accommodated. Further, expected development strategies such as infill and accessory dwelling units will accommodate additional growth.

The City's projected population through ~~2040~~ 2045 indicates a need for approximately ~~12,600~~ 12,789 housing units to accommodate existing and future households. The City's current inventory of housing units (13,049 units) *exceeds* this projected need. However, vacancy rates, driven by seasonal and occasional occupancy, continue to remove units from permanent availability. At the current time over 1,700 units are classified as vacant, of which over 900 are classified as seasonal or occasional use.

EMPLOYMENT GROWTH

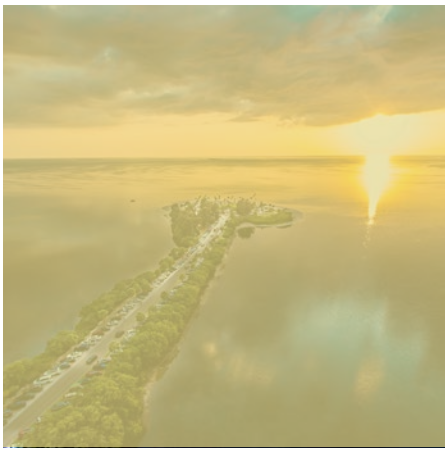
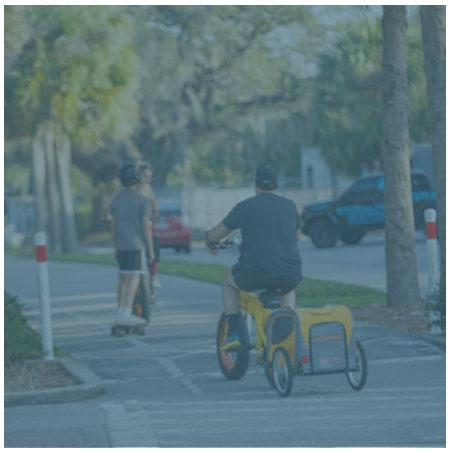
Employment is projected to grow over 17% over the next three decades from just under 17,000 jobs in 2020 to just under 20,000 jobs by 2050. The commercial and service sectors are projected to grow, while industrial employment is predicted to see a slight decrease. **Table 3** indicates areas of projected employment growth through 2050.

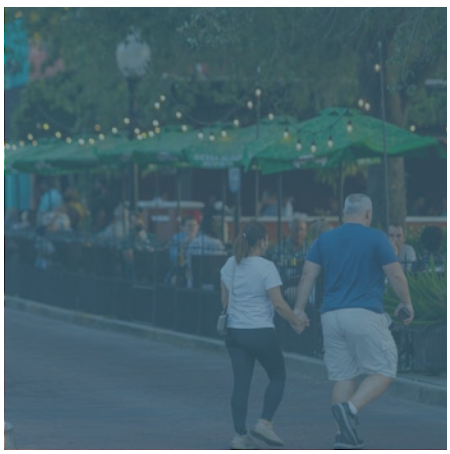
TABLE 3: Employment Projections

YEAR	INDUSTRIAL EMPLOYMENT	COMMERCIAL EMPLOYMENT	SERVICE EMPLOYMENT	TOTAL EMPLOYMENT
2020	3,057	4,042	9,833	16,932
2050	3,020	4,743	12,114	19,877
% CHANGE	**-1.2%**	**17.3%**	**23.2%**	**17.4%**

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

currents
restaurant

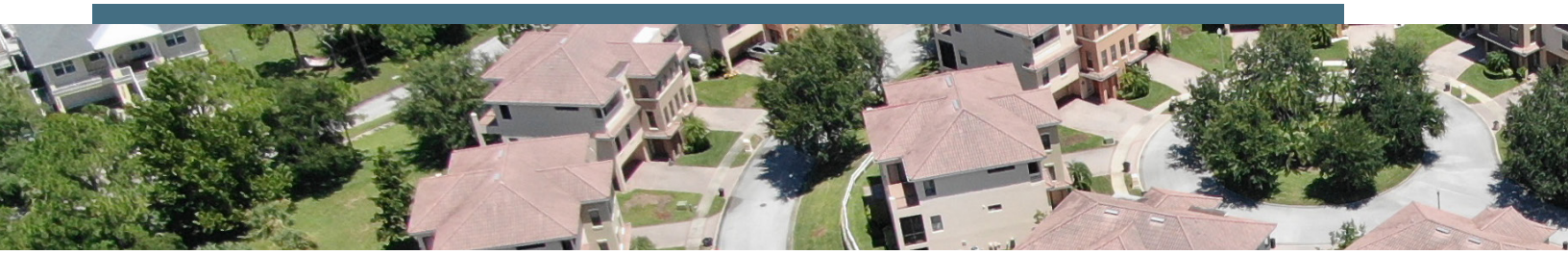
COMET
SHOP





SMART GROWTH & REDEVELOPMENT

The Housing, Future Land Use, Transportation and Coastal Management Elements correspond to the following goals from the Smart Growth & Redevelopment Focus Area of the City's Strategic Plan:

- ⇒ **GOAL D.1:** Expand and diversify local employment opportunities that support a living wage.
- ⇒ **GOAL D.2:** Attainable housing for all income levels.
- ⇒ **GOAL D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place".



Housing

Ensuring an adequate supply of housing for current and future residents is essential. The Housing Element's goals, objectives, and policies address government activities and provides direction and assistance to the private sector. Historically, the City's housing needs have been primarily left to the private sector, and the free-market forces which shape the housing industry. The City's responsibility has typically been enforcing and implementing minimum health, safety, and construction codes. Tarpon Springs has a non-profit Housing Authority which provides for low-income housing stock. The City itself is involved only to the extent that it charges a fee in lieu of property taxes and appoints board members to the Housing Authority of Tarpon Springs. The City's role will continue to remain non-active in terms of the actual construction of housing, but rather will encourage the provision of a variety of housing stock through various policies, codes and programs.

The housing data and analysis is based on a variety of data sources, including the most recent U.S. Census, local building permit data and statewide projections of housing demand for the designated planning time frames, such as the Florida Housing Data Clearinghouse (FHDC), Affordable Housing Needs Assessment produced by the Shimberg Center for Housing Studies at the University of Florida. The FHDC was created in 2000 to give the public access to data on the housing needs and supply, subsidized rental housing and household demographics in the state of Florida. FHDC emerged from the state's Affordable Housing Study Commission and a working group that included representatives from local governments, regional entities, housing advocates, the Florida Home Builders Association, the Florida Association of Realtors, and state agencies. It is funded by the Florida Housing Finance Corporation (Florida Housing Trust Fund) and the Shimberg Center for Affordable Housing at the University of Florida. FHDC data sources include the following:

- U.S. Census (along with other Federal population and housing surveys)
- U.S. Department of Housing and Urban Development (HUD)
- Florida Housing Finance Corporation
- Local housing finance authorities
- Public housing agencies
- Florida Association of Realtors
- Florida Department of Revenue
- Florida Agency of Workforce Innovation
- Bureau of Economic and Business Research at the University of Florida (BEBR)

EXISTING HOUSING INVENTORY

Dwelling Units by Type

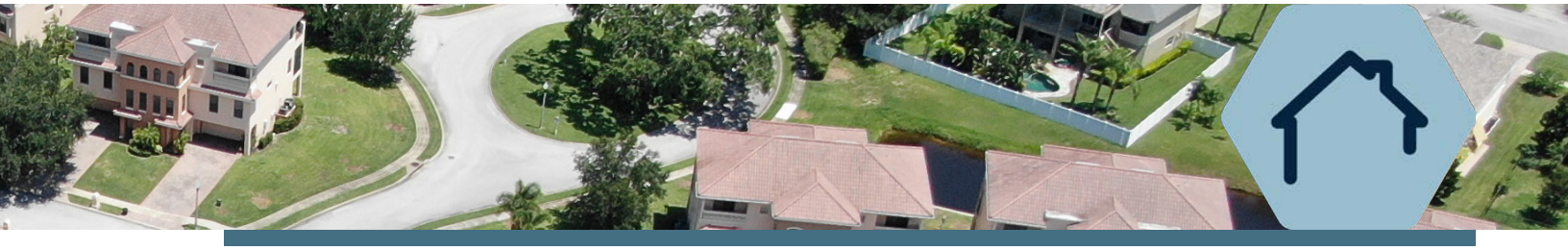
Tarpon Springs has a total of approximately 13,049 housing units—of those units, 68% are single-family detached, 26% are multi-family (duplex, triplex, town homes, condominiums and apartments), 9% are mobile homes.

As shown in **Table 4**, single-family detached houses predominate in Tarpon Springs.

TABLE 4: Housing Units By Type, 2018-2022 5-Year Estimates

DESCRIPTION	DWELLING UNITS	PERCENTAGE
Single Family	8,469	65%
Multi-Family	3,380	26%
Mobile Homes	1,171	9%
Other	29	0%
TOTAL	**13,049**	**100%**
Margin of Error +/- 479 units		

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates



Households by Tenure

Housing tenure refers to the occupancy of housing units by owners or renters. According to the Florida Housing Data Clearinghouse, in 2022, owner-occupied housing made up a majority of dwellings in Tarpon Springs at 79%. Renter occupied housing made up 21%, as shown in **Tables 5 and 6**.

As shown in **Table 6**, the City saw a major dip in homeownership in 2015, which has largely recovered by 2022. The dip seen in the mid 2010's can likely be attributed to the recession and consequential slowing of new construction. While home ownership has climbed back up, consequences of COVID-19 related market-supply issues are yet to be observed. In general, it should be expected that the housing occupancy share in Tarpon Springs will be around three-fourths owner-occupied.

The most recent data on vacancy and occupancy status rates in Tarpon Springs is from 2018-2022 5-year estimates. The Florida Housing Data Clearinghouse shows 13,049 total units, with 13.4% of the housing stock vacant as shown on **Table 7**. Of these vacant units, 942 were seasonal units (7.2%). These figures represent a homeowner vacancy rate in the City which is significantly higher than the Housing and Urban Development (HUD) recommended rate of 3%. The renter-occupied vacancy rate of 1.3% is below the normal 8% recommended by HUD. The vacancy rates represent only a general view of the City's demand for housing due to the frequent shifts of seasonal population influx and housing market demand.

TABLE 5: Households by Tenure

OWNER	RENTER	TOTAL
8,936	2,364	**11,300**

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates

TABLE 6: Demand by Tenure

	2010	2015	2022
OWNER	78.4%	70.8%	79%
RENTER	21.6%	29.2%	21%

Source: American Community Survey, 2010, 2015, & 2021

TABLE 7: Housing Vacancy Rates

DESCRIPTION	UNITS	PERCENTAGE
Vacant Units for Rent	174	1.33%
Vacant Units for Sale	125	0.96%
Vacant Units Rented or Sold, Not Occupied	15	0.11%
Vacant Units for Seasonal, Recreational, or Occasional Use	**942**	**7.22%**
Vacant Units for Migrant Workers	83	0.64%
Other Vacant Units	410	3.14%
Total Vacant Units	**1,749**	**13.40%**
Total Occupied Units	11,300	86.60%
TOTAL	**13,049**	**100.00%**
Margin of Error +/- 479 units		

Source: Florida Housing Data Clearing House; Affordability, 2018-2022 5-Year Estimates

Dwelling Units by Age

Approximately 83% of the City's housing units were constructed prior to 2000. In 2000, major improvements in the Florida Building Code occurred after hurricane Andrew (1995), to improve hurricane construction standards. Structures built prior to this date experience higher insurance rates which are increasingly affecting affordability.

TABLE 8: Decade Structures Built

DECADE	UNITS	PERCENTAGE
2010 or After	687	5%
2000-2009	1,399	11%
1990-1999	2,367	18%
1980-1989	3,441	26%
1970-1979	3,156	24%
1960-1969	781	6%
1950-1959	517	4%
1940-1949	164	1%
1939 or Earlier	537	4%
TOTAL	**13,049**	**100%**

Source: Florida Housing Data Clearing House; Affordability, 2018-2022 5-Year Estimates

Dwelling Units by Rent

According to the Florida Housing Data Clearinghouse 2018 5-Year Estimates, approximately 21% of the homes in Tarpon Springs are rental. **Table 9** shows the range of rental prices. The majority of units were in the $1,000 to $1,499 a month category. The data source includes reported margins of error. The median reported gross rent is $1,060.

TABLE 9: Dwelling Units by Rent

RENTAL COST	UNITS	PERCENTAGE
Less than $200	-	0.00%
$200-$299	205	8.67%
$300-$499	-	0.00%
$500-$749	183	7.74%
$750-$999	586	24.79%
$1,000-$1,499	841	35.58%
$1,500-$1,999	243	10.28%
$2,000-$2,499	80	3.38%
$2,500 or more	-	0.00%
No Cash Rent	117	4.95%
TOTAL	**2,364**	**100%**

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates

Owner Occupied Units by Value

According to the 2022 5-year estimates of the American Community Survey, the median value (50% above and 50% below) of owner-occupied homes in Tarpon Springs was $292,400 as compared with $284,300 in Pinellas County.

Table 10 provides the range of housing values of owner occupied dwellings. On average, the value of the homes has been steadily increasing.

TABLE 10: Owner Occupied Units by Value

RENTAL COST	UNITS	PERCENTAGE
Less than $50,000	609	6.82%
$50,000-$99,999	627	7.02%
$100,000-$149,999	441	4.94%
$150,000-$199,999	688	7.70%
$200,000-$299,999	2,314	25.90%
$300,000-$499,999	2,914	32.61%
$500,000-$999,999	934	10.45%
$1,000,000-$1,499,999	270	3.02%
$1,500,000-$1,999,999	0	0.00%
> $2,000,000	73	0.82%
TOTAL	**8,936**	**100.00%**
Margin of Error (+/-)	489	

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates

Owner Occupied Units by Monthly Cost

According to the Florida Housing Data Clearinghouse 2018-2022 5-Year Estimates, the total number of households in Tarpon Springs with a mortgage is 5,166 units (58%), and 3,770 units were not mortgaged (42%). As **Table 11** shows, the number of mortgaged homeowners within a given cost range increased as the cost increased, while the opposite is true for homeowners without a mortgage.

TABLE 11: Owner Occupied Units by Monthly Cost

COST WITH MORTGAGE	UNITS	COST WITHOUT MORTGAGE	UNITS
< $700	0	< $200	0
$700-$799	65	$200-$249	142
$800-$899	0	$250-$299	0
$900-$999	97	$300-$349	119
$1,000-$1,249	594	$350-$399	153
$1,250-$1,499	587	$400-$499	487
$1,500-$1,999	1,149	$500-$599	346
$2,000-$2,499	1,026	$600-$699	351
$2,500-$2,999	742	$700-$799	505
$3,000-$3,499	227	$800-$899	329
$3,500-$3,999	0	$900-$999	241
> $4,000	249	$1,000-$1,099	230
		$1,100-$1,199	106
		$1,200-$!,299	80
		$1,300-$1,399	69
		$1,400-$1,499	0
		> $1,500	383
TOTAL MORTGAGED	**5,166**	**TOTAL NOT MORTGAGED**	**3,770**
Margin of Error (+/-)	526	Margin of Error (+/-)	456

Monthly owner costs including mortgage (if any), taxes, insurance, utilities, and association fees.
Source: Florida Housing Data Clearing House; Affordability, 2018-2022 5-Year Estimates

Dwelling Units by Rent or Cost to Income Ratio (Affordability)

Affordable or workforce housing is a frequently heard term. It may be used to measure how much of a family's income is spent on housing, and the amount remaining that can be spent on other essential items such as food, clothing, education, and medical care.

The Florida Housing Data Clearinghouse defines cost-burdened households as: Percentage of household income spent for mortgage costs or gross rent. According to HUD programs, households spending more than 30 percent of income for these housing costs are considered to be "cost-burdened." Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the household pays less than 30 percent of income. "Cost-burdened" households potentially have trouble paying for necessities such as clothing, food, transportation and health care.

In 2022, it is estimated that approximately 34% of residents pay more than 30% of income for housing. By comparison, 50% of households statewide are cost burdened. Approximately 1,863 households are "severely cost burdened". Of those, 1,355 have a household income of 50% or less than the area median income of $63,836. Of those severely cost burdened households 635 are renters earning less than $32,000 a year. Approximately 1,228 are owner-occupied households of which 92% have a household income of approximately $51,000 or less.

TABLE 12: Dwelling Units by Monthly Housing Cost Burden

COST BURDEN	UNITS	PERCENTAGE
0 - 30% of Income	7,294	66%
30% - 50% of Income	1,901	17%
50% or More of Income	1,863	17%
TOTAL	**11,058**	**100%**

Source: Florida Housing Data Clearing House; Affordability, 2018-2022 5-Year Estimates

TABLE 13: Dwelling Units by Monthly Housing Cost Burden Comparison

COST BURDEN	TARPON SPRINGS	PINELLAS COUNTY	STATE OF FLORIDA
0 - 30% of Income	66%	68%	40%
30% - 50% of Income	17%	17%	10%
50% or More of Income	17%	15%	50%

Source: Florida Housing Data Clearing House; Affordability, 2022 Estimate

TABLE 14: Housing Conditions

CONDITION		UNITS/SHARE
Persons Per Room	1.01 or More Persons	102
	Share of Occupied Units	0.9%
House Heating Fuel	No Fuel Used	126
	Share of Occupied Units	1.1%
Kitchen Facilities	Lacking Complete Facilities	117
	Share of Occupied Units	0.9%
Plumbing Facilities	Lacking Complete Facilities	0
	Share of Occupied Units	0%

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates

Conditions

Substandard units are those that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing; lack complete kitchen facilities; lack central heating (not applicable to Florida due to mild climate); or are overcrowded.

Many homes in Tarpon Springs that were built prior to 1939 are lacking these facilities because they were not available at the time of construction. To measure the adequacy of housing conditions, the Florida Housing Data Clearinghouse records the presence or absence of plumbing facilities, kitchen facilities, central heating, and overcrowding, as outlined in **Table 14**.

Specific Housing Types

1 SUBSIDIZED HOUSING

Tarpon Springs has several federally subsidized housing developments. A total of 945 units are available to low- and moderate-income households. The Tarpon Springs Housing Authority operates 117 housing units which are located throughout the City.

Other federally assisted housing projects include larger multi-family properties located throughout the City. These projects, completed by private developers, utilize funding from legislative appropriations, Low-income Housing Tax Credits, HUD rental assistance, project-based vouchers, and State Apartment Incentive Loans (SAIL).

TABLE 15: Subsidized Housing Developments

NAME	LOCATION	UNITS	YEAR BUILT
Anclote Group Home	1022 Anclote Drive	6	1983
Eagle Ridge	Mango Circle	71	N/A
Oak Ridge Estates	402 Morgan Street	62	1995
Ring & Scattered Sites	735 Mango Circle	117	2020
Riverside - Tarpon Springs	1589 Starlight Cove	304	2001
Sandpiper Village	300 S. Walton Avenue	80	1982
Santos Isle	170 E. MLK Jr. Drive	50	2013
Savannah Cove	1124 Lauren Lane	160	2004
The Villages at Tarpon	500 S. Walton Avenue	95	1983
TOTAL		**945**	

Source: Florida Housing Data Clearing House; Assisted Housing Inventory

2 GROUP HOMES

Assisted Living Facilities, known as ALFs, serve a wide range of needs including categories for congregate living, developmentally disabled individuals, foster care, youth shelters, mental health care, and substance abuse care. In Tarpon Springs, care is provided primarily for the elderly. At present there are 490 beds in Tarpon Springs. Small scale living facilities are typically located in residential neighborhoods with the intent of maintaining their residential character. There are a variety of sizes among the ALFs in Tarpon Springs, ranging from 10 beds to 130 beds.

TABLE 16: Assisted Living Facilities

NAME	LOCATION	BEDS
Hope Enterprises of America Inc.	1629 Gulf Road	10
John-Nell Manor	1012 Gulf Road	10
Fairway Chalet	905 Virginia Avenue	14
Sunset Harbor Assisted Living	522 Doric Court	14
Shady Glen I	469 E. Orange Street	16
TBI Residential Services Inc.	2563 Keystone Road	24
East Lake Manor Inc.	722 E. Lake Road S.	30
Market Street Memory Care	833 E. Lake Road N.	64
Brookdale Tarpon Springs	1651 S. Pinellas Avenue	80
Walton Place	501 S. Walton Avenue	98
Addington Place of East Lake	1755 E. Lake Road S.	130
TOTAL		**490**

Source: Florida Housing Data Clearing House; Assisted Housing Inventory

3 MOBILE HOME PARKS

There are 9 mobile home parks in the City of Tarpon Springs, with approximately 1,158 units according to the Florida Housing Data Clearing House. Four of the parks are located along US Highway 19. Mobile home parks are recognized as “naturally occurring affordable housing” and are an important component of meeting overall housing needs.

Projected Housing Need

It is projected that by ~~2040~~ 2045 the total number of projected housing units needed to support population increases is approximately ~~12,600~~ 12,789 units (an "increase" of ~~1,778~~ 1,961 units). Current housing stock already exceeds projected 2040 need (13,049 housing units), however high vacancy rates due to "seasonal, recreational, or occasional use" continue to reduce availability to meet future need. The highest demand will continue to be owner-occupied units at or above market rate (income greater than the Area Median Income). **Table 17** indicates future housing needs by occupancy type and affordability. ~~The greatest projected increase in need is for owner occupied housing at or above market rate.~~ Additional projected need ~~for overall~~ for owner-occupied units is ~~1,455~~ 1,594. Additional projected need for renter occupied units is ~~323~~ 367. Overall future need can be accommodated through "Pipeline" projects, infill and available vacant lands without providing for density increases. However, meeting needs at various levels of affordability may require modest density increases on a "per project" basis. The City's Land Development Code currently allows for consideration of up to a 50% bonus density for certified affordable housing projects.

TABLE 17: Projected Housing Need by Housing Type & Affordability

HOUSING TYPE	AFFORDABILITY BASED ON AMI	2020	~~2040~~ 2045	CHANGE
Owner Occupied	Less than or Equal to 30% of AMI	777	~~909~~ 922	~~132~~ 145
Owner Occupied	Greater than 30% but Less than or Equal to 50% of AMI	783	~~917~~ 929	~~134~~ 146
Owner Occupied	Greater than 50% but Less than or Equal to 80% of AMI	1,402	~~1,641~~ 1,663	~~239~~ 261
Owner Occupied	Greater than 80% but Less than or Equal to 100% of AMI	831	~~972~~ 986	~~141~~ 155
Owner Occupied	Greater than 100% of AMI	4,757	~~5,566~~ 5,644	~~809~~ 887
Renter Occupied	Less than or Equal to 30% of AMI	580	~~663~~ 674	~~83~~ 94
Renter Occupied	Greater than 30% but Less than or Equal to 50% of AMI	584	~~667~~ 678	~~83~~ 94
Renter Occupied	Greater than 50% but Less than or Equal to 80% of AMI	603	~~688~~ 699	~~85~~ 96
Renter Occupied	Greater than 80% but Less than or Equal to 100% of AMI	210	~~239~~ 244	~~29~~ 34
Renter Occupied	Greater than 100% of AMI	301	~~344~~ 350	~~43~~ 49
TOTAL PROJECTED HOUSING NEEDS		**10,828**	**~~12,606~~ 12,789**	**~~1,778~~ 1,961**

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates

Approved Development

Table 18 outlines the residential projects that have been recently approved and/or are currently under construction. A total of 553 new units have been approved, of which 431 are multi-family units. This exceeds the total number of expected rental units needed through ~~2040~~ 2045 (~~323~~ 367 units). An increase need of ~~1,455~~ 1,594 owner-occupied structures is projected through ~~2040~~ 2045, far more than the currently 122 owner-occupied units approved for construction. Given the imbalance of need vs expected supply, some apartments may be converted to ownership units in order to satisfy demand.

TABLE 18: Approved Residential Projects *(after April 2023)*

PROJECT NAME	PRIMARY USE	UNITS	LOCATION
Anclote Harbor	Multifamily Apartments	404	42501 US Highway 19 N.
Eagle Creek	Single Family, Detached	50	NE Corner of E. Klosterman Rd. & S. Disston Ave.
North Lake Trail	Single Family, Detached	18	1215 Cypress St.
North Lake Estates	Single Family, Detached	44	North side of Keystone Rd. Approx. 3/4 miles from the Keystone Rd. & N. Highland Ave. Intersection & west of East Lake Dr.
Suzanna 1	Multifamily Apartments	6	NE Corner of Grosse Ave. & Boyer St.
Suzanna 2	Multifamily Apartments	7	NW Corner of Grosse Ave. & Lime St.
Tarpon Springs Apartments	Multifamily Apartments	8	SW Corner of E. Park St. & N. Safford Ave.
Live Oak at Anclote River Crossings	Single Family, Attached	10	NW Corner of Live Oak St. & Athenian Way
Kontos Tarpon Ave LLC	Multifamily Apartments	6	650 E. Tarpon Ave.
TOTAL APPROVED UNITS		**553**	**(1,255 PERSONS)**

Available Land

A comparison of needs to availability through ~~2040~~ 2045 indicated that the current supply of housing units (13,049) exceeds the projected number of households in 20 years (~~12,606~~ 12,789). Furthermore, there is approximately 373.5 acres of vacant land with a future land use category supporting some type of residential development. As seen in **Table 19**, over 3,333 additional units could be developed under the current future land use designations on vacant land within the city. While this potential availability exceeds what may be needed over the next 20 years it is important to retain these designations to ensure enough supply beyond the ~~2040~~ 2045 planning period and to prevent scarcity of housing supply which ultimately decreases affordability.

TABLE 19: Vacant Land by FLU Density

FLU (AS OF 2023)	TOTAL ACRES	UNITS/ACRE	POTENTIAL UNITS	POTENTIAL POPULATION ACCOMMODATED
Residential Medium	42.2	15	632	1,435
Commercial Limited *(Renamed: Retail & Services)*	2.1	15	32	73
Residential/Office/Retail *(Renamed: Retail & Services Limited)*	39.1	15	587	1,332
Commercial Recreation (Renamed: Retail & Services)	1.3	15	20	45
Community Redevelopment District (Renamed: Activity Center)	45.7	Varies	581	1,319
Commercial General (Renamed: Retail & Services)	12.2	15	183	415
Residential Low	85.3	5	427	969
Residential/Office General (Renamed: Office)	8.6	15	129	293
Residential Low Medium	0.7	10	7	16
Residential Urban	54.4	7.5	408	926
Commercial Neighborhood (Renamed: Retail & Services Neighborhood)	1.7	10	17	39
Residential Very Low	60.2	1	60	136
Institutional (Renamed: Public/Semi-Public)	20.0	12.5	250	568
TOTAL	**373.5**		**3,333**	**7,566**

Note: Mixed use and commercial categories represent a maximum number of units possible as a residential-only development.
Source: Estimate of population accommodated calculated based on vacant land acreage from 2021 FDOR parcel data, units per acre maximums by future land use category, and an assumed 2.27 persons per household multiplier.

1 The provision of housing with supporting infrastructure for the anticipated population with particular emphasis on low-and moderate-income households.

The Tarpon Springs housing delivery process will continue to provide housing and its supporting infrastructure. This process includes zoning and subdivision approval, construction permitting and code enforcement, and the provision of roads, water, and sewer. An emphasis on low- and moderate-income households can be indirectly provided through a streamlining of the review, approval, and permitting processes. This should reduce the amount of time required to build a home in Tarpon Springs and therefore help reduce its cost. Tarpon Springs will support the Housing Trust Fund established by Pinellas County. This fund provides low interest financing for the purpose of new construction of affordable housing. New homes will be provided by the private sector. Many homes will be built as infill on existing lots and others will occur in conjunction with larger developments. The Future Land Use Element has analyzed the need for such new homes and has provided adequate acreage, densities, and locations to meet the projected need. Where existing housing units are identified as substandard, the City relies on code enforcement to ensure that housing is repaired or rehabilitated to meet codes. New housing units must meet the Florida Building Code; local building inspections are performed to ensure that code provisions are met.

2 The elimination of substandard housing conditions and for the structural and aesthetic improvement of housing.

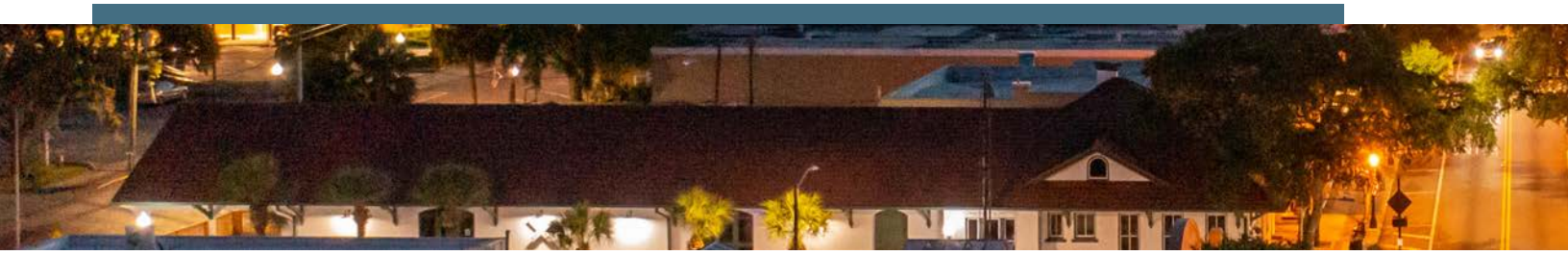
The maintenance of structurally sound housing as well as aesthetic improvements for housing is provided primarily through private maintenance practices. However, elimination of substandard housing conditions and the improvement of the structural and aesthetic quality of homes can also be accomplished by a continued and enhanced enforcement of its safe housing codes. The Tarpon Springs Code Enforcement Board will help city officials eliminate substandard housing conditions.

3 The provision of adequate sites for housing for low- and moderate-income families, and for mobile homes.

Local land use categories do not prohibit sites within Tarpon Springs from developing as affordable housing. The City provides density bonuses for affordable housing through its Land Development Code. These bonuses are designed to provide an incentive for builders to construct low- and moderate-income housing units. Where land is available and not within a Coastal High Hazard Area, sites for mobile homes may be available within existing mobile home parks or subdivisions. Adequate sites for mobile homes will be provided for in the Future Land Use Element. Mobile homes (manufactured homes) offer a viable and long-term housing alternative in the city that offers a market rate that is affordable to low- and moderate-income households. Additionally, the state recently passed SB 102, more commonly known as the 'Live Local Act'. The Live Local Act is a statewide housing strategy that is designed to increase the availability of affordable and workforce housing opportunities by providing incentives for developers, such as allowing qualifying developments in any commercial, industrial and mixed-use zoning district, allowing the highest density permitted within the city, and allowing the maximum height allowed within 1 mile of the development site. Qualifying projects must meet land development regulations (setbacks, parking, etc.) and building requirements, however, zoning or land use changes would not be required, and the project must be approved administratively. Although the potential development sites within the city are limited, this act could provide additional opportunities for affordable housing within Tarpon Springs. However, the permissiveness of this act potentially creates uncertainty in the future development and planning of historically and planned non-residential areas.

4 The provision of adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Health.

Presently, the Tarpon Springs Land Development Code provides adequate sites in residential areas for Assisted Living Facilities (ALFs) by allowing them to locate in any residential area with a conditional use approval as long as they are not closer than 1,200 feet to another ALF. These facilities are required to maintain a residential character and must be reviewed for compatibility with surrounding areas. A review and subsequent revisions to the Land Development Code must continue to ensure that ALFs will be allowed in any residential district, it must continue to require that ALFs maintain a residential character, and it must set up provisions or standards to review ALFs for compatibility with surrounding areas.



Future Land Use

EXISTING LAND USE

The Existing Land Use Map (**Figure 2**) is based upon the Florida Department of Revenue land use code (DOR) data. Generally, the following DOR land use code classifications are shown on the Existing Land Use Map:

- Single Family
- Mobile Home
- Multifamily
- Golf Course
- Commercial
- Industrial
- Institutional
- Government
- Vacant
- Other/Utility
- Environmental Lands
- Wetlands

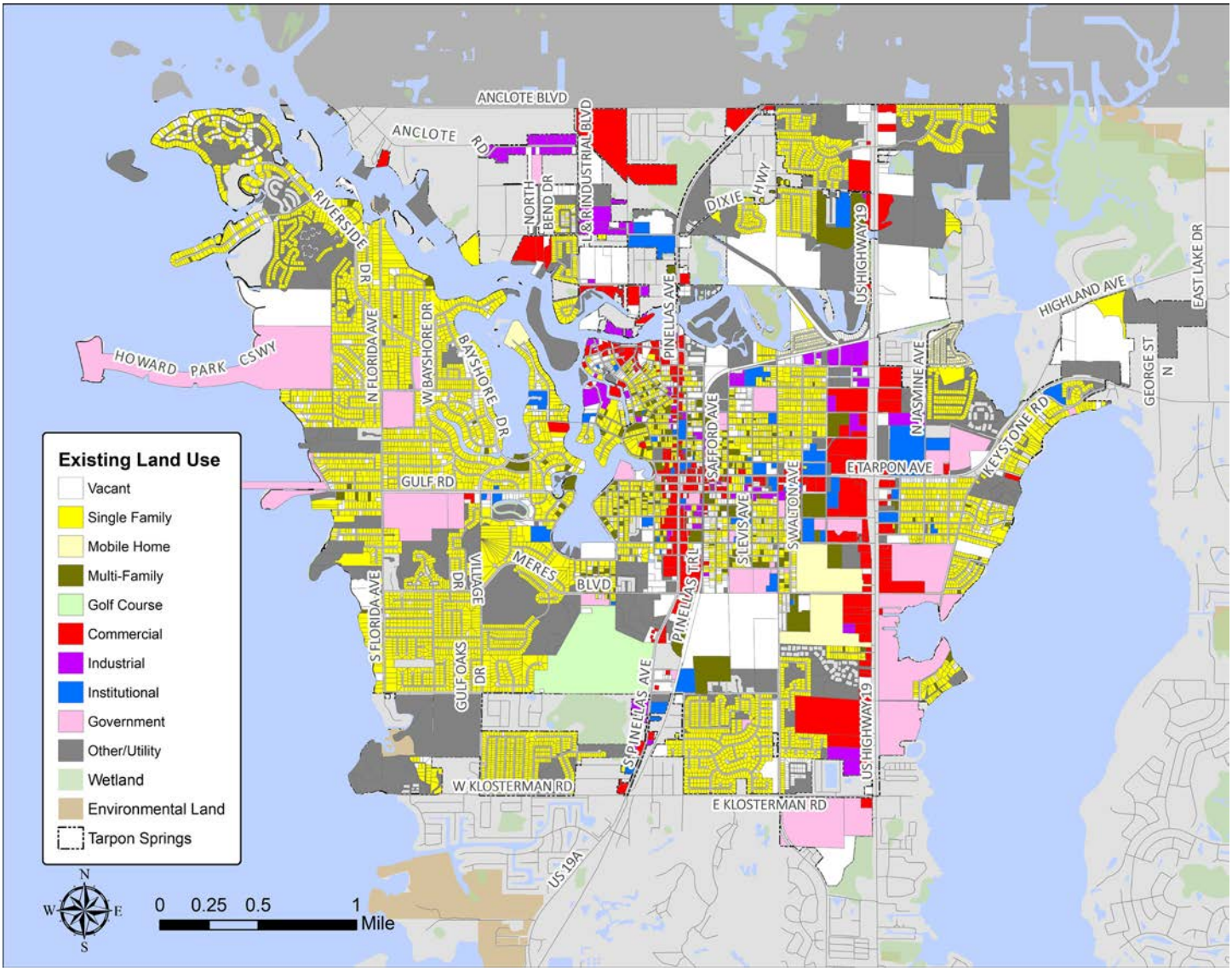
Table 20 provides a summary of existing land use acreage by DOR code classification in Tarpon Springs.

TABLE 20: Existing Land Use Acreage (DOR Code Classification)

LAND USE	ACRES
Vacant	751.51
Residential	1,216.67
Single Family	1,015.88
Mobile Home	72.78
Multifamily	128.01
Commercial	326.78
Industrial	74.47
Agricultural	3.33
Institutional	108.18
Government	492.1
Utility/Other	368.53
TOTAL	**3,341.57**

Source: Florida Department of Revenue

FIGURE 2: Existing Land Use



FUTURE LAND USE MAP CATEGORIES

Currently, the Comprehensive Plan has 27 future land use categories and 2 overlay categories that are depicted on the Future Land Use Map (FLUM). As a part of the 2023 update, the future land use categories have been reduced to 21 categories and 1 overlay category by combining similar categories. Additionally, several categories have been removed or renamed and a few categories have been added for consistency with the Countywide Plan.

Figure 3 below shows the revised FLUM that reflects the 2023 categories and **Table 21** outlines these changes.

FIGURE 3: Future Land Use Map

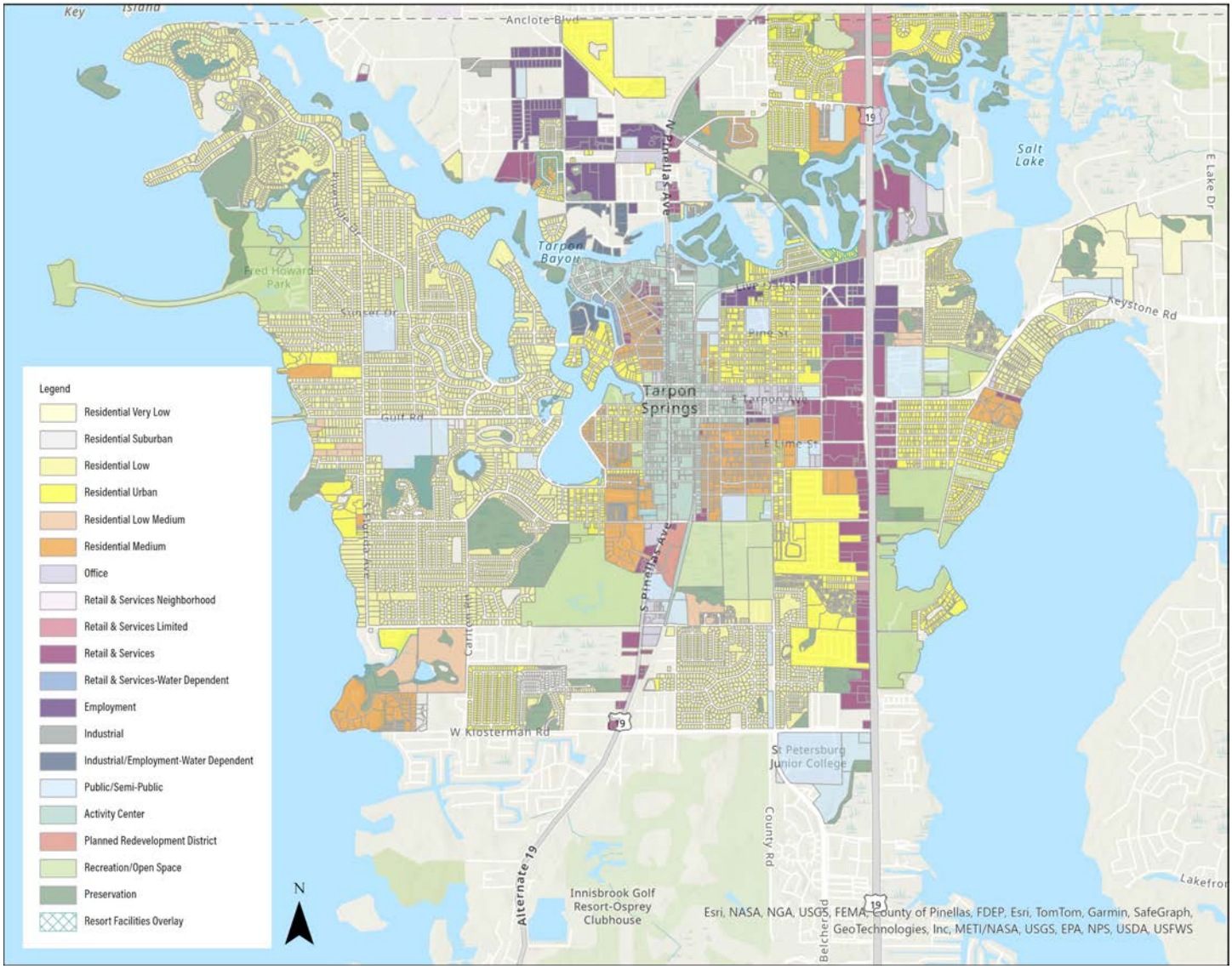


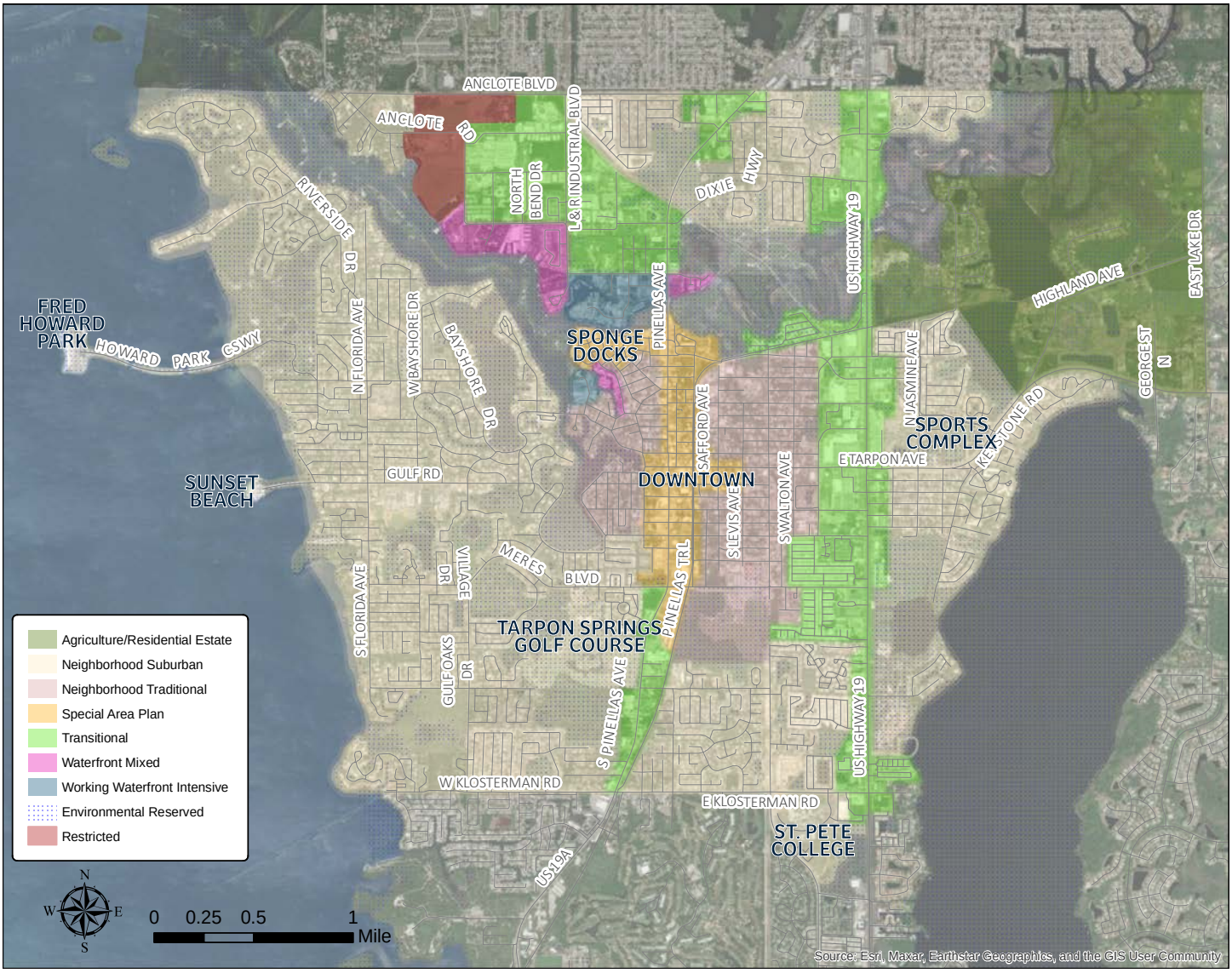
TABLE 21: Future Land Use Map Category Changes, 2023

CURRENT CATEGORY	PROPOSED CATEGORY	NOTES
RVL (Residential Very Low)	RVL (Residential Very Low)	No Change
RS (Residential Suburban)	RS (Residential Suburban)	No Change
RL (Residential Low)	RL (Residential Low)	No Change
RU (Residential Urban)	RU (Residential Urban)	No Change
RLM (Residential Low Medium)	RLM (Residential Low Medium)	No Change
RM (Residential Medium)	RM (Residential Medium)	No Change
R/OL (Residential/Office Limited)	O (Office)	Combined with R/OG *(currently no properties have this designation)*
R/OG (Residential/Office General)	O (Office)	Renamed
CN (Commercial Neighborhood)	R&SN (Retail & Services Neighborhood)	Renamed
R/O/R (Residential/Office/Retail)	R&SL (Retail & Services Limited)	Renamed
CL (Commercial Limited)	R&S (Retail & Services)	Combined with CG
CG (Commercial General)	R&S (Retail & Services)	Renamed
CR (Commercial Recreation)	R&S (Retail & Services)	Combined with CG
CG-F (Commercial General - Fishing)	R&S-WD (Retail & Services Water Dependent)	Renamed
IL (Industrial Limited)	E (Employment)	Renamed
IG (Industrial General)	I (Industrial)	Renamed
IG-WF (Industrial General - Waterfront)	IE-WD (Industrial/Employment - Water Dependent)	Renamed
I (Institutional)	P/SP (Public/Semi-Public)	Renamed
T/U (Transportation/Utility)	P/SP (Public/Semi-Public)	Combined with I
CRD (Community Redevelopment District)	AC (Activity Center)	Renamed
PR-MU (Planned Redevelopment-Mixed Use)	PRD (Planned Redevelopment District)	Renamed
R/OS (Recreation/Open Space)	R/OS (Recreation/Open Space)	No Change
P (Preservation)	P (Preservation)	No Change
RFO (Resort Facilities Overlay)	RFO (Resort Facilities Overlay)	No Change
RFM (Resort Facilities Medium)	R (Resort)	Renamed *(currently no properties have this designation)*
RFH (Resort Facilities High)	R (Resort)	Combined with RFM *(currently no properties have this designation)*
-	MMC (Multimodal Corridor)	New Category
W/DF (Water/Drainage Facilities)	-	Removed *(currently no properties have this designation)*
MU (Mixed Use)	-	Removed *(currently no properties have this designation)*
IND (Industrial)	-	Removed *(currently no properties have this designation)*

PLACE BASED AREA MAP

The city can be characterized in several recognizable and unique areas such as neighborhoods, employment centers, cultural assets, transportation corridors, coastal areas, natural resource and recreation areas, and tourism areas. This characterization was done to assist in evaluating the trending and desired development and redevelopment patterns in the city. The analysis results in a "Place-Based Area Map" (**Figure 4**) that will help the city track and manage overall development trends based on the tangible and intangible aspects tying each area together. It will also provide a platform for special area planning. The "Place Based" categories are established and described in FLU Policy 2.1.2.

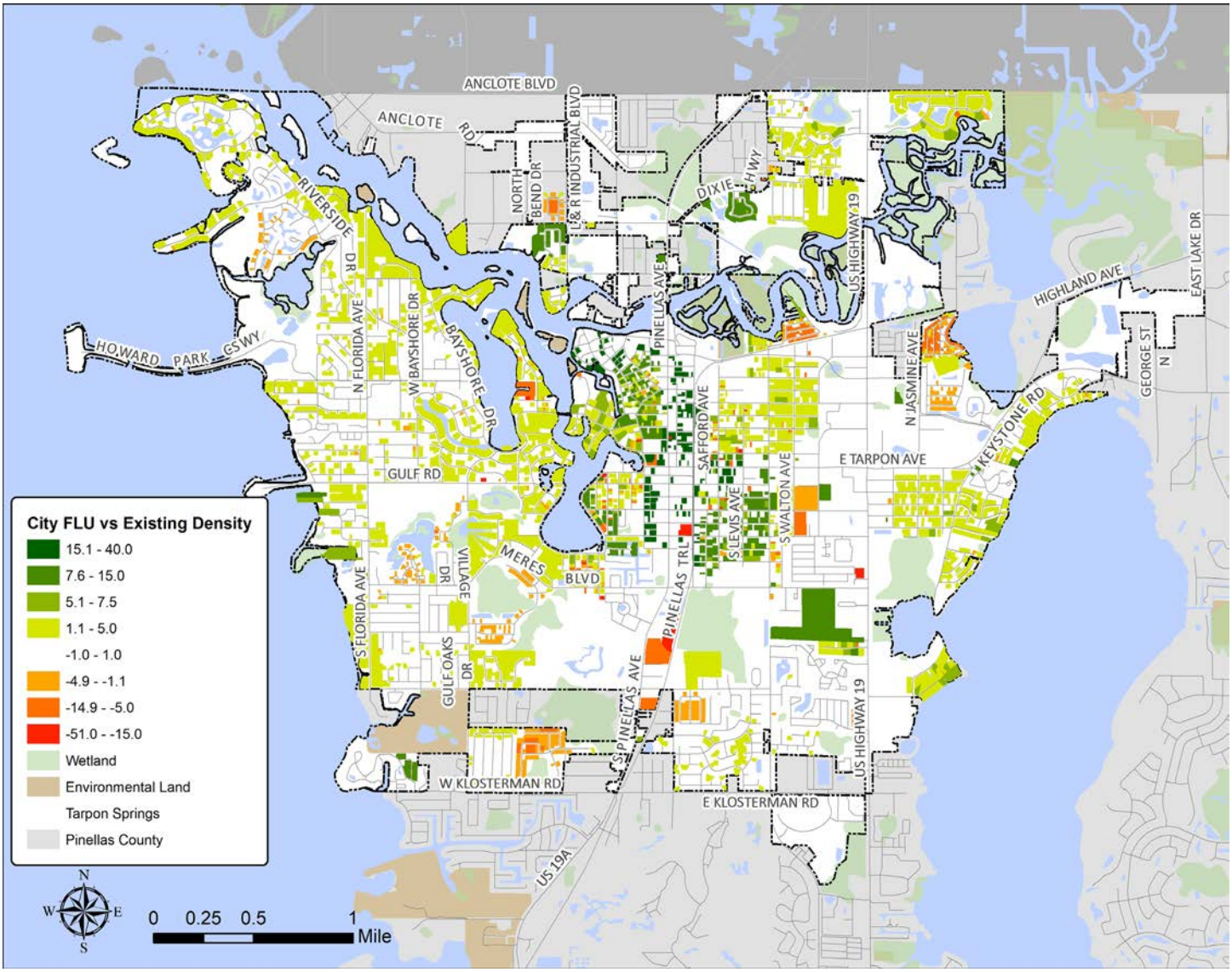
FIGURE 4: Place Based Area Map



INFILL & REDEVELOPMENT

Tarpon Springs is fairly urbanized, therefore future growth will mostly be accommodated through infill and redevelopment. Vacant single-family residential infill lots are still available throughout the City. Additionally, an analysis of "built density" vs "available density" (**Figure 5**) indicates that much of the City is built at densities lower than what is allowed by the assigned Future Land Use. This allows for future incremental growth but requires an appropriate zoning in order to redevelop. Employment growth is expected to occur north of the Anclote River through development of vacant lands and annexation and within the City's existing Downtown CRA and proposed Central Tarpon Springs CRA. Redevelopment opportunities also exist along the US 19 corridor.

FIGURE 5: Built Density vs. Available Density



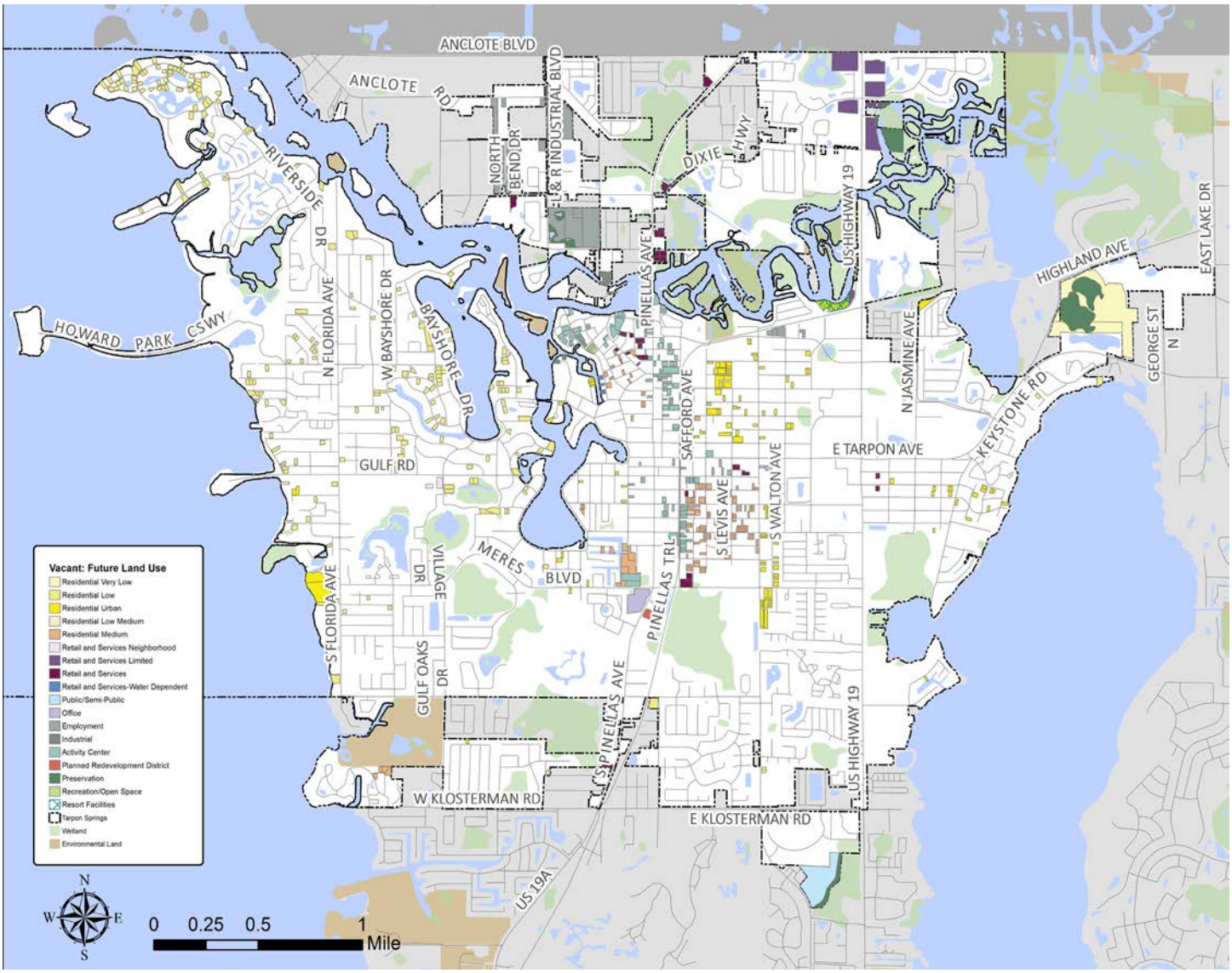
Vacant Land

As shown in **Table 22**, there are approximately 373.5 acres of vacant land in the city. The existing CRA has a notable 55 acres of vacant land.. The most common categories on the City's Future Land Use Map, as of 2023, for vacant parcels were R/OS (Recreation/Open Space), followed by RL (Residential Low). The vacant land is depicted in **Figure 6**.

TABLE 22: Vacant Land by FLU Category

FLU (AS OF 2023)	TOTAL ACRES
Residential Medium	42.2
Commercial Limited *(Renamed: Retail & Services)*	2.1
Residential/Office/Retail *(Renamed: Retail & Services Limited)*	39.1
Commercial Recreation *(Renamed: Retail & Services)*	1.3
Community Redevelopment District *(Renamed: Activity Center)*	45.7
Commercial General *(Renamed: Retail & Services)*	12.2
Residential Low	85.3
Residential/Office General *(Renamed: Office)*	8.6
Residential Low Medium	0.7
Residential Urban	54.4
Commercial Neighborhood *(Renamed: Retail & Services Neighborhood)*	1.7
Residential Very Low	60.2
Institutional *(Renamed: Public/Semi-Public)*	20.0
TOTAL	**373.5**

FIGURE 6: Vacant Land



2 Community Redevelopment Area (CRA) / Sponge Docks

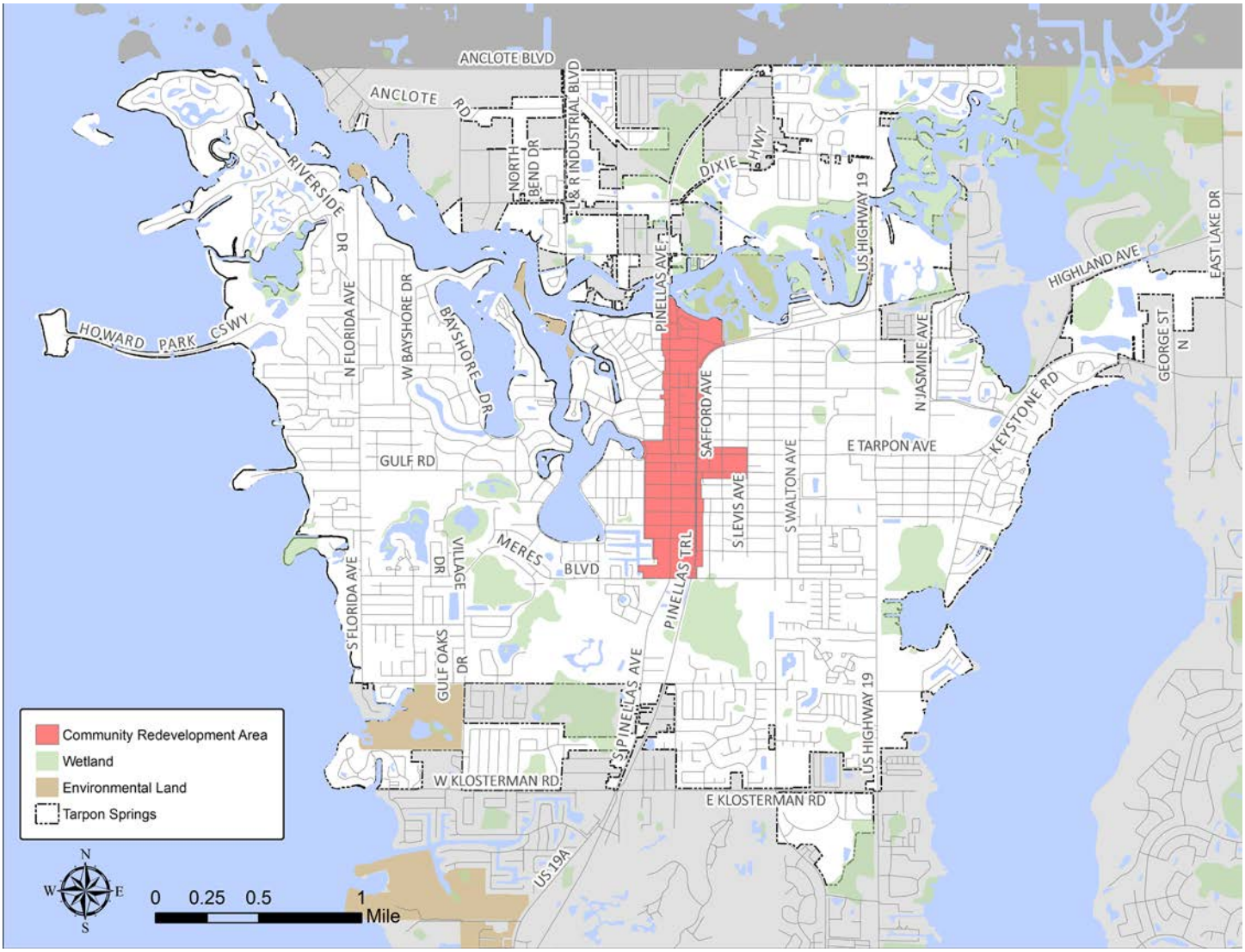
The primary focus for encouraging and directing redevelopment over the last 10-15 years has been within the CRA and the commercial Sponge Docks area.

The Community Redevelopment Area is identified in **Figure 7** and contains approximately 230 acres. The CRA, associated tax increment financing (TIF), and Downtown Redevelopment Plan were adopted in 2001. Subsequently the former Pappas' Restaurant site was added to the CRA (not to the TIF). The TIF district will expire in 2030.

The Sponge Docks has long had cultural ties to the sponging industry and Greek settlers who modernized the industry. Although the sponging industry has seen resurgence, the economy is primarily tourist oriented. Mixed among the retail and docking facilities are heavy boat works and boatyards. These heavier marine industrial uses are inconsistent with the lighter tourist-oriented water related uses. However, the presence of these uses are also an integral part of the uniqueness and eclectic nature of the area. A walk along Dodecanese Blvd, Athens and Cross Streets has a unique feeling that is reminiscent of the rural Greek Islands from which the local culture of the Sponge Docks emerged.

To promote development/redevelopment within these areas, the city adopted the Sponge Docks and CRA Special Area Plan (SAP) in 2011 and corresponding Transect-Based Infill Code (SmartCode) regulating plan, which emphasizes redevelopment in a context sensitive manner. The increasing success of the city's downtown area demonstrates the SAP and SmartCode's positive and revitalizing affects. The Place Based Area Map categorizes the areas immediately adjacent to the SAP/ Smartcode plan area as "Neighborhood Traditional", indicating the need to preserve the character of these areas. In 2023, the City initiated a special planning process to identify preservation opportunities for the Sponge Docks and Hope-Athens neighborhood, which will likely be incorporated into the Special Area Plan.

FIGURE 7: Community Redevelopment Area (CRA)



3 North of the Anclote River

The area north of the Anclote River is isolated from the rest of unincorporated Pinellas County and is primarily served by City facilities. Therefore, physically the area represents a logical extension of City boundaries and development activities are expected to require annexation. A significant portion of this land has historically been designated for industrial development, however over time there has been more residential development. This area is also unique in its historical development of marine industrial uses, commercial fishing related industries, wet and dry slip marinas, and general water dependent uses. This area has been designated as 'Transitional' on the Place Based Area Map, recognizing the importance of further planning efforts in this area. Further planning for north of the Anclote River may require the City coordinating with Pinellas County and Forward Pinellas to develop a cohesive development plan to ensure proper protection of existing water dependent uses.

4 Union Academy

Union Academy is primarily residential and is the center of the city's African American neighborhood. Its unique mix of affordable and workforce housing and its long-established status as a stable neighborhood culture, needs recognition and preservation. Initiatives are needed to encourage more neighborhood investment while discouraging gentrification since redevelopment pressures will likely increase over time. The city is exploring options to preserve and enhance the unique culture of Union Academy. The City is also proposing to establish a new "Central Tarpon Springs" Community Redevelopment Area which will include Union Academy. Union Academy and adjacent areas are characterized as "Neighborhood Traditional" on the Place Based Area Map, indicating the need to preserve this unique and historic area.

5 Stauffer Chemical Plant

The Stauffer Chemical Plant is a 60-acre site located on the north side of the Anclote River in unincorporated Pinellas County. The site is identified as a "Superfund" site and development options are limited. The property is located within the City's water and sewer service area. The city may want to evaluate potential development or beneficial use options that would be viable for this site. The site is designated as "Restricted" on the Place Based Area Map, recognizing the recorded restrictive covenants on the land which limit the types and locations of development that can occur.

Transportation

Tarpon Springs is located in the northwestern portion of Pinellas County, Florida. The corporate boundaries are generally Klosterman Road north to the Pasco County line, and from the Gulf of Mexico east to the intersection of Keystone Road and Richard Ervin Parkway. Several areas within the planning area of Tarpon Springs are part of unincorporated Pinellas County and are included in the transportation analysis.

Historically, the City's development patterns have been based upon several factors including the growth of water dependent industries, the retail activity center of the historic downtown district, the tourist draw of the Greek Sponge Docks and a moderate climate that attracts seasonal residents and tourists.

As Pinellas County and Tarpon Springs in particular switch focus from new development of greenfields to the redevelopment of the urban areas, it has become evident that the approach to transportation planning must emphasize and promote alternatives to the single occupant vehicle. As we plan for the future, we must also be cognizant of the fact that automobile traffic has become a regional rather than a local issue. These circumstances are illustrated, for instance, by the expansion of Keystone Road in 2012 from two lanes to four lanes leading into and out of the city. Unfortunately, local growth management controls cannot reduce the occurrence of "pass-through" traffic.

Based on this reality, it is imperative to manage growth appropriately, emphasize transportation alternatives and maximize the efficiency of the roadway network. The City must focus on connectivity of the roadway network and extend current roadways to complete existing roadway segments. More resources should be directed towards the addition of bicycle and pedestrian facilities and improving the Pinellas Suncoast Transportation Authority (PSTA) and Pasco County Public Transportation (PCPT) transit system. The City must also continue to support the active and vibrant downtown and Sponge Docks through regulations, improvements, and investments. Steps should also be taken to encourage the use of mass transit to reduce the number of personal vehicles on the roadway.

Regional travel is also addressed through regional transportation coordination. The City participates in the Technical Coordinating Committee (TCC) of Forward Pinellas. The TCC reviews, coordinates and makes recommendations on complex transportation problems that have local, regional and statewide impacts. The transportation plans of the Florida Department of Transportation (FDOT), Pinellas County and the local jurisdictions are also coordinated through the TCC.

EXISTING SYSTEMS & PROPOSED PROJECTS

Roadway System

The inventory of the roadway system is the basis for examining existing deficiencies and projected needs of the Tarpon Springs urban area. The major transportation routes are shown in **Figure 8**.

U.S. Highway 19/S.R. 55 and U.S. Alternate 19/S.R. 595 are the major north/south thoroughfares in the City. It is important to note that much of the peak hour traffic on both of these state facilities represents through traffic caused by extensive residential growth experienced in the adjoining jurisdiction of Pasco County. Safford Avenue is also a north/south corridor that serves a range of land uses from commercial to residential to civic. The corridor also includes the Pinellas Trail within its right-of-way. The Pinellas Trail is a 47-mile transportation facility that accommodates walking, running, biking and skating and extends the entire length of Pinellas County.

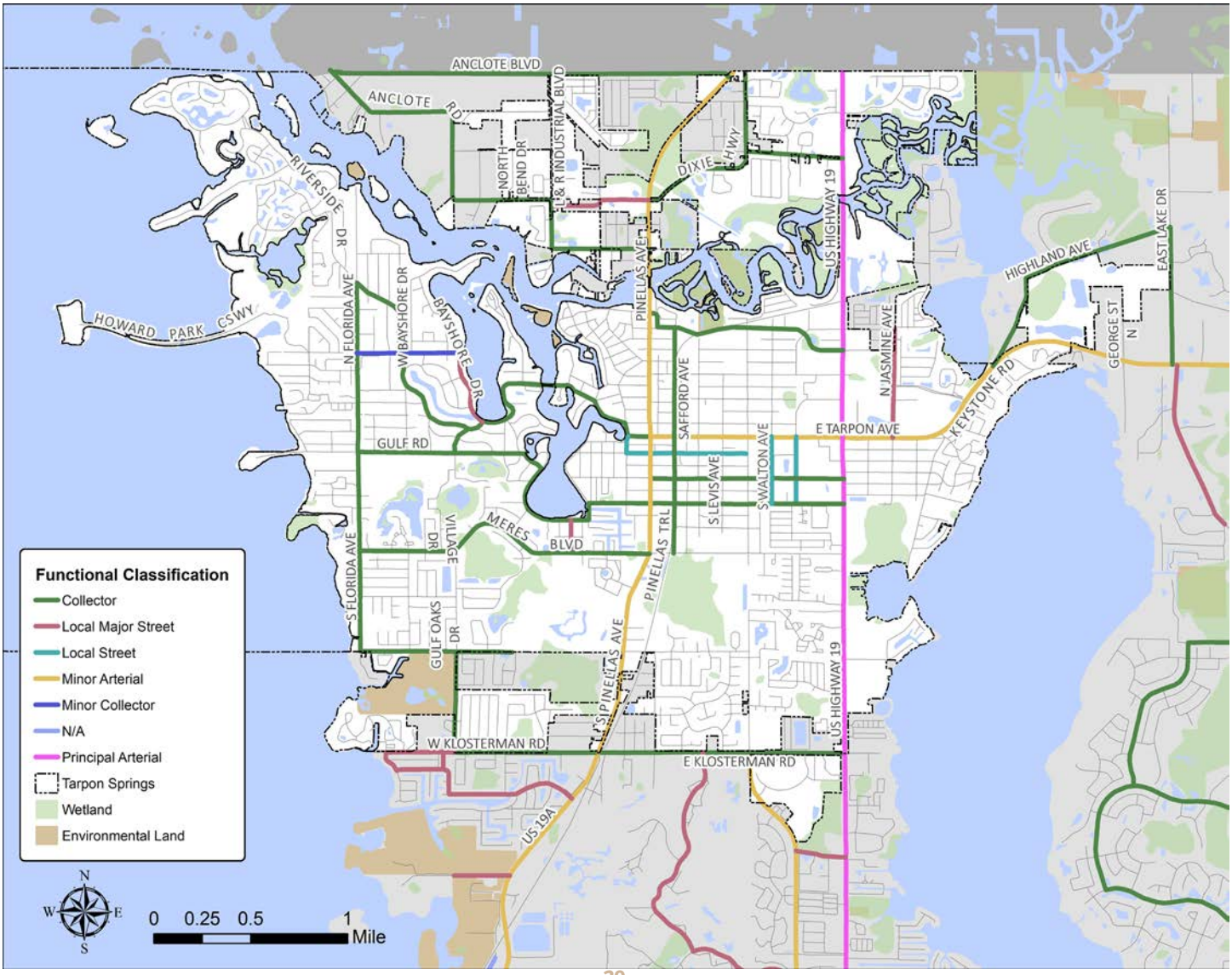
Tarpon Avenue, Martin Luther King Jr. Drive, Live Oak Street and Klosterman Road are the City's major east/west roads and provide linkages between U.S. Highway 19/S.R. 55 and U.S. Alternate 19/S.R. 595. East of U.S. Highway 19/S.R. 55, Tarpon Avenue/S.R. 582 becomes Keystone Road, a Pinellas County maintained collector roadway. Keystone Road becomes a relatively rural roadway east of the City limits. Nevertheless, this roadway provides an important link for vehicular traffic from Hillsborough County and Pasco County commuters. Congestion on Keystone Road primarily occurs during peak hours as a result of inadequate capacity and signal

timing issues at East Lake Road and U.S. Highway 19/S.R. 55. On Tarpon Avenue, older commercial properties in the downtown area are developed with little to no setback from the existing road right-of-way lines and rely substantially upon on-street parking. The U.S. Alternate 19 corridor is also constrained in the downtown area by existing development that consists of older residential, institutional, commercial and office uses which present a physical barrier to roadway widening.

Anclote Boulevard, Anclote Road, Beckett Way and Dixie Highway are minor facilities and are located north of the Anclote River and serve distinctly different land uses. Anclote Boulevard and Anclote Road traverse primarily through commercial and industrials areas in the northern part of the City. Beckett Way and Dixie Highway provide mobility for the residential areas north of the Anclote River.

Curlew Place, Florida Avenue, Meres Boulevard, Gulf Road, and Riverside Drive are also minor facilities that are located in the western portion of the City. These facilities serve the main residential areas of the City and also provide access to the Sunset Hills Elementary School, Tarpon Springs Middle School and Tarpon Springs High School.

FIGURE 8: Major Transportation Routes/Functional Classification



Roadway Classification

The functional classification of roadways is the process by which roads are grouped into classes, according to the character of the service they provide. The four types of classes are Principal Arterial, Minor Arterial, Collector and Local.

The jurisdiction and classification of the major roadways is outlined in **Table 23** below and **Figure 8** shown on the previous page.

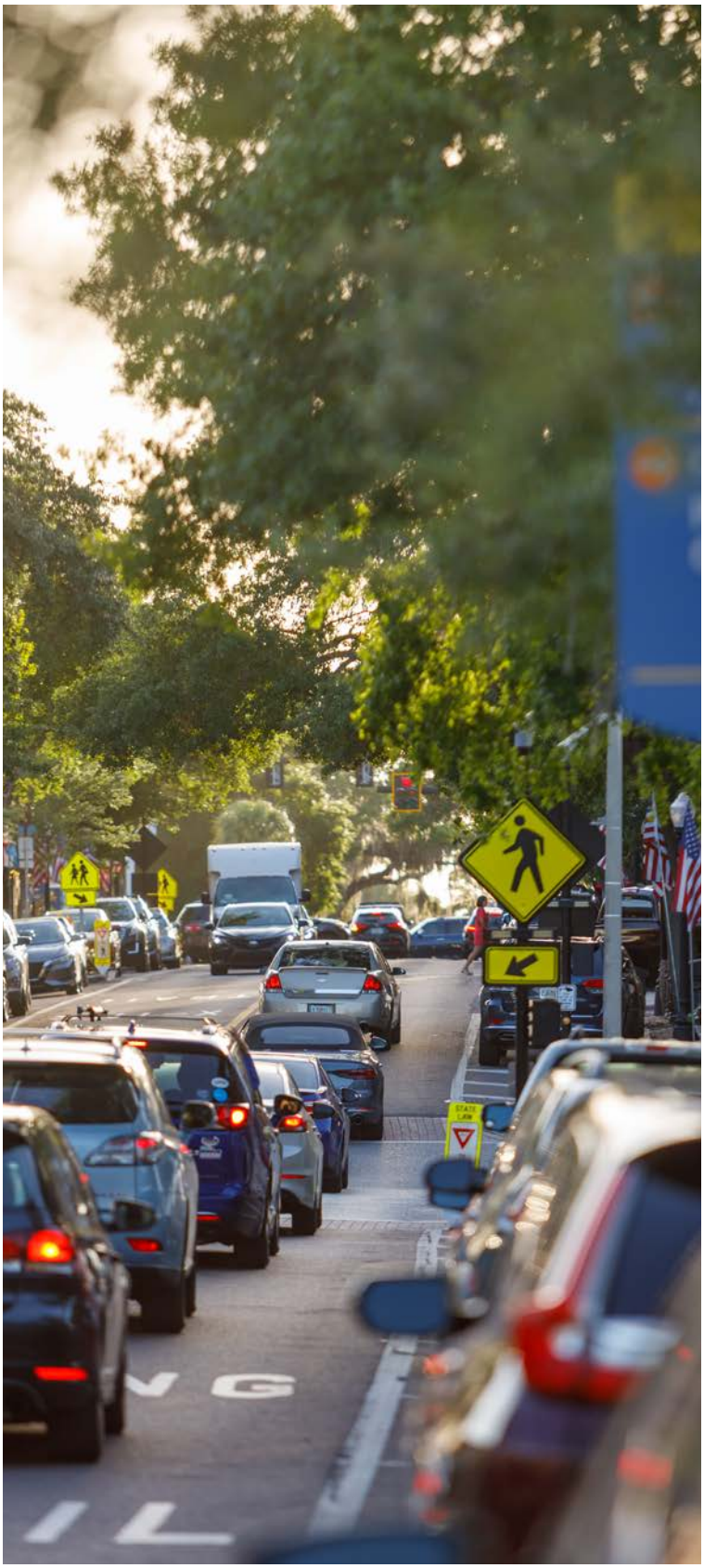


TABLE 23: Roadway Classification

ROADWAY NAME	JURISDICTION	CLASSIFICATION
Anclote Blvd.	Pinellas County	Collector
Anclote Rd.	Pinellas County	Collector
Beckett Way	Pinellas County	Collector
Curlew Pl.	Pinellas County	Collector
Florida Ave.	Pinellas County	Collector
Gulf Rd.	Pinellas County	Collector
Keystone Rd.	Pinellas County	Minor Arterial
Klosterman Rd.	Pinellas County	Collector
Live Oak St.	Tarpon Springs	Collector
Martin Luther King Jr. Dr.	Tarpon Springs	Collector
Meres Blvd.	Pinellas County	Collector
Dixie Highway	Pinellas County	Collector
Riverside Dr.	Pinellas County	Collector
Safford Ave.	Tarpon Springs	Collector
Tarpon Ave.	Tarpon Springs	Minor Arterial
US Highway 19	State of Florida	Principal Arterial
US Alternate 19	State of Florida	Minor Arterial

**All other roadways are considered local roads.*
Source: Pinellas County GIS

Roadway Level of Service

Forward Pinellas prepares an annual Level of Service Report, conducts Average Annual Daily Traffic Counts (AADT) and prepares a Long Range Transportation Plan (LRTP) for all the major thoroughfares throughout Pinellas County. This information is provided to the local governments to assist in their transportation planning efforts. A volume to capacity (v/c) ratio of over 1.00 can be used as an indication of congestion with the understanding that there are other factors (i.e. signal timing, travel speeds, adjacent land uses) that can affect the level of service for a particular roadway. **Table 24** provides data from the Forward Pinellas 2022 Level of Service Report on the existing conditions for the road network in Tarpon Springs.

TABLE 24: Current Traffic Characteristics

ROADWAY	FROM	TO	LANE TYPE	V/C	CAPACITY	LENGTH (MILES)	LOS	AADT
Keystone Rd.	US 19	East Lake Rd.	4D	.61	41,800	2.9	C	27,433
Klosterman Rd.	US 19	ALT 19	4D	.55	1,800	1.28	C	18,895
Klosterman Rd.	ALT 19	Carlton Rd.	2U	.88	680	.75	D	11,500
Live Oak St.	US 19	ALT 19	2U	.25	680	1.05	C	3,209
Meres Blvd.	ALT 19	Florida Ave.	2U	.64	680	1.60	D	8,400
Tarpon Ave.	ALT 19	US 19	2D	1.08	680	.99	F	14,083
US 19	Klosterman Rd.	Tarpon Ave.	6D	1.34	3,020	1.60	F	77,654
US 19	Tarpon Ave.	Beckett Way	6D	.93	3,020	1.42	C	53,865
US 19	Beckett Way	Pasco Co. Line	6D	.93	3,020	.44	C	53,865
ALT 19	Klosterman Rd.	Meres Blvd.	2U	.89	880	1.04	C	15,017
ALT 19	Meres Blvd.	Tarpon Ave.	2D	1.05	750	.60	E	15,017
ALT 19	Tarpon Ave.	Anclote Blvd.	2U	.98	750	1.98	D	15,017

Source: Forward Pinellas Level of Service Report - 2022

As demonstrated by the information contained in **Table 24**, a majority of the thoroughfares in the City of Tarpon Springs are operating at an acceptable level of service. The deficient roadway links are as follows:

- Tarpon Avenue from Alternate 19 to US Highway 19
- Us 19 from Klosterman Road to Tarpon Avenue
- Alt 19 from Meres Boulevard to Tarpon Avenue

Figure 9 shows existing number of lanes for major roads **Figure 10** indicates right-of-way that would need to be preserved for future improvements.

Additionally, an overview of recent and programmed/committed projects is shown in **Figure 11**. The Tarpon Springs Capital Improvements Program also includes funding for general improvement categories of annual street paving and brick street and road reconstruction.

FIGURE 9: Number of Travel Lanes

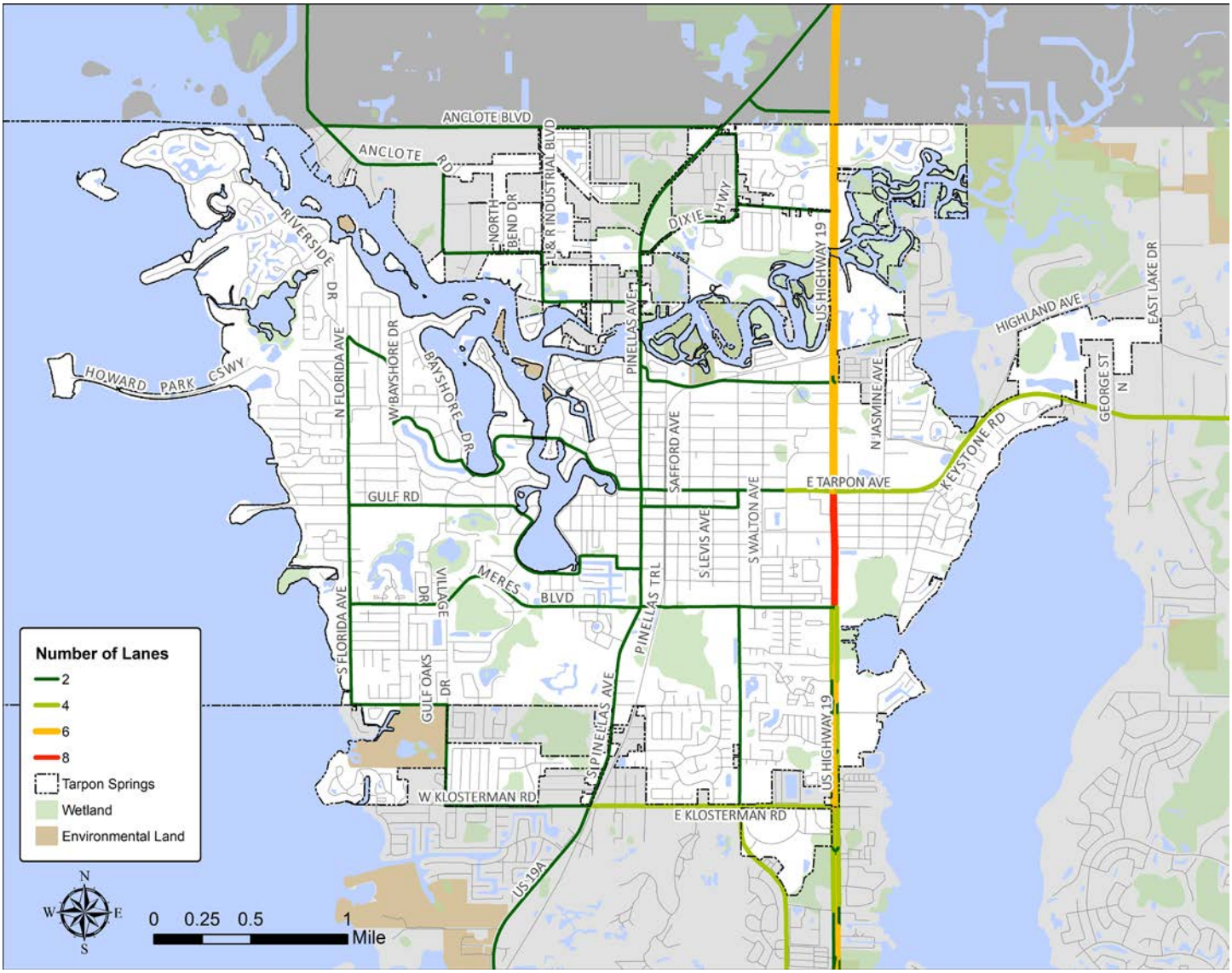


FIGURE 10: Future Right-of-Way Needs

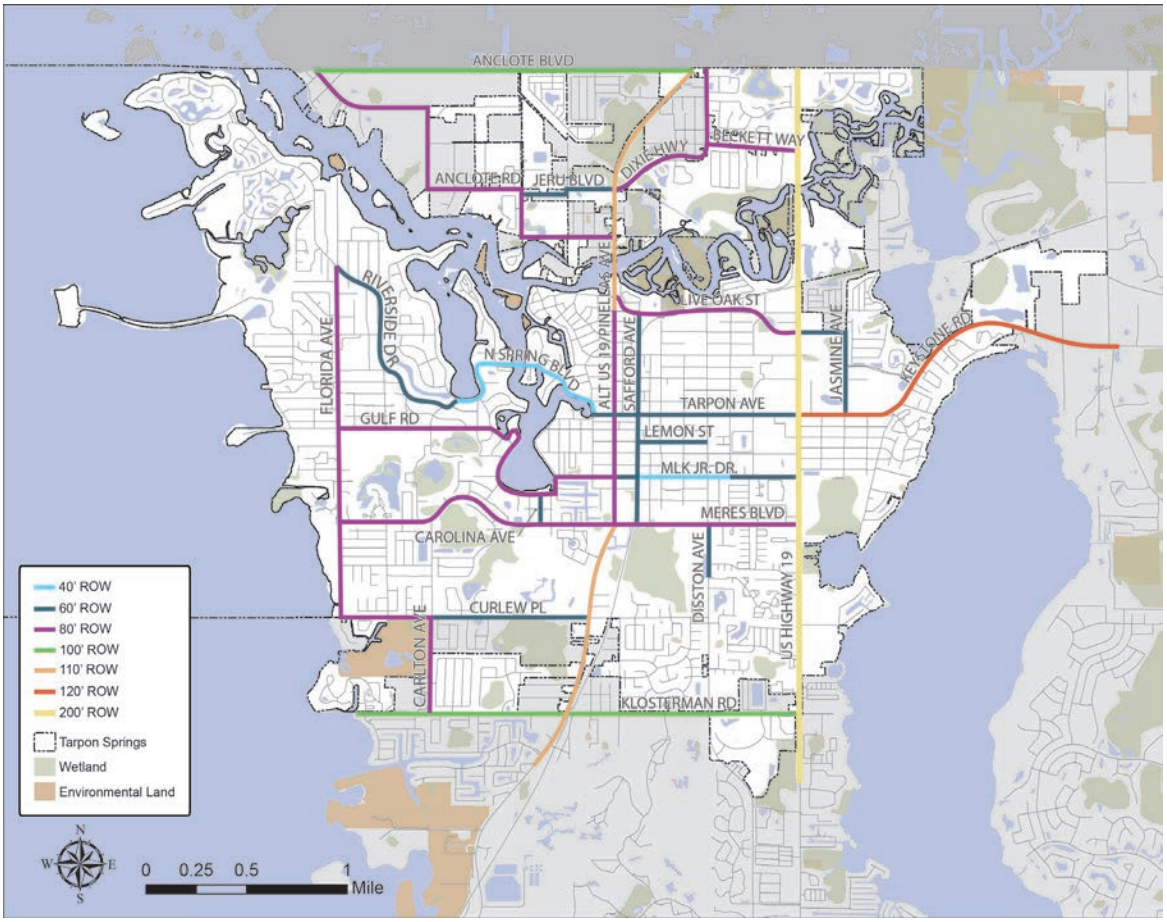
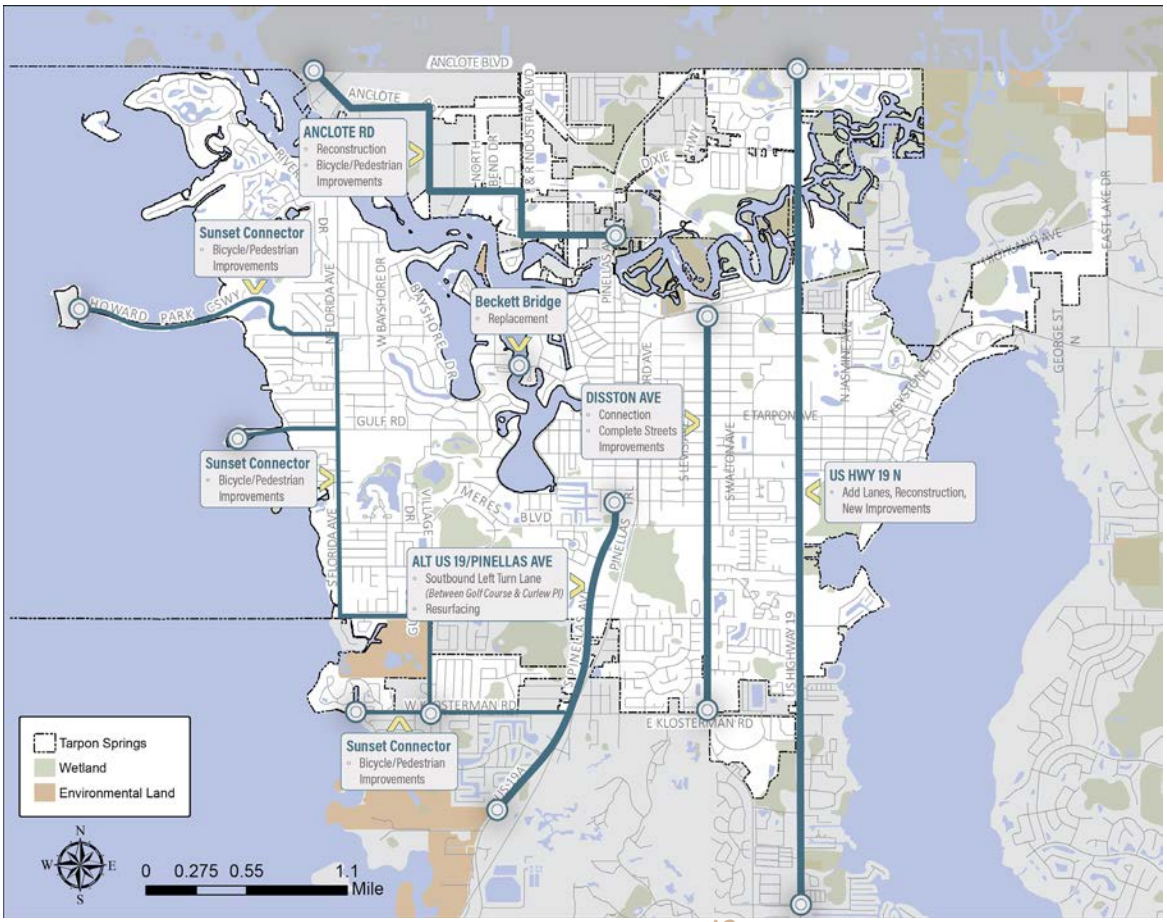


FIGURE 11: Programmed/Committed Transportation Projects



Public Transit System

The Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT) are the transit service providers in the City of Tarpon Springs. PSTA serves the City of Tarpon Springs by operating two fixed routes, Route 19 and Route 66. Route 19 provides mobility along the U.S. 19 corridor and Route 66 services the Helen Ellis Memorial Hospital, the Sponge Docks, the Union Academy Neighborhood Center and the Tarpon Mall. PCPT also operates two fixed routes, Route 18 and Route 19. Route 18 provides service to the Sponge Docks from Pasco County and Route 19 provides service to the Tarpon Mall area from Pasco County.

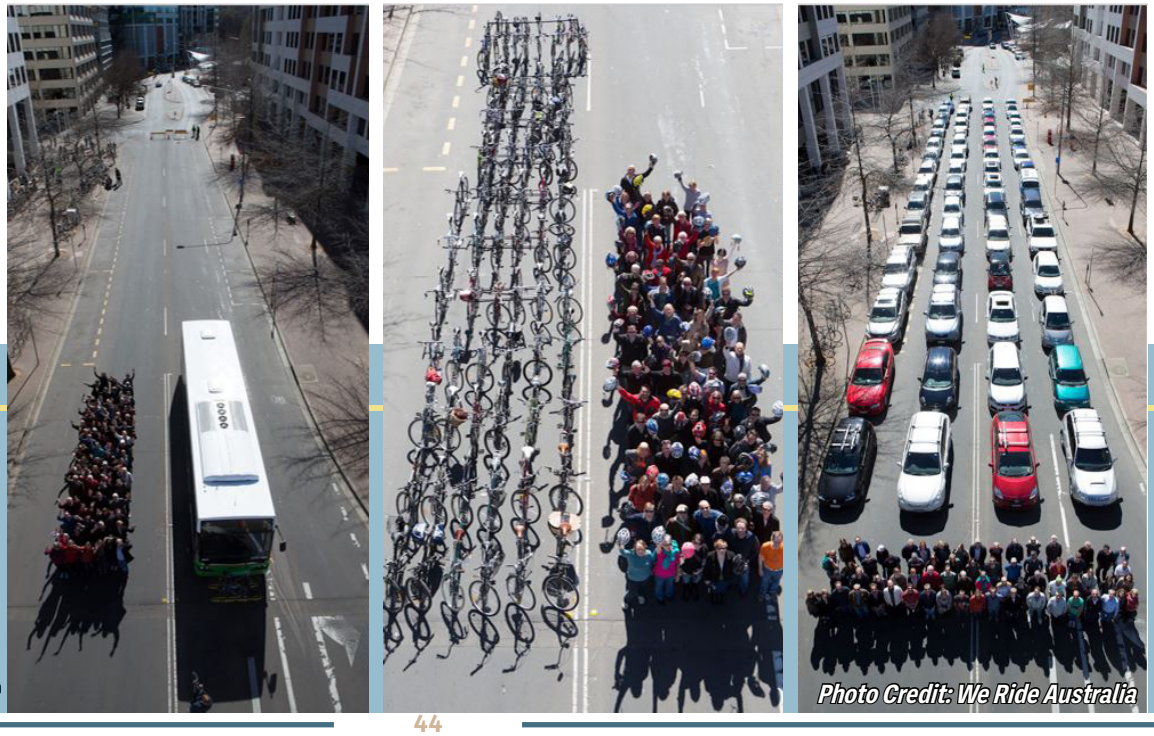
Service to the Sponge Docks and downtown Tarpon Springs is supplemented by the Jolley Trolley Coastal Route that runs between Clearwater and Tarpon Springs. The Multi-Modal Transportation District proposed local transit service that included a stop to the Sponge Docks, as well.

Additional transit services include:

- Healthy Hop:
  - Provides for health-related trips within the City of Tarpon Springs.
  - Serves low-income riders 65 years of age and older.
  - Qualified riders may take two round trips or four one-way trips per calendar month.
  - Rides are provided on-demand or prescheduled up to two weeks in advance.
- PSTA Access:
  - Provides paratransit and mobility-on-demand services.
  - Serves people who:
    - Because of their disability, cannot independently use a fixed-route accessible bus.
    - Are in situations where they cannot travel independently to or from a bus stop.

PSTA is also the current Community Transportation Coordinator (CTC) for the Transportation Disadvantaged (TD) program in Pinellas County. Section 427.011 of Florida Statutes defines transportation disadvantaged as “those persons who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities, or children who are handicapped or high-risk as defined in s. 411.202.”

In Pinellas County, the program consists of three main elements for providing transportation services: a bus pass program, door-to-door trips and agency trips. PSTA is responsible for running the day-to-day services provided by the TD Program. PSTA also coordinates with other agencies in the transportation system, including those receiving Transportation Disadvantaged funds and those receiving Federal Transit Administration (FTA) Section 5310 funds.

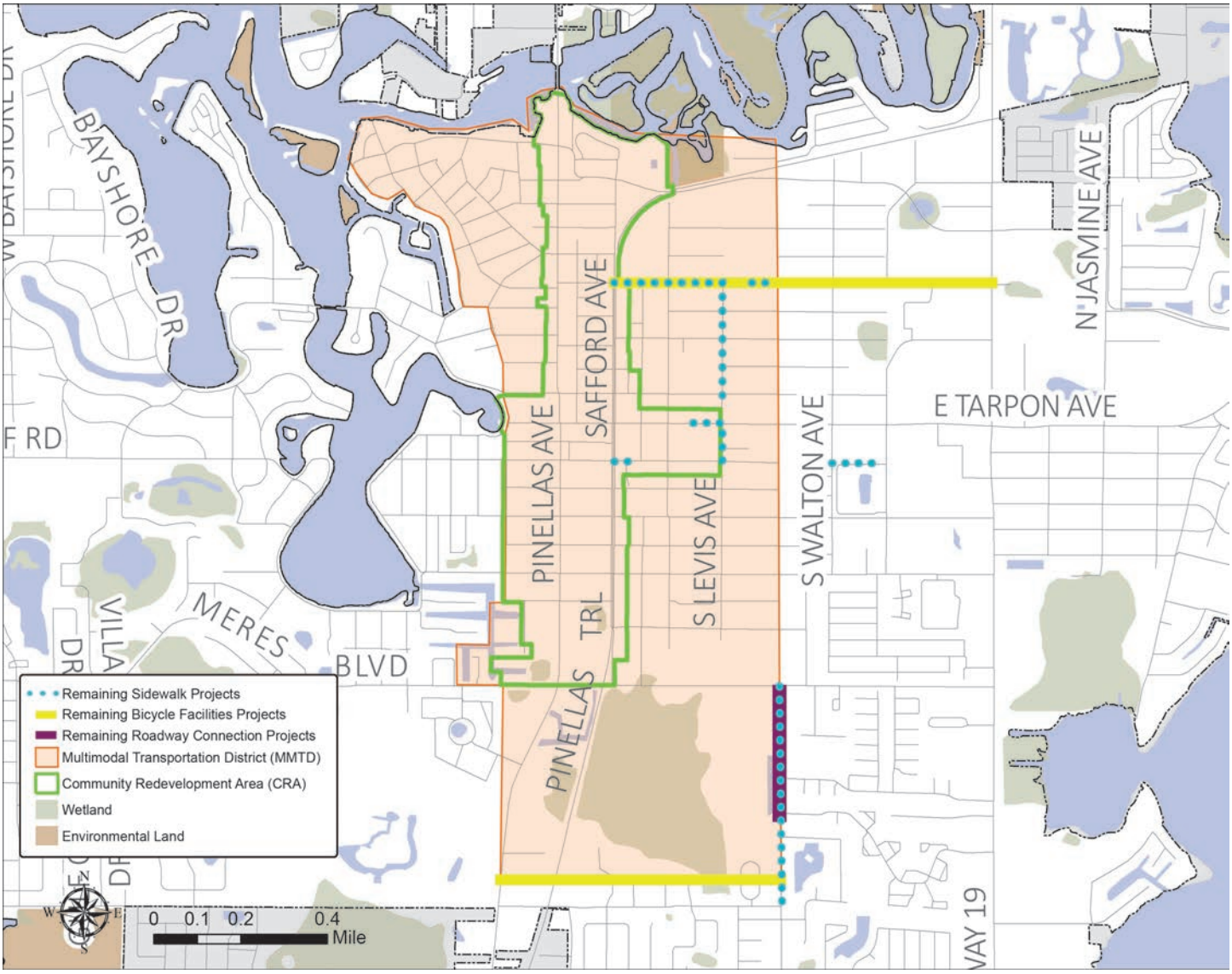


CRA & Multimodal Transportation District

The City of Tarpon Springs has a designated Community Redevelopment Area (CRA) shown in **Figure 7** (shown on page 32). The CRA was created to resolve the urban form and economic problems of the downtown area through community-based improvement strategies. Part of the CRA Plan addresses transportation and parking issues along the primary thoroughfares by outlining techniques that will improve the overall efficiency of the transportation network inside the CRA. More specifically, the plan calls for the utilization of traffic calming techniques, improving the pedestrian environment and preservation of on-street parking.

Additionally, the City adopted a Multi-Modal Transportation District (MMTD) (**Figure 12**) under former concurrency requirements of State statute and has since retained this district as those requirements have evolved to no longer require concurrency for transportation. The MMTD boundary is larger than the CRA to capture a better mix of land uses and enable better connectivity between the redevelopment area and surrounding trip origins and destinations. The area outside the CRA but within the MMTD is predominately single family residential in character, but also includes important destinations such as the Tarpon Springs Elementary School, Saint Petersburg College, and Advent Health Pinellas North.

FIGURE 12: Multimodal Transportation District (MMTD) with Remaining Projects

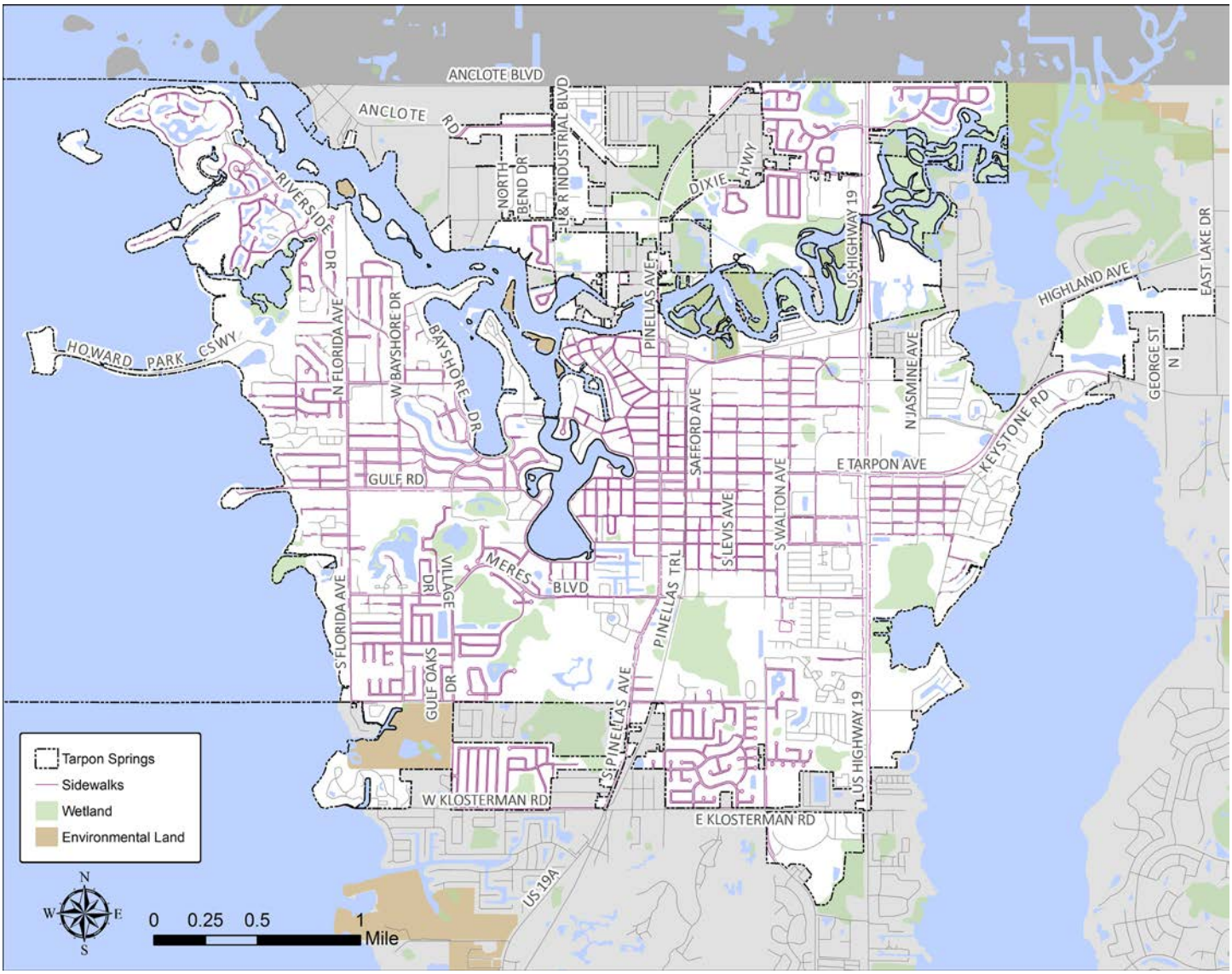


Significant Bicycle & Pedestrian Facilities

Like many cities around the country, Tarpon Springs has seen an increase in the utilization of biking and walking as a means of travel. The bicycle is a low-cost and effective means of transportation that is quiet, non-polluting, extremely energy-efficient, versatile, healthy and fun. Bicycles and walking also offer low-cost mobility to the non-driving public, especially the young. Because of rising gas prices, a moderate climate and the availability of bicycle and pedestrian facilities, Tarpon Springs is in a posture to shape trail policies that will benefit our citizens for years to come.

The existing sidewalk network is shown in **Figure 13**. The City of Tarpon Springs requires sidewalk construction with all new development. The City has also established a sidewalk construction and rehabilitation program where funds are set aside each fiscal year to upgrade existing facilities and provide new facilities for pedestrian travel. Public involvement for the 2023 Comprehensive Plan update indicated that adding sidewalks was a top transportation priority for both the general public, and the advisory boards/steering committee. The next priorities for the general public were intersection safety improvements and general parking improvements. The next priorities for the advisory boards and steering committee were bike lanes and trails and local transit service to major destinations. When asked about the top 4 destinations for better walking and biking connections, the top priorities for the public included Downtown, beaches, the Sponge Docks, and residential areas. More details can be found in the Tarpon Springs Comprehensive Plan Update Community Engagement Summary (2022).

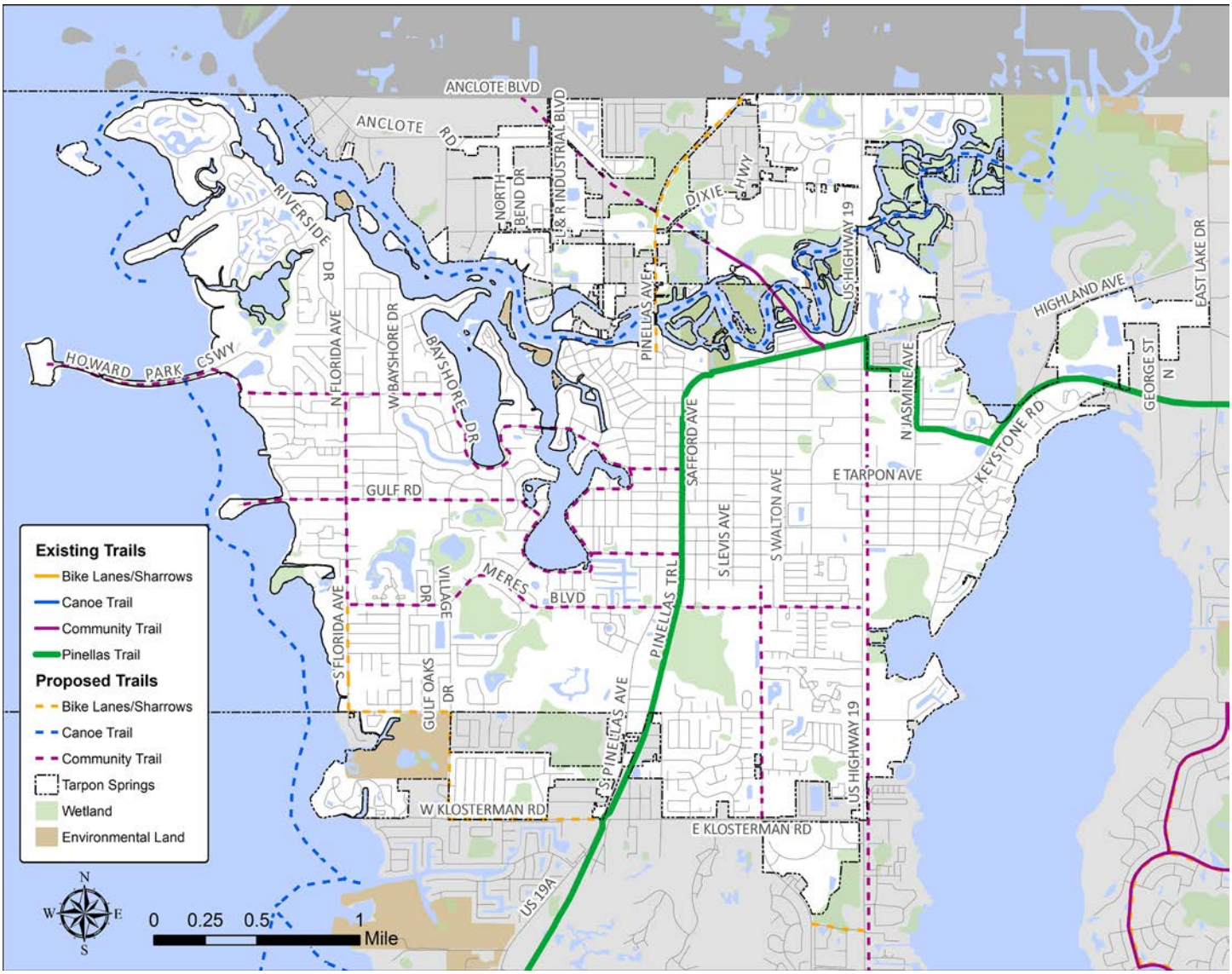
FIGURE 13: Existing Sidewalk Network



The Pinellas Trail is a 47-mile multi-use facility that extends from St. Petersburg to Tarpon Springs. The trail has several amenities including bike racks, trash receptacles, benches, restrooms, etc. and ~~it~~ is used by approximately 70,000 persons per month. Within the Tarpon Springs city limits, the Pinellas Trail is 3.1 miles in length, runs generally in a north-south direction and accommodates a variety of recreational activities from bicycling to walking to skating.

The Forward Pinellas Active Transportation Plan in Advantage Pinellas contains trail and bike lane projects for Tarpon Springs. The existing and proposed trails and bike lanes are shown in **Figure 14**.

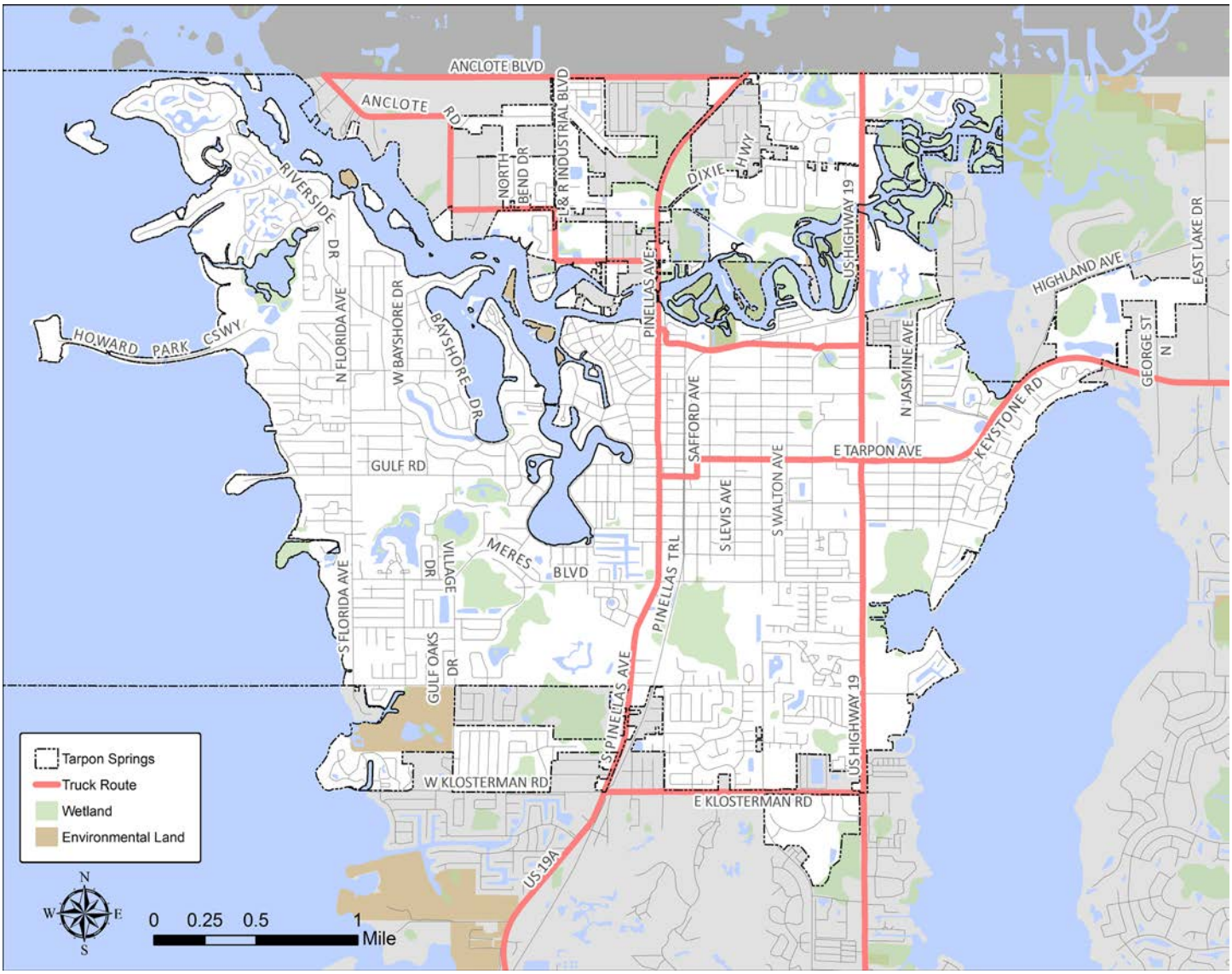
FIGURE 14: Existing & Proposed Trails/Bike Lane Projects



Freight

Shown below, **Figure 15** provides the truck routes based on Pinellas County data.

FIGURE 15: Truck Routes



Intermodal Terminals

The bus stop at E. Tarpon and Huey Avenues serves as a PSTA Direct Connect hub and connects with Pasco County Public Transportation.

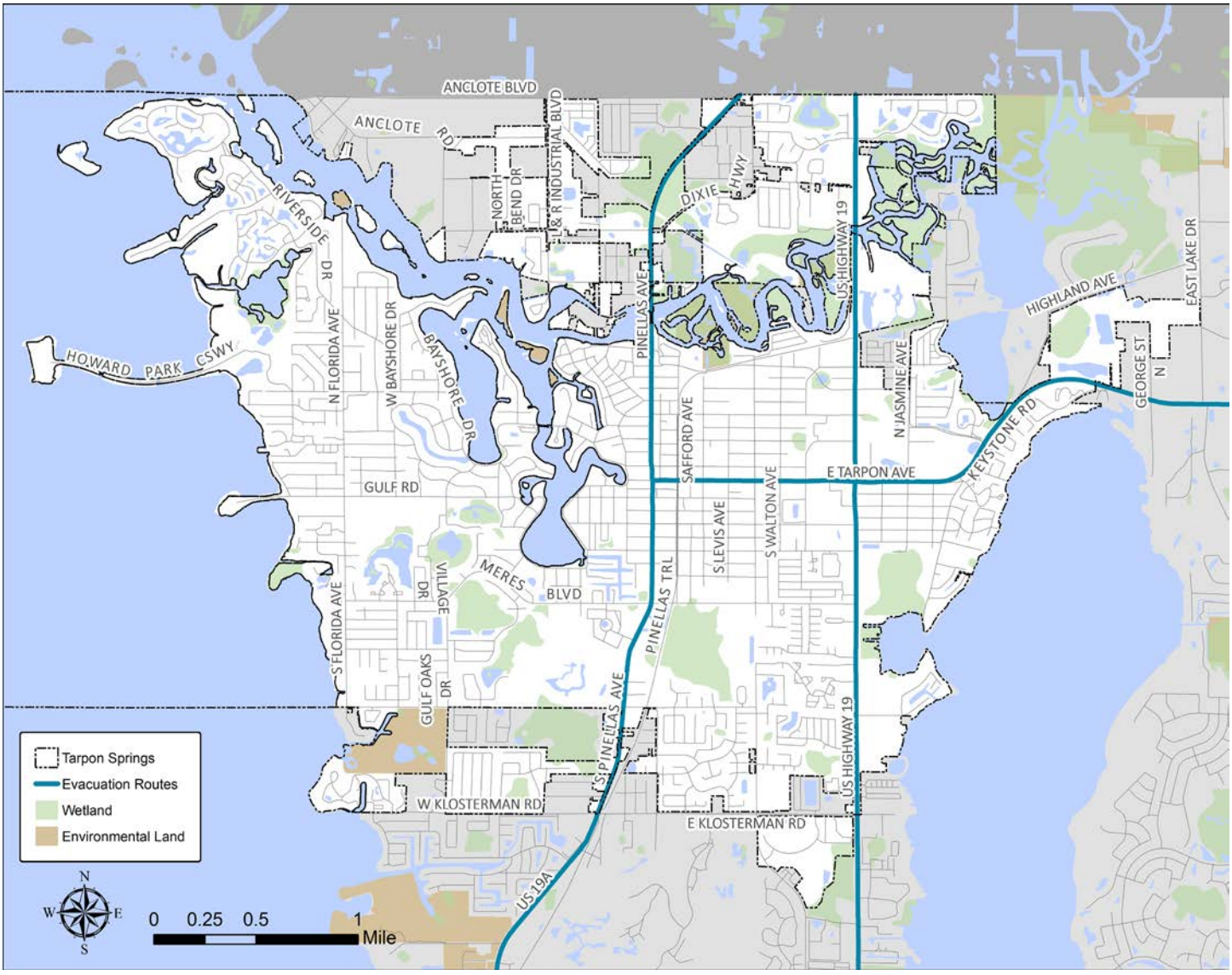
Major Public Transit Trip Generators & Attractors

The major generators and attractors are the Tarpon Mall area, Advent Health North Pinellas Hospital, downtown and the Sponge Docks. Public transit is provided to all of these generators and attractors.

Evacuation Routes

The critical regional evacuation routes for the City of Tarpon Springs are Alternate U.S. 19, U.S. 19 and Keystone Road (See **Figure 16**). The critical local evacuation routes for the City of Tarpon Springs are Beckett Way, Dixie Highway, Live Oak Street, Tarpon Avenue, Martin Luther King, Jr. Drive, Riverside Drive, Florida Avenue, Gulf Road, Meres Boulevard, Curlew Place, Carlton Road and Klosterman Road. ~~(See **Figure 16**).~~

FIGURE 16: Regional Evacuation Routes



Transportation Safety

Figure 17 shows bicycle, pedestrian, and vehicular crashes throughout the city. In Tarpon Springs, many of the transportation crashes resulting in death or serious injury are concentrated near US 19 and Pinellas Avenue. The City supports two major approaches to promote safety for all transportation network users: Vision Zero and Complete Streets.

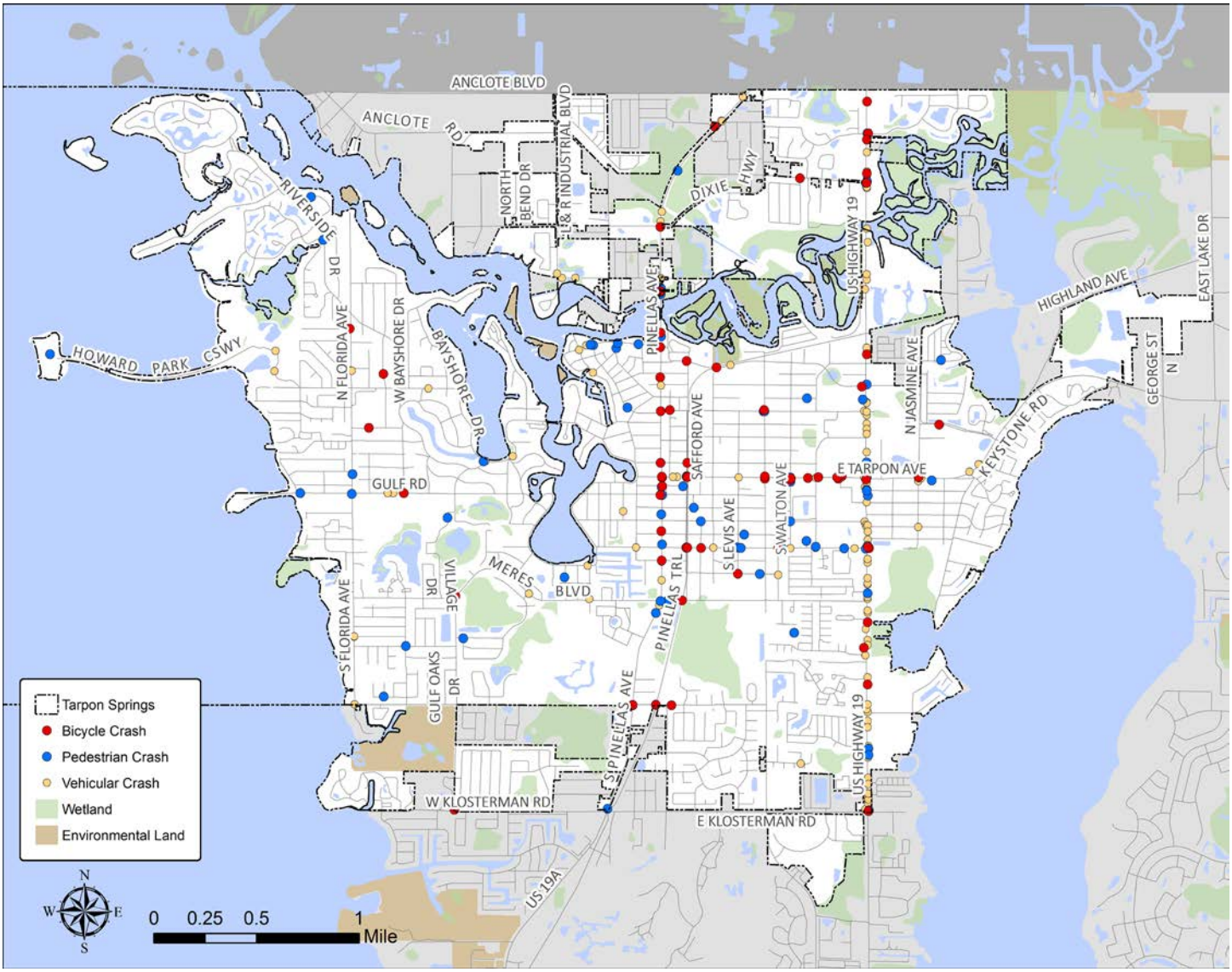
Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. This strategy typically involves:

- Building and sustaining leadership, collaboration, and accountability.
- A data-driven approach.
- Prioritizing equity and community engagement.
- Managing speed.
- Setting a timeline to achieve zero deaths and serious injuries.

Forward Pinellas led an initiative to develop Safe Streets Pinellas, a Vision Zero Action Plan. Forward Pinellas worked with municipalities and partner agencies to develop the Plan, and the City is committed to support its implementation.

Complete Streets are streets designed, operated and maintained for all users, regardless of age or ability, based on the context of the roadway and its surrounding area. Forward Pinellas has developed a grant program to assist local governments in planning, designing and constructing Complete Streets projects. Tarpon Springs was awarded one of these grants to develop the Complete Street Concept Plan for Disston Avenue.

FIGURE 17: Bicycle, Pedestrian, & Vehicular Crashes



ANALYSIS & PROJECT NEEDS

The City plans to develop a comprehensive Citywide Multimodal Master Plan to address projected transportation needs.

Local roadway projects are determined through community planning efforts, resurfacing schedules, maintenance evaluations, and the Capital Improvements process. Because the City is largely built out, there are few opportunities for capacity improvements for motor vehicle travel. FDOT has long-term plans for improvements to US 19 to support regional travel. The City is evaluating alternatives for connecting Disston Avenue between Mango Street and Curlew Place to improve connectivity and provide alternate routes.

PSTA continually monitors and adapts services to meet the needs of citizens and visitors. The City supports PSTA's efforts to address transit deficiencies through transit-supportive land regulations, the development of complete streets, and improvements to the roadway network that will support increased transit use. The City will continue to collaborate with FDOT, PSTA, Forward Pinellas, and other state, regional and local partners to connect people to activity, employment and education centers through transit.

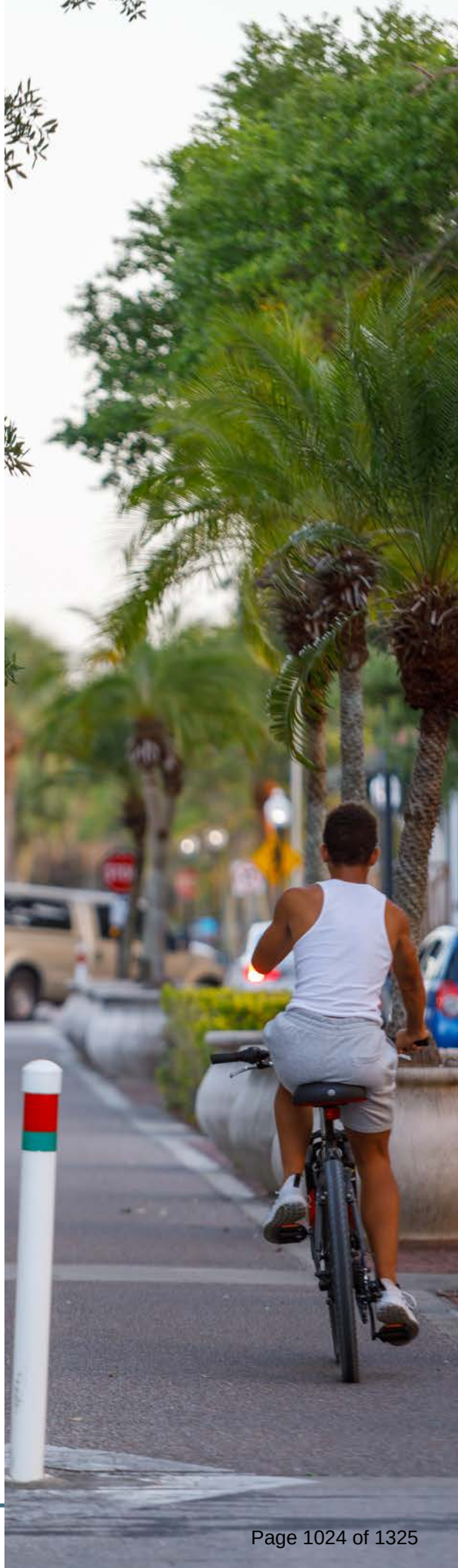
All City roads are also bikeways. Florida law considers bicycles legal vehicles that may be operated on the street, unless there is some guidance otherwise, such as marked bicycle lane. **Figure 14** depicts locations of existing bicycle facilities and areas where additional bicycle facilities are to be considered. Additional locations may be evaluated in the Multimodal Master Plan.

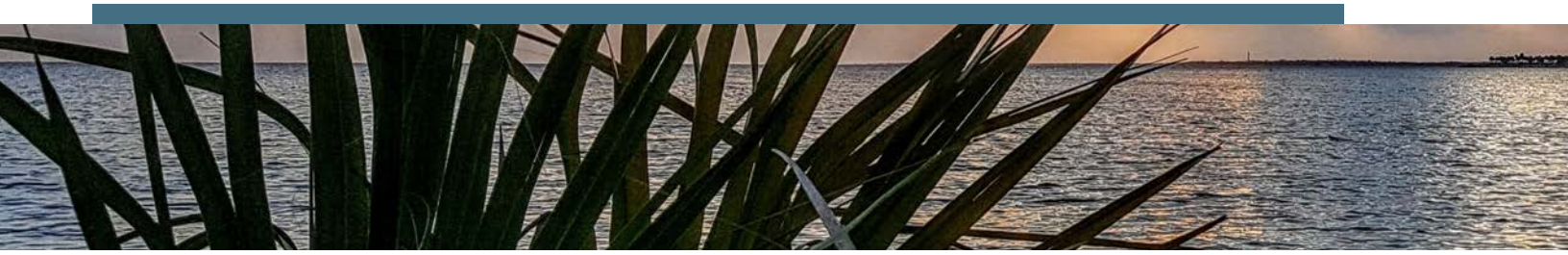
The City is committed to addressing the needs, safety, and comfort of pedestrians, as the most vulnerable users of the transportation network. As previously noted, the City has established a sidewalk construction and rehabilitation program. Beyond the existence of pedestrian infrastructure, other factors affect the quality and perceived safety of the pedestrian experience, such as sidewalk width, obstructions, and adjacent motor vehicle speeds and volumes. The Multimodal Master Plan will comprehensively address pedestrian facilities Citywide.

The effective and efficient movement of goods supports essential activities and vibrant communities. Demand for goods movement is fundamentally a function of the economy and is generated by retail, construction, manufacturing, and wholesale trade operations. The City is committed to evaluating freight routing alternatives to meet projected freight needs and reduce conflicts and infrastructure damage.

Micromobility refers to the increasingly important "middle modes" that utilize relatively low-weight, low maximum speed vehicles for shorter trips such as e-bikes, scooters and electric skateboards. In recent years, micromobility has emerged in response to several factors including the high cost of personal automobile ownership, the need for first and last mile solutions for transit connectivity, competition for space in urban areas, and the rise of shared mobility companies and their deployment in activity centers. Micromobility vehicles have similar infrastructure requirements as bicycles and designing low-speed environments where multiple modes can safely operate and interact will further the goal of a safe, efficient, and equitable multimodal network.

Planning for improved mobility systems must be consistent with community values and vision. The comprehensive Citywide Multimodal Master Plan will address existing and future transportation needs to further the goal of a safe, equitable, convenient and energy efficient transportation system that supports efficient land use patterns, improves quality of life and advances a thriving economy.





Coastal Management

FLOODPLAINS

Almost three-quarters of the city is located within the Federal Emergency Management Administration (FEMA) mapped floodplain (see **Figure 18**). The FEMA flood zones inform the Flood Insurance Rate Maps for local areas. Special Flood Hazard Areas are category A, Coastal A, and V zones. Developments in these zones are subject to minimum flood-related regulations via the National Flood Insurance Program, Florida Building Code, and local floodplain management regulations.

Additional development within the floodplain will mostly occur on an infill basis and must conform to current FEMA and Building Code Requirements. The most obvious areas in need for redevelopment regarding flood plains are those that have existing structures below the FEMA base floor elevation requirements. Redevelopment and replacement of these nonconforming structures will need to meet floodplain standards. Mobile home parks located in these areas will need to elevate replacement units or redevelop to buildings that are more resilient. The City has a very active Floodplain Management program to guide and regulate future development in these vulnerable areas. Enforcement of the FEMA regulations will ensure that all new structures are built according to FEMA requirements and will work well in reducing the amount of damage that can occur during a storm or flood.

There are older areas of the city that developed at low elevations prior to FEMA regulations taking effect which deserve special consideration. The most notable area is the Sponge Docks. Many of the structures in the Sponge Docks predate the 1930's, and preservation and enhancement of the character of this area is desirable. Where the historic district designations are in place, there is some flexibility relative to other parts of the city on redevelopment requirements. Where feasible, flood-proofing, combined with minimal elevations of commercial buildings should be encouraged or mandatory when redevelopment occurs in the historic waterfront areas. This will ensure that new structures can be harmoniously integrated with older existing structures without damaging the existing urban street pattern in the Sponge Docks.

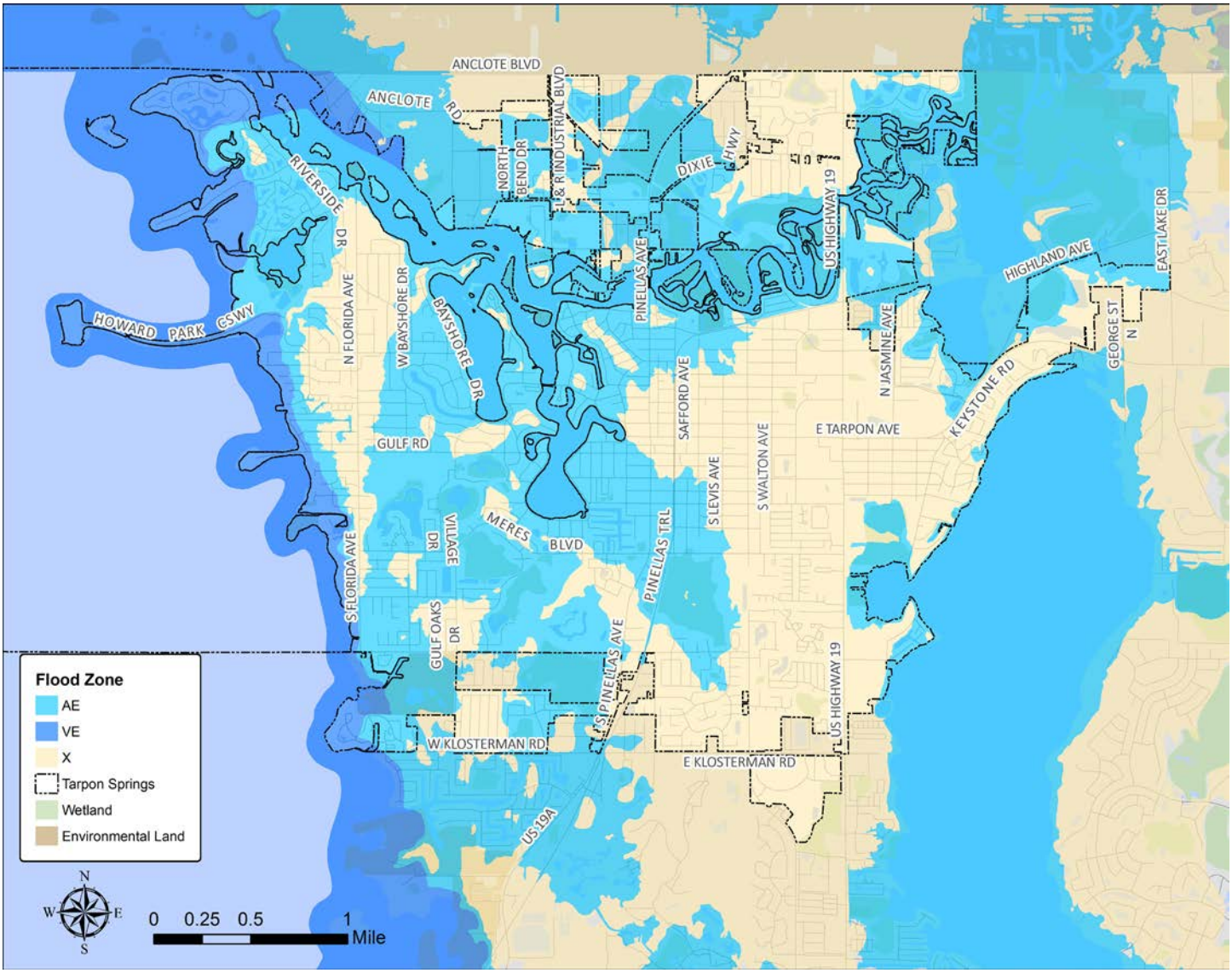
Regarding public and community assets, Pinellas County completed the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment in February 2022. This assessment included a component on exposure to one-hour-per-year tidal flooding and 100-year storm surge for certain public infrastructure assets, a planning-level vulnerability assessment for certain roadways, and facility-level assessments for certain facilities. The County is currently undertaking a Countywide Flood Mitigation Action Plan that will include a flood risk assessment and identification of adaptation and mitigation strategies. The City is also in the process of completing its own Vulnerability Assessment and Action Plan, the results of which will be incorporated as a reference document to further inform future policy direction.

SOIL EROSION

The Pinellas County agent of the Soil Conservation Service noted that no natural soil erosion problems of significance currently exist in the city. The principal soil erosion problem involves soil/sediment runoff from construction sites. Best management practices should be employed at construction sites to minimize off site transport of sediments. Sediments contained in stormwater runoff are a principal component of non-point source water pollution.

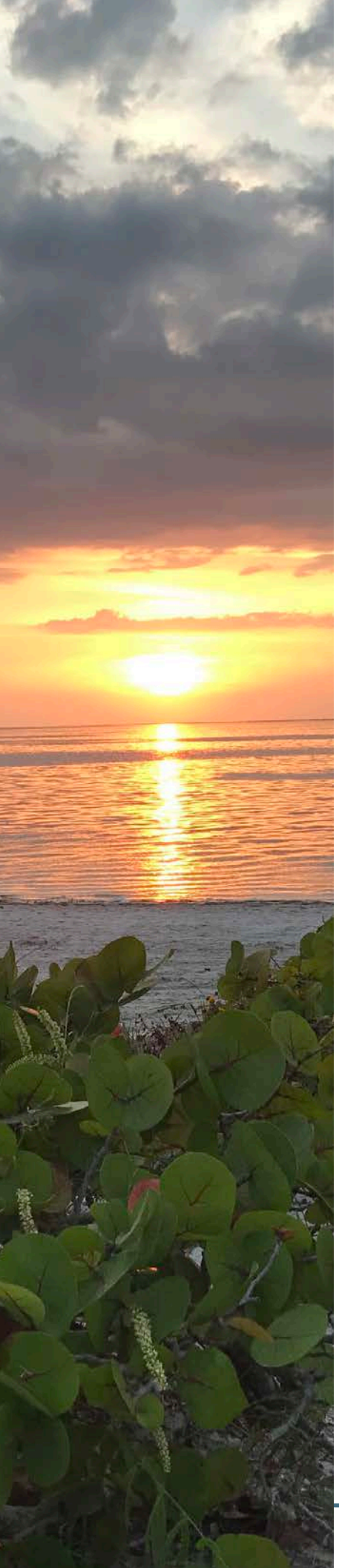
A field inspection along the Anclote River referenced in the prior analysis revealed some bank erosion problems along portions of the river. Most of this appeared to be the result of waves from boat wakes impacting the shoreline. Other marine sediment erosion problems were associated with seawall construction and shoreline hardening. Impact of waves on seawalls causes scouring of sediments at the seaward base of the wall. Off road and recreational vehicle use in certain areas (e.g., north of Howard Park and on the relic sand dune areas north of Lake Tarpon) was also a cause of soil erosion and such vehicle use in these areas should be discouraged or prevented.

FIGURE 18: FEMA Floodplain



Additionally, soil and water conservation districts are established pursuant to state law, but are usually countywide in a real extent, and they have their own taxing authority. The soil districts' purpose is to control soil erosion. These erosion prevention efforts assist in maintaining estuarine water quality by reducing the sediment loads of waters flowing into the estuary.

As of the FDEP 2021 Critically Eroded Beaches report, no beaches were reported as critically eroded along Tarpon Springs' shoreline.



COASTS & SHORELINES

Gulf of Mexico

The Gulf of Mexico shoreline, where not modified by existing urban development, is a low energy tidal swamp which includes marshes, mangroves, seagrass meadows and other related wetlands. These areas provide protection from storms, absorption of stormwater runoff, and absorption of pollutants and sediments. The major conflict with the character of this shoreline occurs from the area's heavy urbanization and is related to the following types of activities:

- Dredging and Filling
- Seawalling
- Removal of Coastal Vegetation
- Direct Stormwater Discharge
- Multi-Slip Docking Facilities

The existing vegetative communities of the Gulf shoreline provide wave absorption during heavy storms. The dredging, filling, and seawalling of these communities negates their natural function.

The shoreline's character does not lend itself to seawalling, and, fortunately, the number of existing seawalls is minimal. The city's Land Development Code provides some protection of existing natural shoreline functions by requiring a 30-foot setback from the shoreline. Additionally, the Land Development Code requires a wetland buffer in areas not adjacent to the shoreline to protect these communities from encroachment.

The water depth required for boats associated with multi-slip docking facilities is in direct conflict with the Gulf shoreline shallow depth and seagrasses. Intensive boating access in this area also leads to what is known as prop dredging and scouring. Single slip facilities, boardwalks, and piers can be designed to minimize environmental damage.

Direct stormwater discharge into the Gulf is a major source of non-point pollution. Wetlands can be used for filtering, but pretreatment is necessary. Where filtering cannot occur prior to direct discharge into the Gulf, greater on-site retention is necessary.

The following recommendations are made to reduce Gulf of Mexico shoreline conflicts:

- Continue to restrict dredge and fill activities.
- Continue to restrict seawalling of the Gulf shoreline.
- Maintain the 30-foot aquatic lands buffer along the Gulf shoreline for principal buildings. In cases where existing seawalls have effectively eliminated the natural shoreline function, permit a limited exemption from this rule for accessory structures such as pools, sheds, and fences.
- Increase the 15-foot required wetlands buffer to a 25-foot buffer around wetlands, both isolated and aquatic to match the minimum required by SWFWMD.
- Continue to restrict multi-slip (3 or more) docking facilities along the Gulf shoreline.
- Continue to restrict direct stormwater discharge.
- Continue to utilize wetland communities as a positive outfall after onsite pre-treatment.

Anclote River

Tarpon Springs is a nineteenth century riverfront city and much of the earliest development occurred along the shoreline of the Anclote River and its tributary bayous. Much, if not most, of this early development included seawalls which have created a vertical grade change between land and water. This alteration effectively eliminated the natural shoreline.

Along the south shoreline of the Anclote River, land uses range from light commercial to heavy boat works. The working waterfront enhances the tourist related economy of the Sponge Docks.

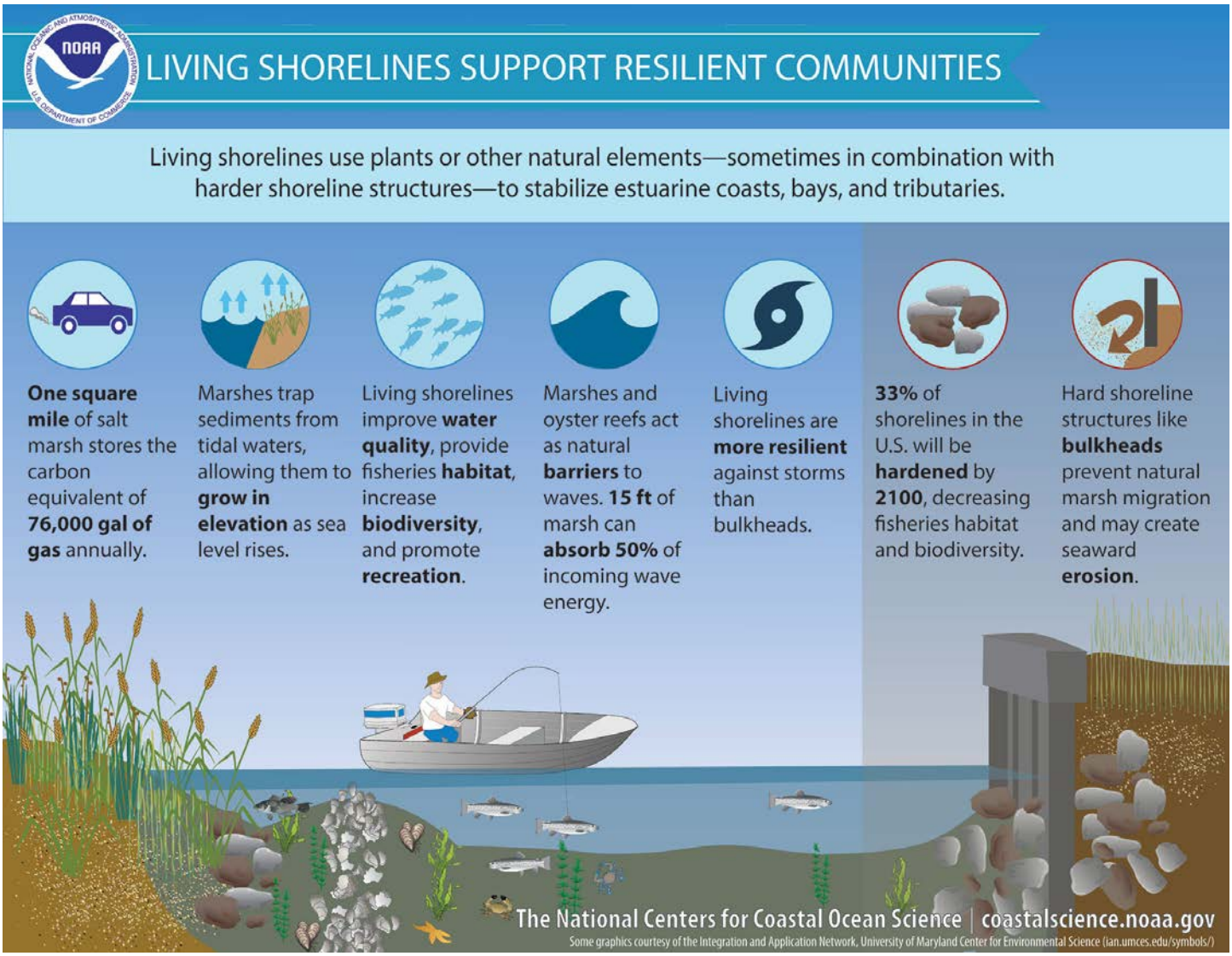
Protective Measures

The City should maintain its commitment to requiring alternatives to seawalling entire shorelines, where practical. Examples are shown in **Figures 19 and 20**. These alternatives and other similar alternatives that may be established by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE) utilize natural characteristics of an area to stabilize shorelines, provide habitats for animals and cleanse the water as well as allow access to the water by human-made structures such as docks and piers.

While seawalling is discouraged certain areas of the City's shorelines have historically been seawalled and must functionally remain as such. The seawall around Spring Bayou is a significant historic resource providing access to Craig Park, the Golden Crescent, and is the location of the cross throwing during the Epiphany celebration. The City is currently studying alternatives to repair and improve this asset. A second shoreline of concern is the Whitcomb Bayou shoreline. With assistance from the ACOE, the City has stabilized portions of the Whitcomb Bayou shoreline with a rock revetment in 2017. The City is evaluating alternatives and seeking grant funding to further stabilize this area and deter future flooding events.

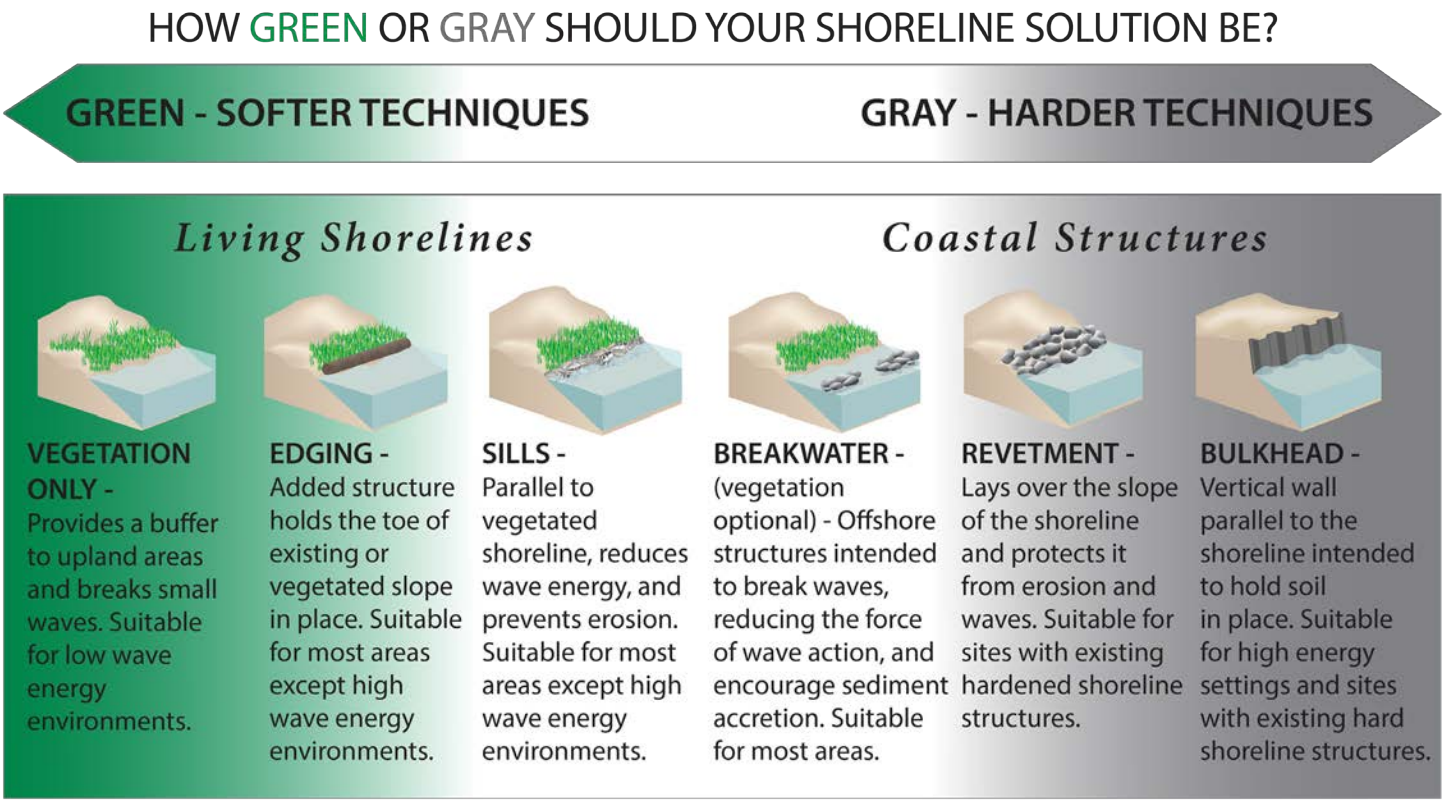
In 2023, the city adopted the Sustainability Plan and is in the process of developing a vulnerability assessment and adaptive action strategy, both of which were supported by the City's Strategic Plan. The goals and objectives of these two plans will also support the protection of the shorelines.

FIGURE 19: Living Shorelines Support Resilient Communities



Source: National Oceanic and Atmospheric Administration (NOAA) https://www.habitatblueprint.noaa.gov/living-shorelines/

FIGURE 20: Shoreline Designs



Source: National Oceanic and Atmospheric Administration (NOAA) https://www.habitatblueprint.noaa.gov/living-shorelines/

Public Access & Beaches

No significant beach or dune areas are located in the city. There are two small manmade beaches, Sunset Beach and Fred Howard Park. Anclote Key represents the northern extent of the Gulf Coast barrier island system and is protected through the state park system.

Estuarine Pollution

Various agencies are involved in reducing pollution, including primarily the Florida Department of Environmental Protection (FDEP) and SWFWMD but also the Florida Department of Agriculture and Consumer Services, Pinellas County and Department of Health, and the City of Tarpon Springs for certain activities influencing pollution.

- **Point Sources of Estuarine Pollution**
  Point source pollution is a direct discharge from a single point, such as a pipe. The City monitors high risk facilities through annual inspections and monitors businesses subject to state high risk classification standards. As of January 2024, the City does not have any high risk facilities on the state's classification list. Additionally, the City follows all National Pollution Discharge Elimination System (NPDES) requirements for preventative maintenance of the City's Municipal Separate Storm Sewer System (MS4). **Figure 21** identifies the major outfalls within the City, which are regularly maintained and inspected.

- **Non-Point Sources of Estuarine Pollution**
  Stormwater runoff that does not get captured by stormwater infrastructure (surface runoff) is non-point pollution. Urban stormwater runoff continues to be one of Tampa Bay region's major causes of non-point source water pollution. By this definition non-point source runoff originates from privately owned property. To minimize this contribution the City utilizes various public education efforts, ranging from grade school education to home owner associations. Through partnership with Pinellas County, several watershed management plans have been developed resulting in a better understanding of potential pollution and flooding impacts. These plans include:

  - Anclote River Watershed Management Plan
  - Lake Tarpon Watershed Management Plan
  - Klosterman Watershed Management Plan
  - Clearwater Harbor St. Joseph Sound Watershed Management Plan *(currently in progress)*

In general, the following continue to be potential sources of non-point pollution typically from privately-owned property:

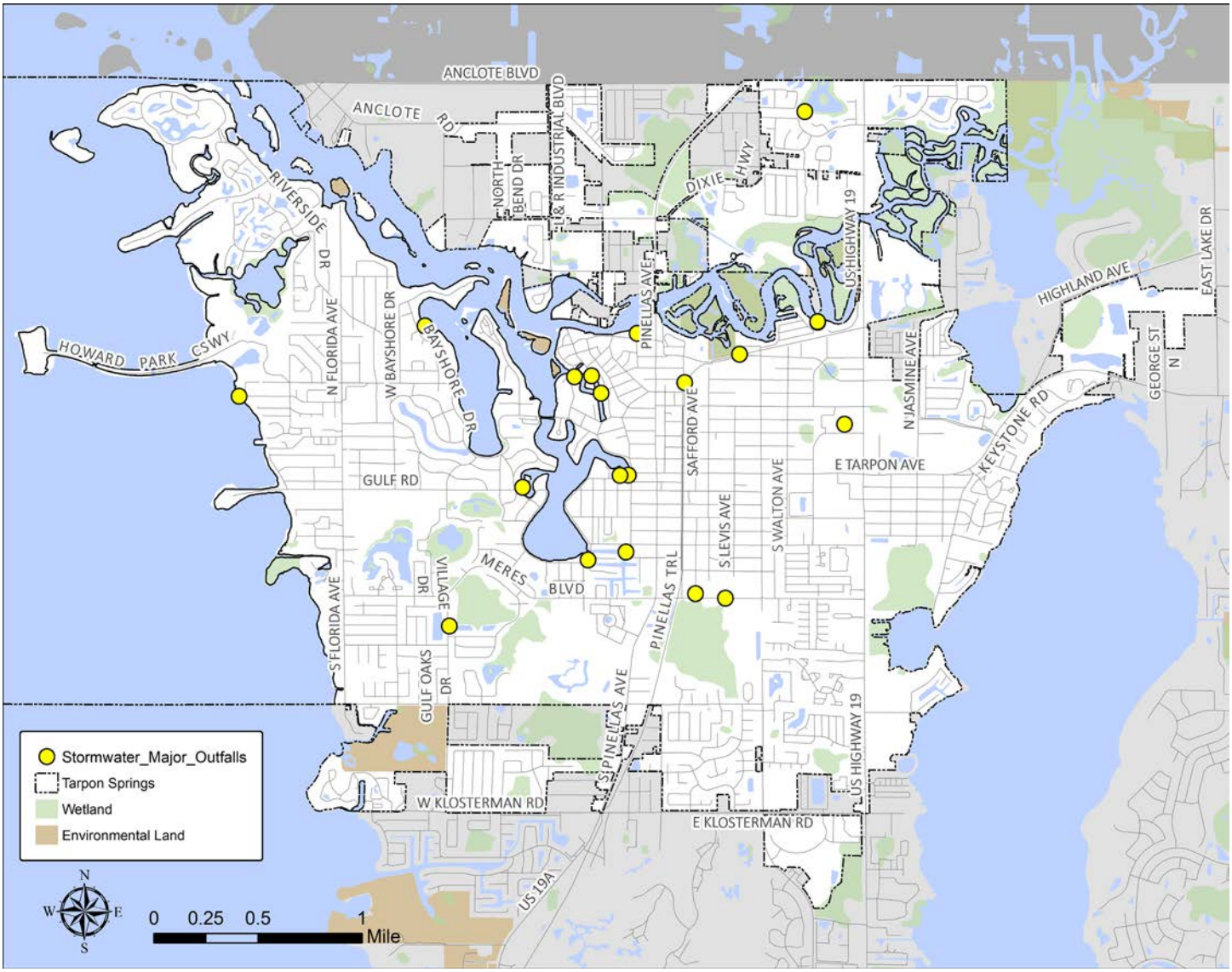
- Pollutant deposited on streets and parking lots, such as oil, grease, metals, sediment, etc.
- Construction activities creating sedimentation problems.
- Erosion from exposed ground surfaces (i.e., unpaved streets, un-vegetated lots, etc.).
- Lawn and landscape maintenance activities (i.e. fertilizers, pesticides, lawn and tree clippings, etc.).
- Domestic pet litter, particularly dog.
- General trash, litter and organic debris.
- Atmospheric pollutant conditions.

The prior analysis indicated that additional nutrient loading to the Anclote River from Pasco County was a potential problem where septic tank waste was disposed of from pump trucks in permitted disposal fields. Existing septic fields and areas without sewer still pose a risk of nutrients being transported through groundwater into estuarine environments.

The following additional items continue to be identified as potential sources of non-point pollution citywide:

- Urban runoff from the City of Tarpon Springs.
- Petroleum hydrocarbon discharges from vessels.
- Discharges from seafood processing plants.
- Poor flushing of Kreamer and Whitcomb Bayous.
- Marinas.
- Septic Tanks.

FIGURE 21: Major Outfalls

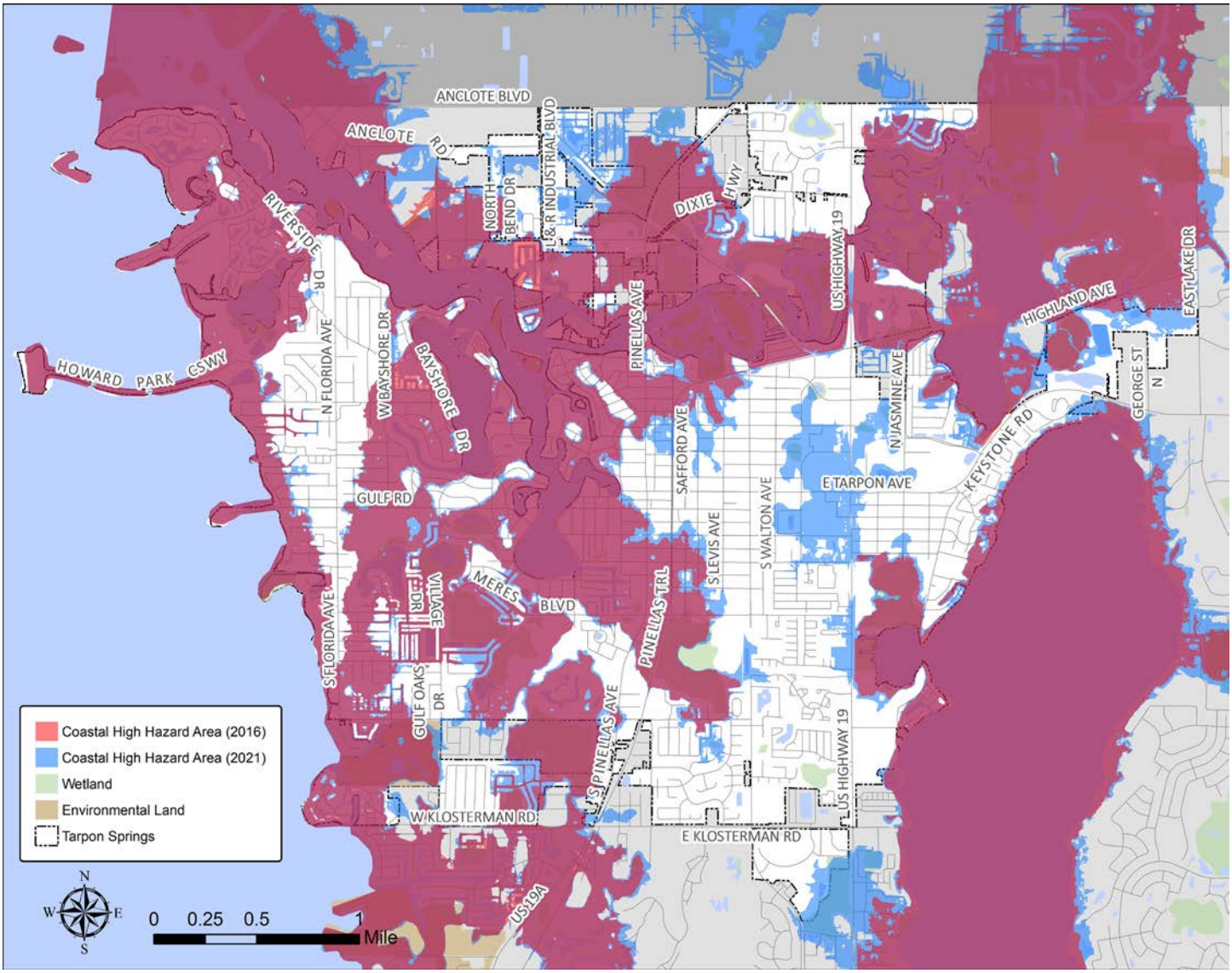


COASTAL HIGH HAZARD AREA (CHHA)

Uses in the CHHA

Among Coastal Management provisions in Sec. 163.3178, F.S., requirements at the state level governing local land use and development along the coast are primarily defined by the Coastal High Hazard Area (CHHA). This section of Florida Statute defines the CHHA as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. **Figure 22** shows the change in CHHA from 2016 to 2021.

FIGURE 22: CHHA Changes 2016 -2021



Figures 23 and 24 show existing and future land uses within the CHHA. **Tables 25 and 26** summarize the corresponding acreages. Much of the development along the Gulf of Mexico, the southern part of the Anclote River and Kreamer Bayou west of the Sponge Docks, and Lake Tarpon is residential. A comprehensive plan amendment is consistent with CHHA provisions in Florida Statutes if evacuation or mitigation standards in 163.3178(8)(a) are met. Additional standards for review of map amendments that increase density in the CHHA are contained in the City's Comprehensive Plan and in the Countywide Plan. A local government is also under no obligation to allow any land use amendments that would increase density in the CHHA; the future land use and coastal management element policies can prohibit it outright.

Uses in the CHHA also include water-dependent and water-related activities. Water-dependent uses include:

- Recreational (swimming beach, boat ramps, fishing access areas, charter and sightseeing operations)
- Commercial (marinas, boatyards, sponge docks, fish houses, and commercial dockage to support marine fisheries and fish and marine products processing plants).

Water related uses include:

- Motel/Hotels
- Restaurants
- Parks

TABLE 25: Existing Land Uses in the CHHA

USE TYPE	ACREAGE
Vacant	623
Residential	907
Single-Family	773
Mobile Home	52
Multifamily	82
Commercial	245
Industrial	46
Agricultural	5
Institutional	59
Government	275
Utility/Other	319
TOTAL	**2,479**

Source: FDOR, 2021; Acreage by individual land use category rounded to nearest acre.

TABLE 26: Future Land Uses in the CHHA

FLU CATEGORY	ACREAGE
Residential Very Low (RVL)	50
Residential Low Medium (RLM)	1,106
Resort	38
Residential Medium (RM)	167
Institutional *Renamed: Public/Semi-Public*	124
Industrial Limited *Renamed: Employment*	71
Industrial General *Renamed: Industrial*	27
Commercial General/Limited/Recreation *Renamed: Retail & Services*	161
Residential/Office Limited/General *Renamed: Office*	37
Community Redevelopment District *Renamed: Activity Center*	150
Preservation	385
Recreation/Open Space	285
TOTAL	**2,601**

Source: City of Tarpon Springs; Acreage by individual land use category rounded to nearest acre.

FIGURE 23: Existing Land Uses in CHHA

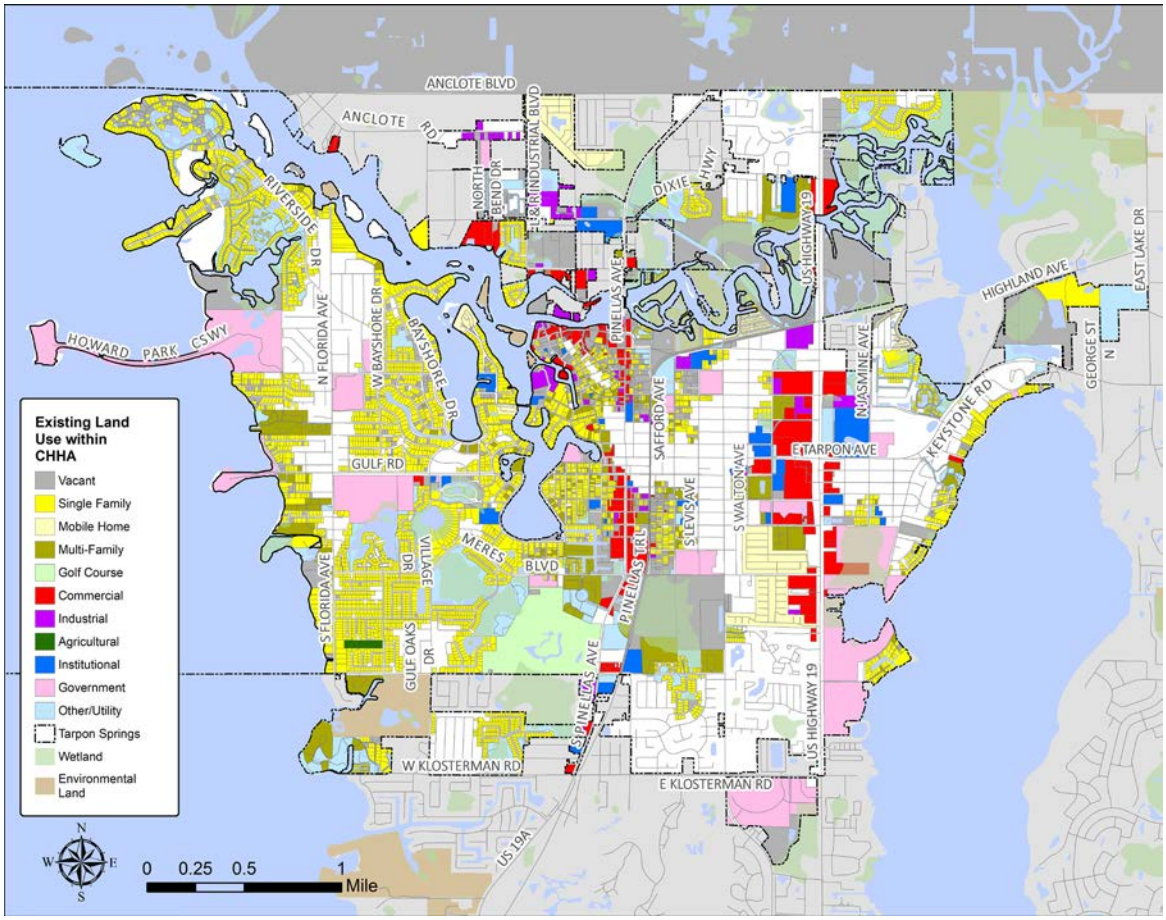
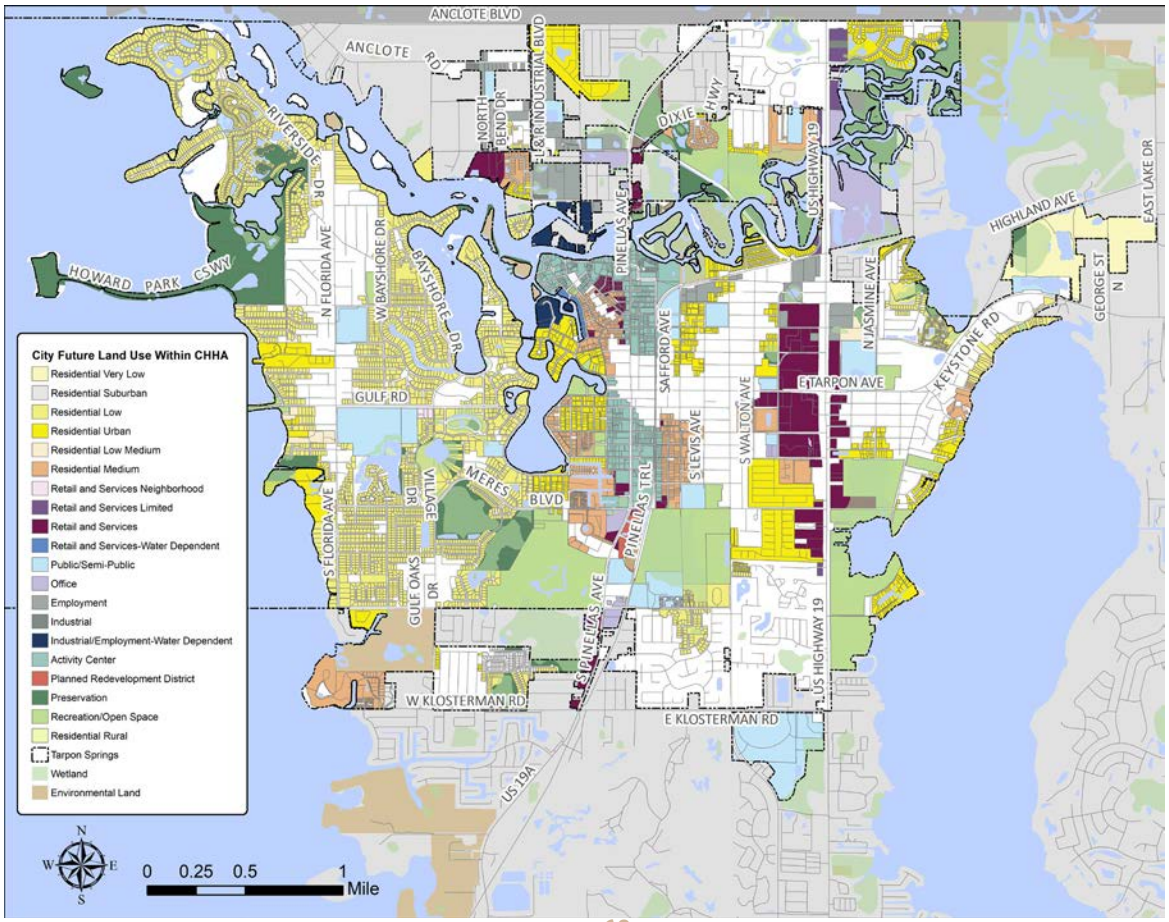


FIGURE 24: Future Land Uses in CHHA



Development/Redevelopment in the CHHA

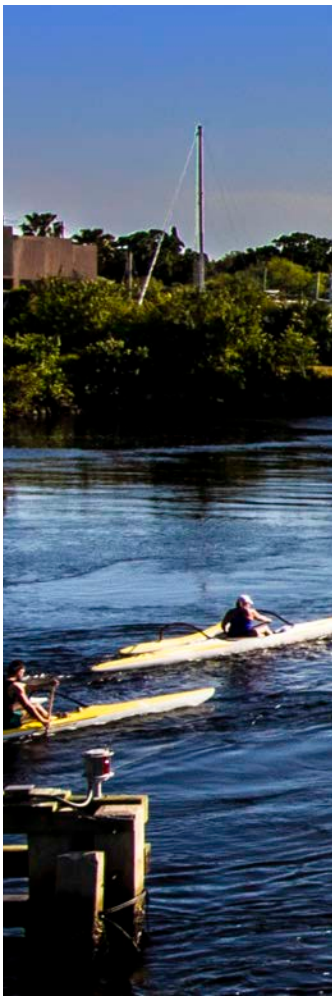
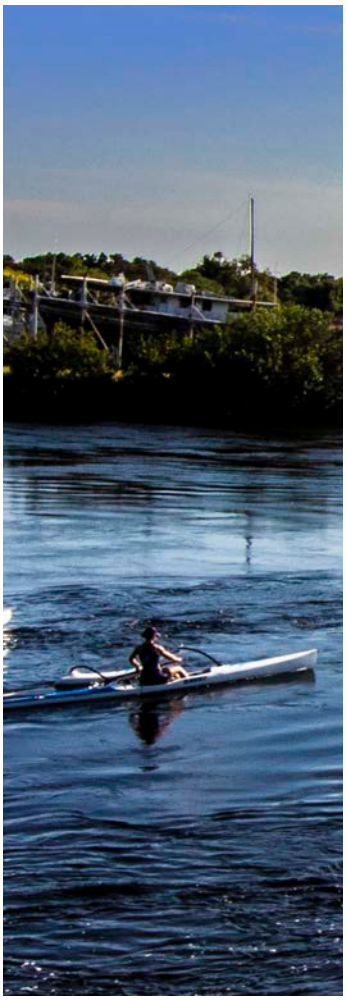
The CHHA is already urbanized, so most of the development and redevelopment would be infill with infrastructure already in place to serve these areas. Redeveloped areas would need to meet building requirements, with some flexibility for historic areas. Development and redevelopment would also need to be consistent with current state, regional, and local regulations, which include regulations/ standards for stormwater, water quality, dredge and fill, and upland/wetland habitat provisions among others . Impacts to monitor include:

- Increases in urban stormwater runoff.
- Additional pressure to dredge and fill in wetland areas.
- Loss of/or negative impacts on quality of sensitive upland habitat (xeric hammocks, sand pine communities, longleaf pine/turkey oak communities).
- Decline in wildlife populations within the city limits caused by increased human use of the areas (automobile and boat traffic)

Findings from the Comprehensive Plan Update Community Engagement Summary (2022) indicate support from the public and advisory boards/update steering committee for the following:

- Requiring new housing developments meet enhanced environmental standards.
- Incentivizing replacement of old mobile home units with new units resilient to high winds.
- Requiring/incentivizing electric vehicle charging infrastructure in new residential.

Outreach also indicated support for actions to protect shorelines via natural elements. There was additional support for action to protect shorelines through seawalls, invest in coastal restoration, enhance/preserve waterfronts for recreation and water-dependent uses, incentivize climate adaptation for properties that frequently flood, and restrict development in flood-prone areas. In 2023 the City adopted more stringent CHHA design regulations requiring that multi-family and townhome developments build to a minimum base flood elevation plus 3 feet and to the next higher windload category of the Florida Building Code.

Historic Resources in the CHHA

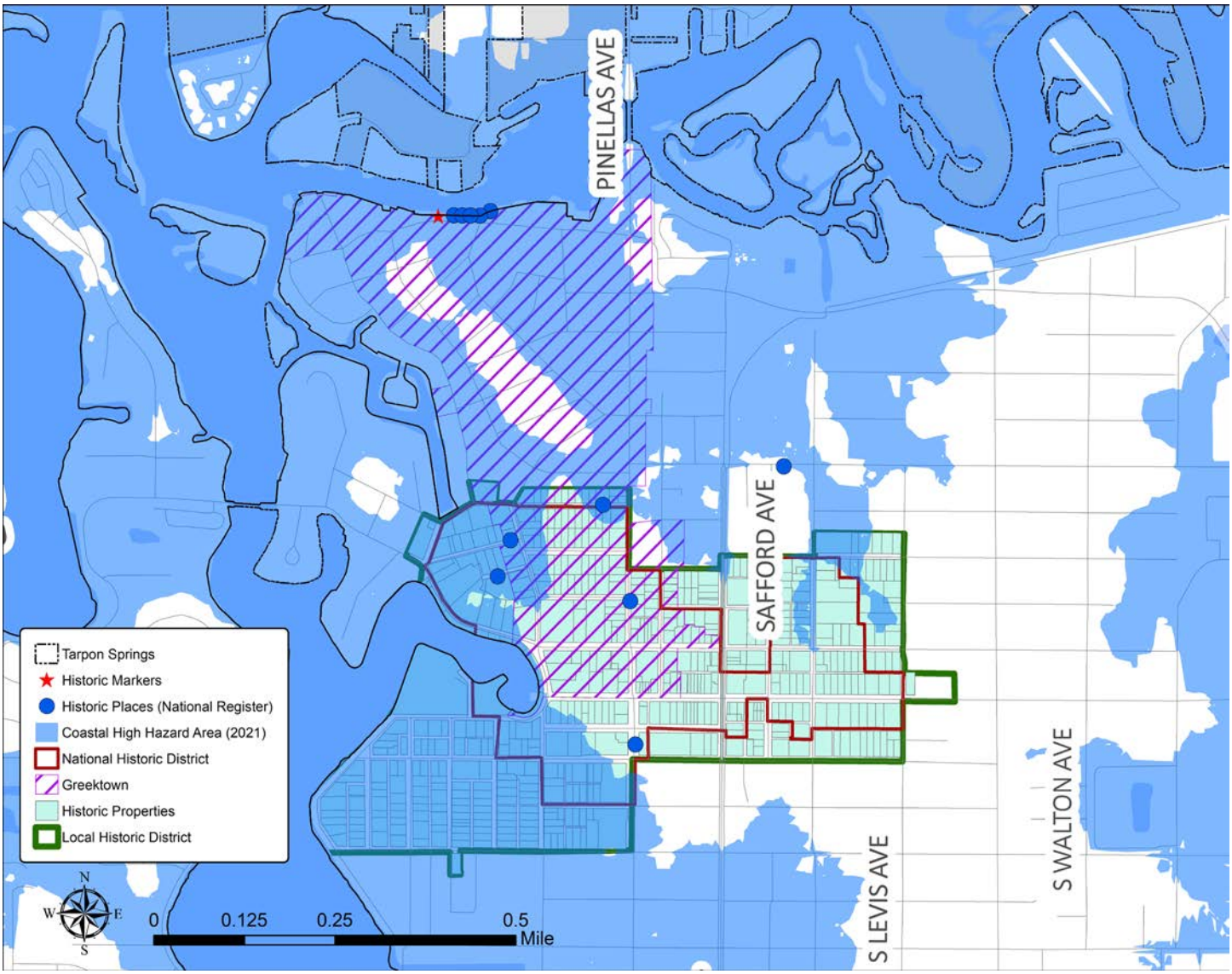
Figure 25 shows historic resources in the city in the CHHA. The following summarizes historic resources in the CHHA:

- ~~287 of 587~~ 300 of 602 total historic ~~properties~~ resources (pre-1976) within the local historic district Greektown National Register District (approximately ~~49%~~ 50%)
- 8 of 13 National Register Historic Places (approximately 62%)
- 1 of 2 (50%) of Historic Markers identified by Pinellas County
- 17 of 33 Other Historic Sites identified by Pinellas County (approximately 52%)

In 2023, the City completed an Adaptation and Resiliency Plan for the Historic District and Greektown. The plan's goals/ recommendations are the following:

- **Goal #1:** Continue to identify and analyze ~~date~~ data on historic resources, hazard impacts and risk exposure.
- **Goal #2**: Identify and implement adaptation and resiliency actions for historic resources and areas.
- **Goal #3:** Launch a public awareness and education program on hazard risks to heritage assets.
- **Goal #4:** Establish a strong intergovernmental support network to integrate and share hazard characterization data, and, coordination of adaptation and resiliency planning.

FIGURE 25: Historic Resources in CHHA



HAZARD RESPONSE

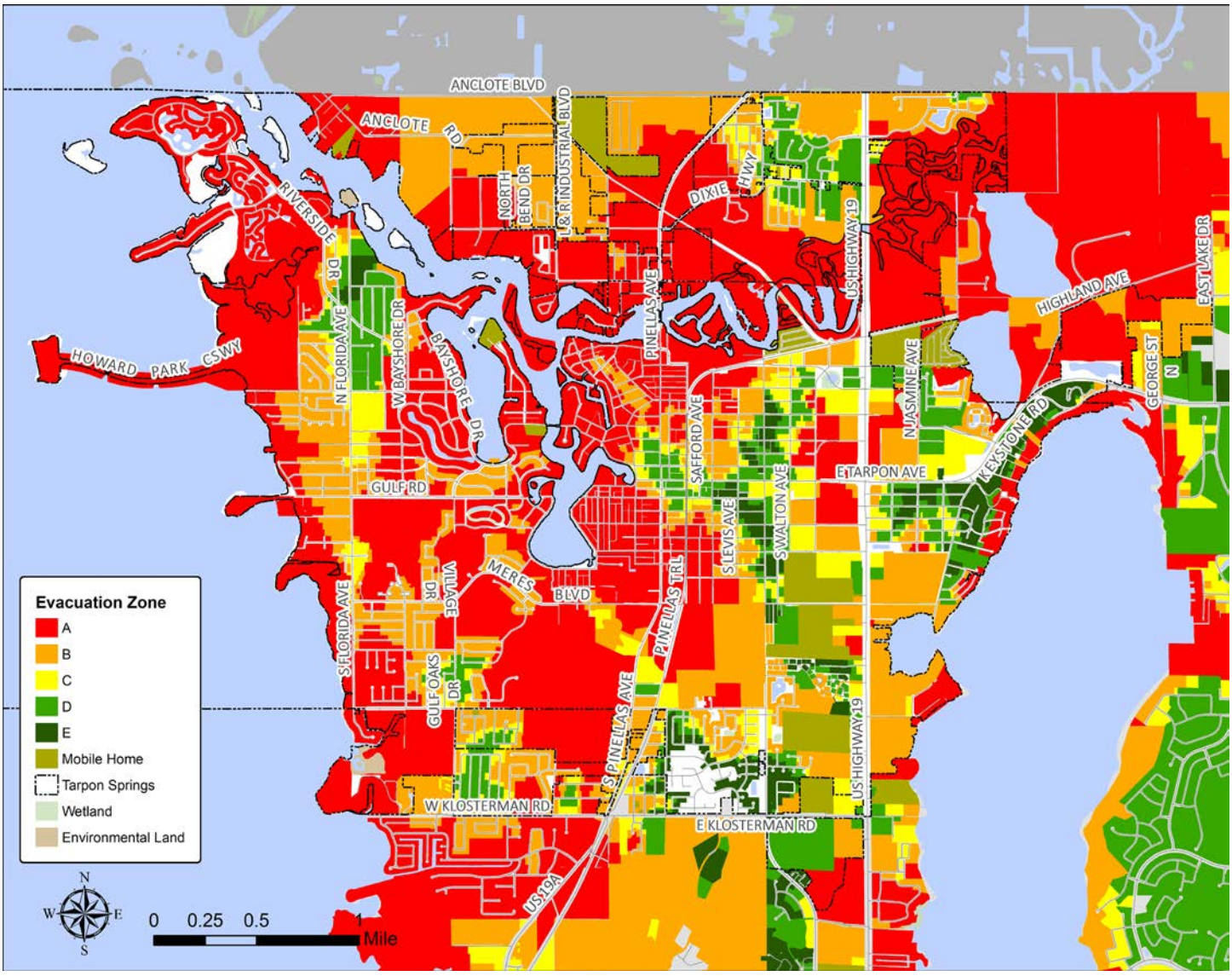
Hurricane Sheltering & Evacuation

Figure 26 shows the hurricane evacuation zones for the city. The level of service for Regional Clearance Time for hurricane evacuation (out of county) for a Category 5 storm event (according to the Saffir-Simpson scale) is 16 hours.

Currently there are no shelters within the City of Tarpon Springs. Sheltering is managed countywide by Pinellas County Emergency Management. The latest Pinellas County shelter analysis (May 2023) indicates that there are sufficient shelter spaces available countywide to accommodate up to a Level D evacuation. The closest shelters for Tarpon Springs Residents are in Palm Harbor. While it is desirable to have a public shelter within the City, available sites that are not located within an evacuation zone are extremely limited. The City should continue to explore hardening of existing structures in appropriate locations.

The 2022 Strategic Plan includes an objective to update the Emergency Preparedness Plan to respond to environmental and emergency impacts.

FIGURE 26: Hurricane Evacuation Zones



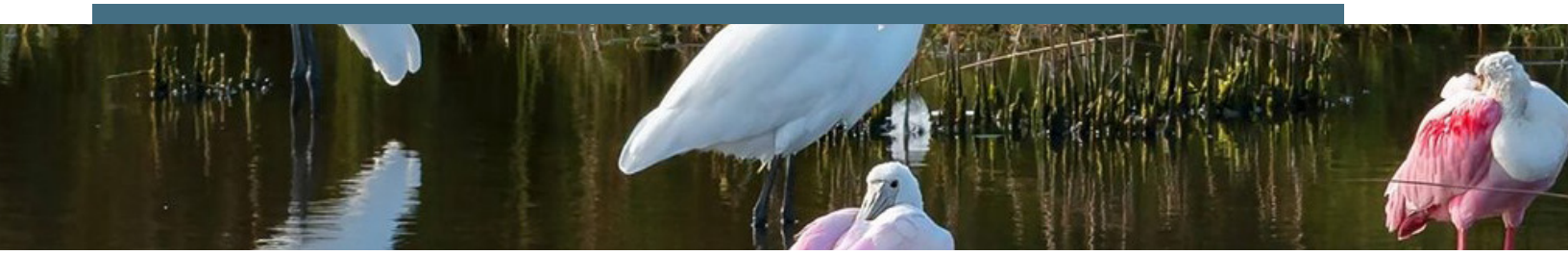
DREDGE & SPOIL DISPOSAL SITES

The city is responsible for maintenance dredging of the recreational channels within the City's bayous and those parts of the Anclote River. The federal channel of the Anclote River is maintained by the U.S. Army Corps of Engineers. The city has used its own site and has contracted for private sites to dispose of dredge spoil. The city continues to proactively plan for short-term and long-term dredge disposal sites and strategies to ensure the maintenance of waterways.

QUALITY OF LIFE

The Conservation, Recreation/Open Space, and Lifelong Learning Elements (formerly Public Schools) correspond and align with the following Goals from the "Quality of Life" Focus Area of the Strategic Plan:

- ⇒ **GOAL B.1:** Water Quality Protection (Rivers, Bayous, and Beaches).
- ⇒ **GOAL B.2:** A Healthy Tree Canopy.
- ⇒ **GOAL B.3:** A safe, pedestrian-friendly community.



Conservation

NATURAL RESOURCES

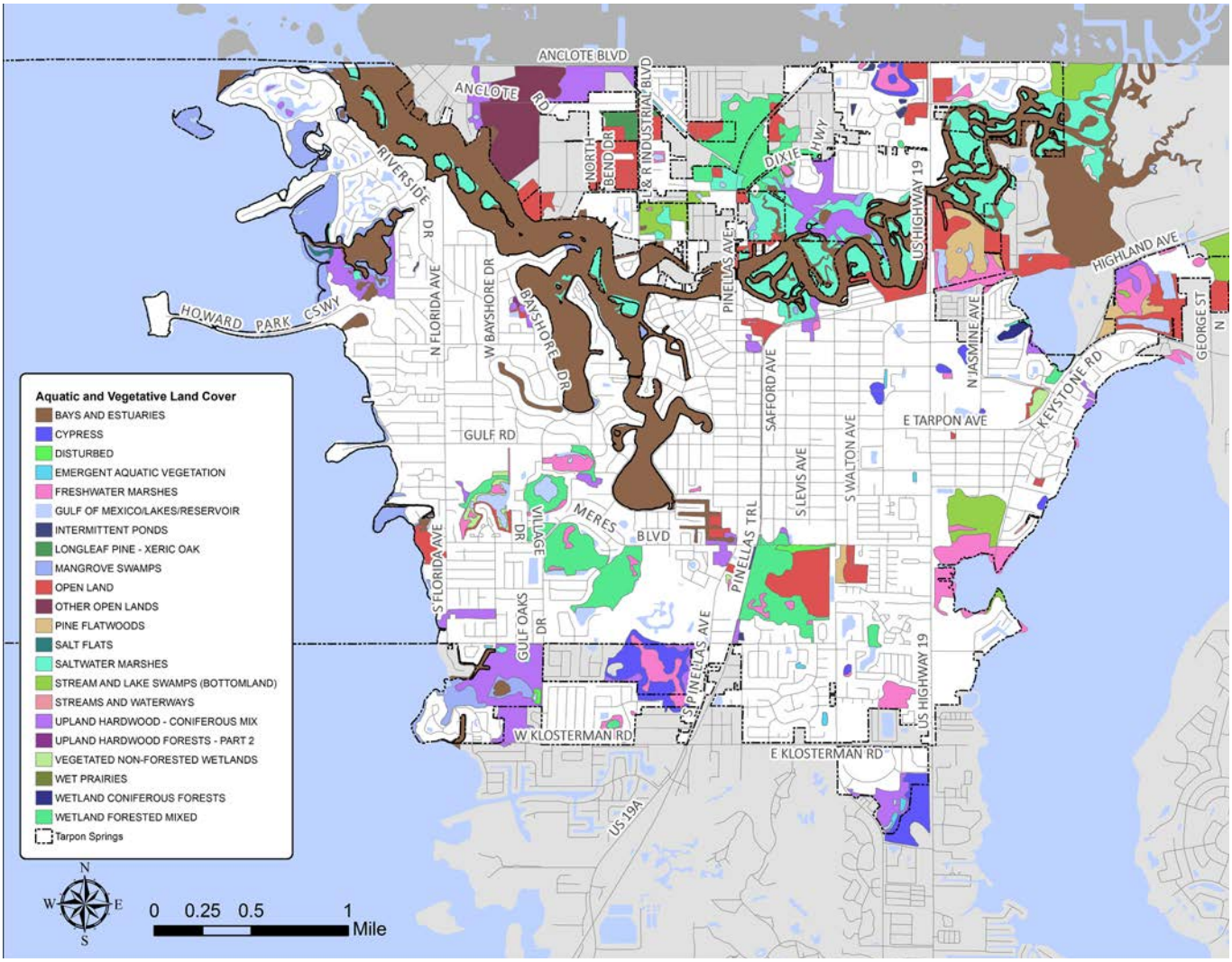
The scarcity of remaining habitat and the secondary impacts of development on remaining habitat over time have created a need to preserve environmentally sensitive areas and conserve remaining natural upland habitat.

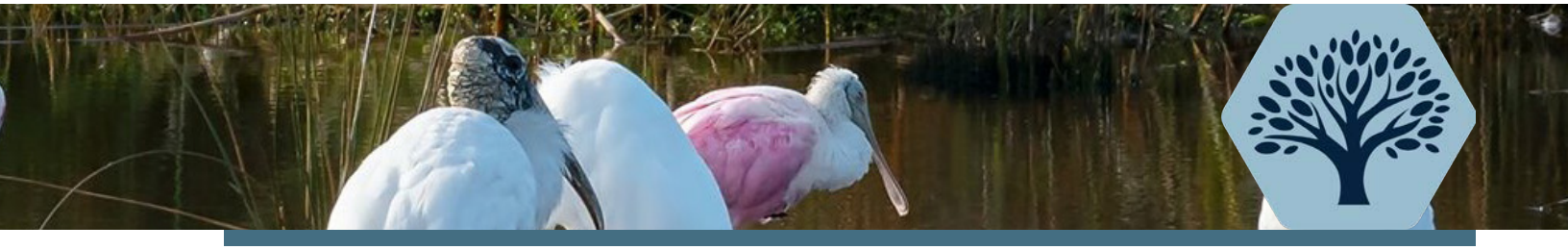
Environmentally sensitive areas include, but are not limited to, floodplains, wetlands, rare vegetative communities, listed species habitat, and areas of significant upland habitat remaining in Tarpon Springs. Using the Florida Land Use and Land Cover and Classification System (FLUCCS) map classifications, significant upland habitat in Tarpon Springs generally includes Scrub and Brushlands, Pine Flatwoods, Longleaf Pine/Xeric Oak, and Hardwood Conifer Mix.

Figure 27 identifies undeveloped land areas by the Florida Land Use Cover and Classification System (FLUCCS) designation.

Examples of protective measures can include, but are not limited to, "clustering" of development rights, setting aside a percentage of upland habitat for preservation, wetland buffers, requiring wildlife impact analysis/mitigation as a part of the development, etc.

FIGURE 27: Florida Land Use Cover & Classification System (FLUCCS)



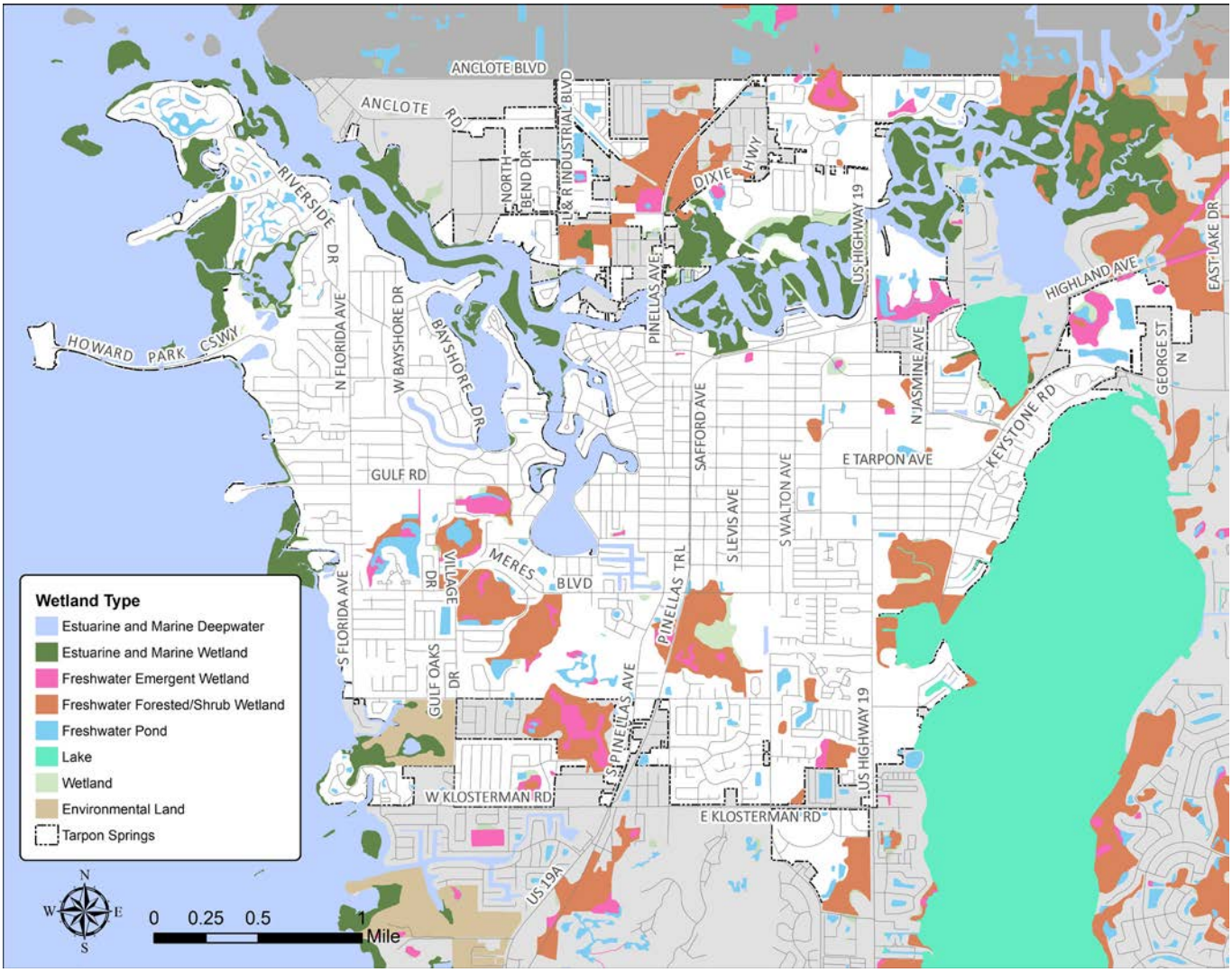


WATER BODIES

Figure 28 includes local surface water bodies, including rivers, bays, and lakes, and marine resources based on 2020 Florida Land Use, Cover & Classification System (FLUCCS) data from the Southwest Florida Water Management District.

The lower Anclote River (western section), St. Joseph's Sound, and Lake Tarpon are part of the Pinellas County Aquatic Preserve, designated in 1972. This preserve is subject to a management plan and regulations enforced by the Florida Department of Environmental Protection (FDEP). Rule 62-302.700, F.A.C also designates the Pinellas County Aquatic Preserve as an Outstanding Florida Water. This rule states: "It shall be the Department policy to afford the highest protection to Outstanding Florida Waters and Outstanding National Resource Waters. No degradation of water quality, other than that allowed in subsections 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding National Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering."

FIGURE 28: Wetland Types

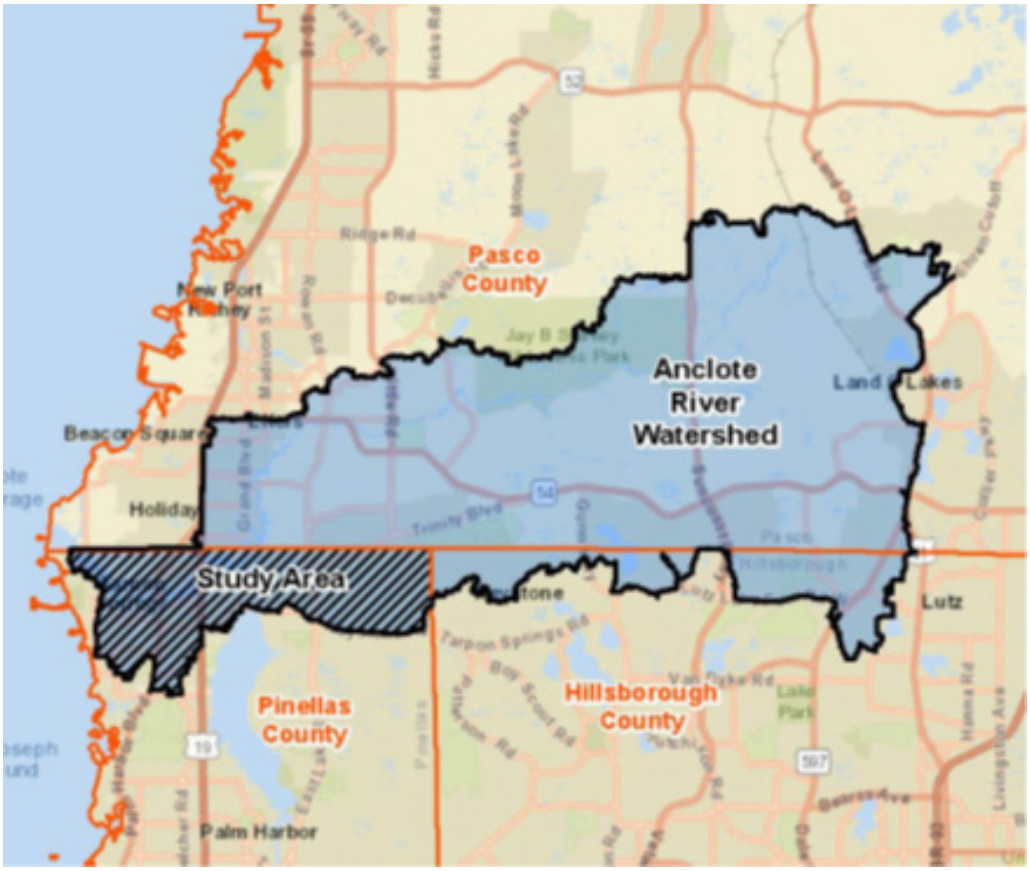


The Clean Water Act requires that the surface waters of each state be classified according to designated uses. Surface waters of the State, which includes Tarpon Springs, are Class III, unless described in rule 62-302.400, F.A.C. Uses associated with these waters include "Fish Consumption; Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife."

The Comprehensive Verified List provided by FDEP generally documents "impaired" waters not meeting state water quality standards and awaiting a Total Maximum Daily Load that is developed, adopted, and implemented to reduce pollutants and clean up the water body. The latest Verified List from FDEP dated June 21, 2021 includes portions of the Anclote River Bayou Complex estuary; however, it notes the impairment identified may be due to natural conditions, so assessment is pending further analysis. Lake Tarpon, the Lake Tarpon Canal to the south, other portions of the Anclote River estuary in Pinellas County are also included on the verified list, indicating that they require further assessment to confirm attainment of water quality standards. Notes in the list indicate that these areas are impaired, but are on the study list since there are ongoing restoration activities to address the impairment.

Pinellas County, SWFWMD, and the City collaboratively participate in implementing the Anclote River Watershed Management Plan (2021) to reduce flooding and improve water quality. The Watershed Management Plan includes approximately 9,095 acres of the watershed located in Pinellas County (**Figure 29**)

FIGURE 29: Anclote River Watershed Study Area



The plan analyzes Flood Protection Level of Service (FPLOS) for roadways, evacuation route, arterial and high use roads as well as structures subject to flooding, including critical facilities (government, fire stations, health care, schools and shelters). The analysis identified potential structural flooding for 3,541 structures within the City.

The plan also includes Best Management Practices (BMP) for many areas within the City as well as specific projects to improve flooding conditions, provide bank stabilization, improve water quality conditions and/or enhance natural conditions throughout the watershed.

The Anclote River Watershed Management Plan should be utilized as a reference document when parcels identified in BMP areas are proposed for development in order to further implementation of the watershed management plan.

Lake Tarpon, the largest freshwater lake in the Tampa Bay area, also has a Lake Tarpon Watershed Management Plan implemented by the Southwest Florida Water Management District (SWFWMD) and Pinellas County. The Lake Tarpon Plan summarizes the following primary challenges in the Lake Tarpon watershed, strategies to address those challenges, and indicators of success:

- Challenges:
  - Decline in water quality due to highly urbanized watershed inputs.
  - Imbalanced fish communities.
  - Increased nuisance algal blooms and non-native vegetation.
- Strategies:
  - Providing stormwater treatment to lake inflows.
  - Restoring hydrology and habitat restoration of surrounding wetlands.
  - Providing public education on lake and watershed issues.

- Success Indicators:
  - Increased submerged plant development.
  - Balanced fish communities.
  - Expanded coverage of native plants [Southwest Florida Water Management District (2018) "Lake Tarpon"]

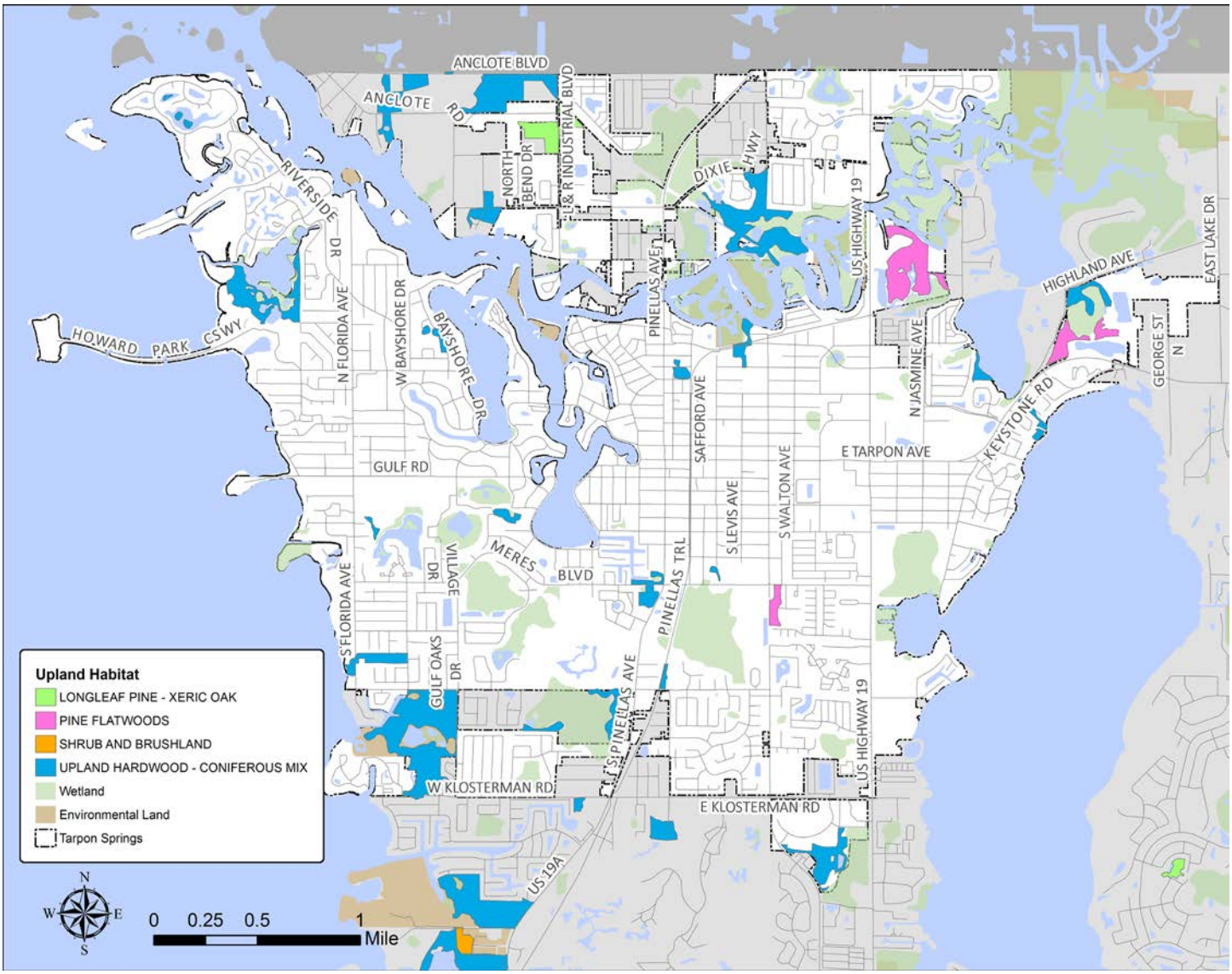
The Lake Tarpon Watershed Management Plan should be used as a reference document when development projects are located within the Lake Tarpon watershed management plan area.

HABITAT

Figure 30 indicates wetlands and upland areas that may be important to support wildlife habitat, according to the FLUCCS 2020 data and wetlands and environmental lands data from the Florida Geographic Information Office. Wetlands and additional freshwater, marine, and estuarine areas are distinguished in **Figure 28**.

There are no significant beach or dune areas in Tarpon Springs. There are small manmade beach areas at Sunset Beach and at Fred Howard Park, which are both too heavily used to represent significant wildlife habitat. Also, these areas were created by dredge and fill operations and are not the result of natural coastal processes. Anclote Key represents the northern extent of the Gulf coast barrier island system and is not proposed for development.

FIGURE 30: Wetland & Upland Areas



WILDLIFE

Table 27 lists these species and their current status with U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission below.

TABLE 27: Endangered, Threatened, or Species of Special Concern

SPECIES	CURRENT STATUS
Leatherback Turtle *(Dermochelys coriacea)*	Federal Endangered
Atlantic Ridley Turtle *(Lepidochelys kempii)*	Federal Endangered
Atlantic Green Turtle *(Chelonia mydas)*	Federal Threatened
Atlantic Loggerhead Turtle *(Caretta caretta)*	Federal Threatened
Eastern Indigo Snake *(Drymarchon corais couperi)*	Federal Threatened
Wood Stork *(Mycteria americana)*	Federal Threatened
Gopher Tortoise *(Gopherus polyphemus)*	State Threatened
Short Tailed Snake *(Lampropeltis extenuata)*	State Threatened
Least Tern *(Sternula antillarum)*	State Threatened
Southeastern Snowy Plover *(Charadrius nivosus)*	State Threatened
Little Blue Heron *(Egretta caerulea)*	State Threatened
Tricolored Heron *(Egretta tricolor)*	State Threatened
Reddish Egret *(Egretta rufescens)*	State Threatened
American Oystercatcher *(Haematopus palliates)*	State Threatened
Southern Fox Squirrel *(formerly Sherman's Fox Squirrel; Sciurus niger niger)*	State Species of Special Concern

Source: Species identified from the original Analysis and Document for the Tarpon Springs Coastal Planning Area and Conservation Element prepared by Mangrove Systems, Incorporated (Oct 10, 1989) with updates by the City of Tarpon Springs Planning and Zoning Division. Listing status from: Florida Fish and Wildlife Conservation Commission (June 2021) Florida's Endangered and Threatened Species and US Fish and Wildlife Service Environmental Conservation Online System (ECOS): https://ecos.fws.gov/ecp/report/species-listings-by-state?stateAbbrev=FL&stateName=Florida&statusCategory=Listed

WETLANDS

Wetlands occur in and around Tarpon Springs, but are primarily associated with the major waterbodies, Gulf of Mexico, Anclote River, and Lake Tarpon. Isolated wetlands which were once part of a larger system of interconnected wetlands are also present. Wetlands are a type of ecological community which support a variety of plants and wildlife, and are dependent upon hydrologic connection to natural water bodies. In addition to serving as a wildlife and plant habitat, wetlands serve to retain water, regulate the flow of water, filter nutrients, and absorb impacts of flooding and storm surges. Problems associated with the development of wetlands include flooding, loss of aquifer recharge, loss of habitat, loss of impact absorption during storm surges, erosion of roads, structures, and public facilities, and the malfunctioning of septic systems. The City's extent of wetlands is limited, and should be prioritized for protection. The development of wetlands is subject to the jurisdiction of the Army Corps of Engineers, the State Department of Environmental Protection, and SWFWMD. (**See Figures 27 and 28**)

MINERALS & SOILS

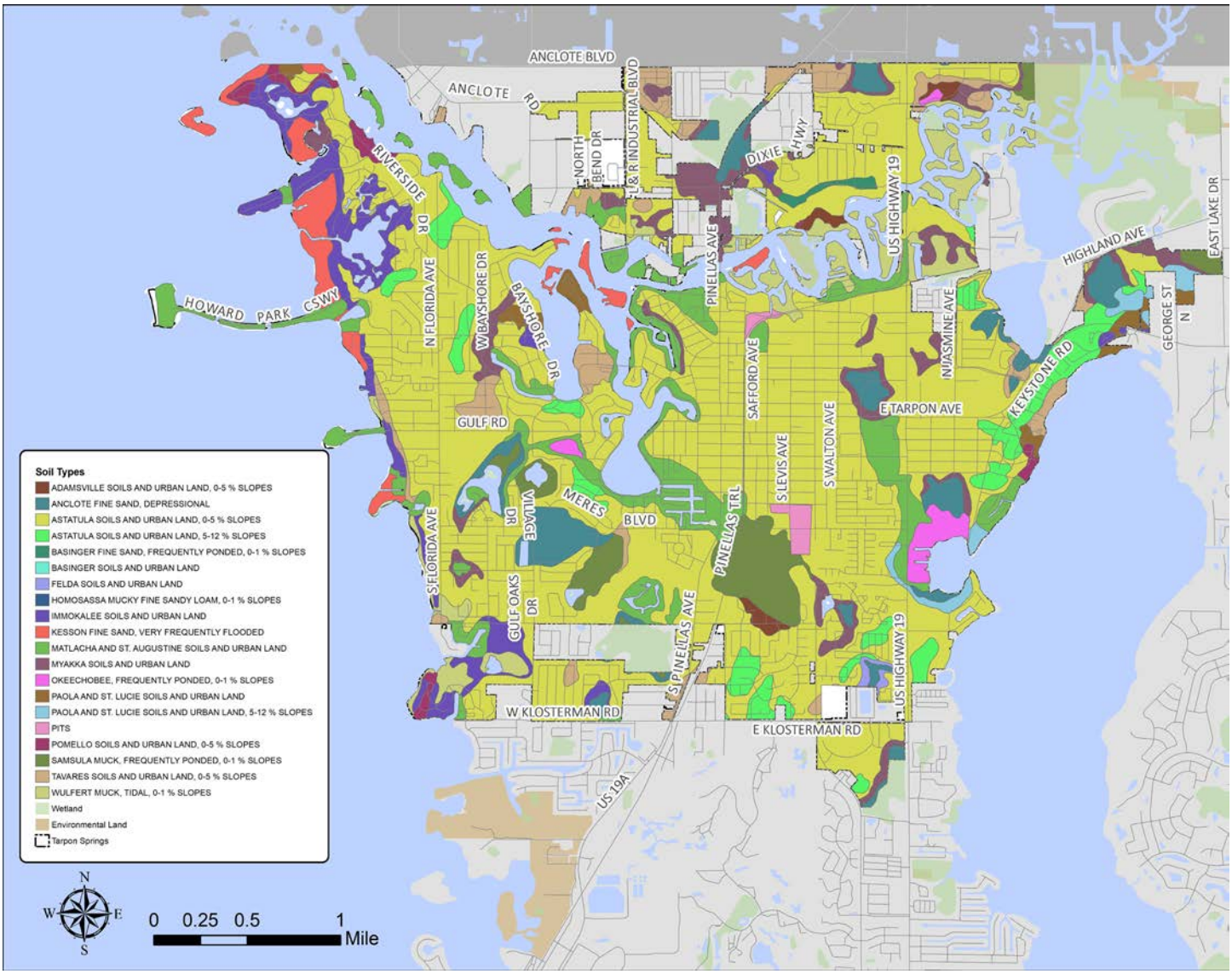
No mineral deposits of commercial value are known to occur within the city.

The northwestern part of Pinellas County is characterized by rolling ridges from 25 to 97 feet above sea level. Although Tarpon Springs has ridges, the majority of the area is low due to the Anclote River drainage basin. The primary challenge with topography is in the design of stormwater handling.

Figure 31 provides a map showing soil associations found in the city. A map showing soil associations can be a useful guide for site selection and planning. Due to past urbanization the majority of Tarpon Springs' soil coverage consists of urban land and is suitable for development. However, management of a specific site will depend upon such details as slope, density, depth, drainage, permeability, and other characteristics.

Tarpon Springs is characterized primarily by the Astatula series, which occur on upland ridges. Soil limitations are slight to moderate. However, areas adjoining wetlands, having previously filled wetlands/submerged land, and shoreline areas present more severe problems.

FIGURE 31: Soils Map



POTENTIAL AREAS FOR CONSERVATION & PRESERVATION

The following local conservation and preservation priorities summarized here are derived from the community engagement for the 2023 Comprehensive Plan update.

- Improving habitat quality of parks, conservation, and open space land was a top priority from the general public and advisory boards/update steering committee for parks, recreation, and open space.
- Improving access and new conservation lands were also priorities for the boards/steering committee, residents, and general public.
- Regarding conservation and natural resource priorities, acquiring new environmentally sensitive lands (habitat, wetlands, etc.) for conservation was a priority for both the general public and advisory boards/update steering committee.
- Maintaining and enhancing tree canopy was also important for the advisory boards and the steering committee.

The Tarpon Springs Strategic Plan completed in 2022 includes the following goal and objectives supporting tree canopy health:

- **Goal B.2:** A Healthy Tree Canopy
  - **Objective B.2.1:** Complete and maintain a tree inventory.
  - **Objective B.2.2:** Reduce urban heat islands and increase shade tree plantings.
  - **Objective B.2.3:** Assess and amend tree preservation ordinances.

As documented in **Figure 30**, the city has very few areas of upland vegetation remaining. Xeric oak and pine located near the coastal area are particularly important for wildlife habitat. Additionally, estuarine salt marsh and mangrove forest which provide wildlife habitat, benefit water quality by filtration of upland runoff, and dissipate wave energy during severe storm events should be preserved. (**Figure 28**).

Specific objectives and policies within the Conservation Element address protecting and improving wetlands and upland habitat.. Previous policies sought protection through a “no net loss” provisions. A new proposed policy will prohibit impacts to all remaining wetlands, regardless of quality or functional status. Additionally, the Future Land Use Element specifies maximum impervious surface and minimum open space standards for areas of significant upland habitat.

RENEWABLE ENERGY & SUSTAINABILITY

In 2023, the City adopted the Sustainability Plan providing a blueprint of current and future sustainability and resiliency initiatives for Tarpon Springs. Additionally, the Strategic Plan also includes the following “Infrastructure” Focus Area Goal and Objectives for a citywide clean energy program:

- **Goal A.1:** A City-Wide Clean Energy Program
  - **Objective A.1.1:** Research, develop, and initiate a City-wide renewable energy plan.
  - **Objective A.1.2:** Expand a City-wide energy efficiency program.

Recreation/Open Space

HISTORY

The city began to grow rapidly after 1905 with the growth of the sponging industry and two concurrent real estate booms. It was also at this time that Tarpon Springs created several parks and recreation facilities, many of which still exist. For recreation, most people wanted to be at the beach, so sunbathing, fishing and other similar activities became popular with tourists that "wintered" in the area.

In the 1920's Sisler Field (currently a ballfield/park of the same name) was built to serve as the spring training facility for the St. Louis Browns. The original field has been added to the present-day facility, which now has four Little League ball fields. Around the same time the Tarpon Springs 18-Hole Golf Course (formerly the Marshall Alworth Golf Course) was built, making it one of the first in Florida.

Sunset Beach and causeway were constructed in 1926. The beach and building were utilized by residents for local dances, receptions and weddings until the pine building burned down in October 1963. In 1994, park renovations were completed to include new picnic shelters, restrooms, fishing platform, a refurbished parking lot, tree plantings, and an informational kiosk about the history and environment of the 8.6-acre park. Sunset Beach continues to be a cherished asset to the Tarpon Springs community.

Many recreation facilities were built as a result of the 1933 New Deal that created the Works Progress Administration, putting to work many unemployed people. Some of the projects included a children's playground at Rotary Park (this facility still exists) and improvements to Craig Park (formerly known as Coburn Park) as well as, for the first time, sanitary outdoor toilets for these facilities.

Some of the recreation activities that became popular in the 1930s included golf tournaments and football games, as well as, various community events held in the various park facilities.

Another facility, built with city funds and donations, was the Tourist Club at Craig Park. The Memorial Stadium was built with funds raised by local service clubs and later turned over to the Pinellas County School Board and used for the Tarpon Springs High School football team, the "Spongers".

Some other early recreation facilities include the present Yacht Club, which was formed in 1949, and the Sunset Point recreation pier. The A. L. Anderson and Fred Howard County Parks are named after former mayors of Tarpon Springs.

TRENDS IN RECREATION

Approximately 120 years have passed since the first Tarponites and visitors to the area participated in recreation activities and in this time the need for facilities has mirrored the population growth of the area.

Regional Trends

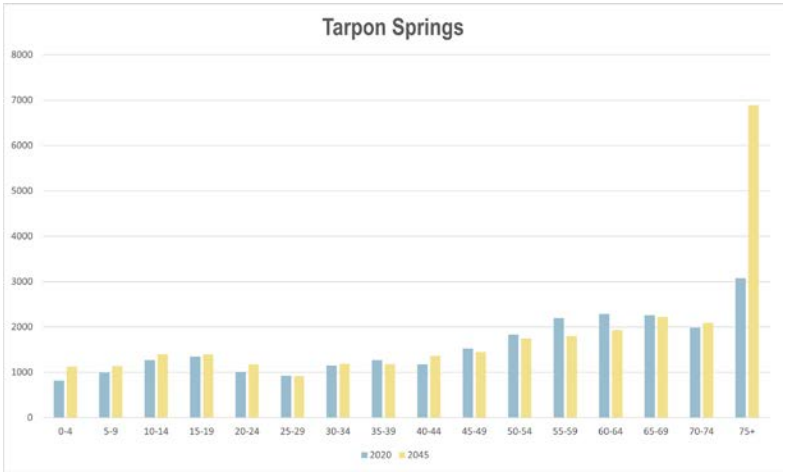
According to the 2019 Statewide Comprehensive Outdoor Recreation Plan (SCORP), the resource-based activities (those depending on water and land natural resources) with the highest participation rates in the Central West Florida Area are saltwater beach activities, visits to archaeological and historic sites, wildlife viewing, picnicking, bicycle riding on paved routes, and hiking. The most popular user-oriented activities (generally sports) include fitness walking and jogging and swimming in outdoor pools. Only 10 out of 27 level of service (LOS) standards reviewed for the Central West Florida area in the SCORP exceed the statewide medians.

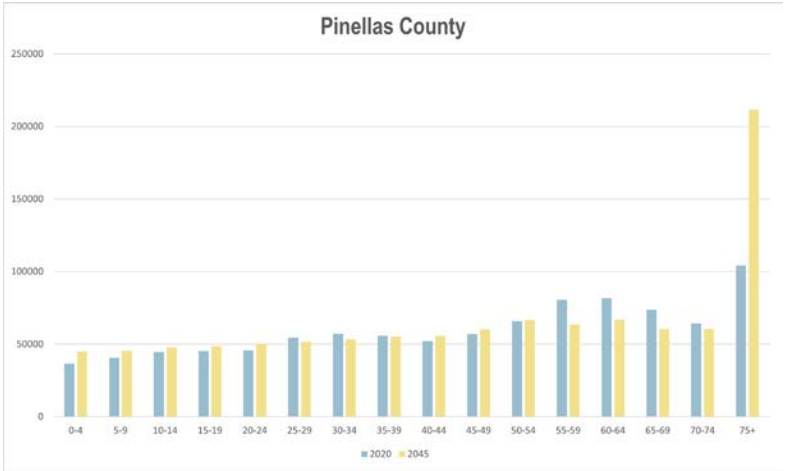
Local Trends

Figure 32 shows age distribution estimates for permanent residents in the city and county between 2020 and ~~2040~~ 2045. The anticipated increase in the population over 75 years of age for both jurisdictions over the next couple of decades is most notable. Additionally, relative to the County, Tarpon Springs has a slight dip in population for permanent residents in their 20's and early 30's.

The following local parks and recreation preferences summarized here are derived from the community engagement for the 2023 Comprehensive Plan update. These items include those highest ranked by the advisory boards and steering committee.

FIGURE 32: City & County Age Distribution for Permanent Residents





- Improving habitat, quality of parks, conservation, and open space lands were top priorities from the general public and advisory boards/update steering committee for parks, recreation, and open space. Improving access and new conservation lands were also priorities for the boards/steering committee and residents, and the general public.
- Regarding conservation and natural resource priorities, acquiring new environmentally sensitive lands (habitat, wetlands, etc.) for conservation was a priority for both the general public and advisory boards/update steering committee. Maintaining and enhancing tree canopy was also important for the advisory boards and steering committee.
- Regarding facilities, when asked for the top five most needed parks and recreation facilities in the city, general public survey respondents indicated inclusive playgrounds, swimming facilities, and pickleball as the top three, followed by skateboarding, basketball, soccer, and baseball/softball facilities which all received a similar number of responses. The amenities ranked by the general public as top five in terms of need were restrooms and water fountains, trails, kayak/paddleboard launches, community gardens/orchards, benches, and fishing piers (the last two items received a similar number of responses). Pickleball facilities were also highest ranked by the steering committee.

Parks can also meet other community capital improvement priorities, such as flood risk reduction, stormwater management, ecosystem restoration, natural systems and resources, sustainability/resiliency improvements, historic and cultural resource preservation, and economic development.

EXISTING INVENTORY

An important process in planning for recreation and open space facilities involves inventorying the existing facilities. The tables that follow provide an inventory of each category of facility inventoried for this plan. The tables of most concern to this plan are the first two, which depict the City owned parks and open space facilities and the recreational buildings and facilities.

City Owned

The existing City recreation and open space facilities have been inventoried. **Table 28** lists the parks and open space facilities and **Table 29** shows recreational buildings and facilities. Locations of parks and recreation facilities are depicted on **Figure 33**.

TABLE 28: City Owned Parks & Recreation

	FACILITY	ACRES	CLASSIFICATION	LOCATION	AMENITIES
1	Chesapeake Park	0.25	Mini-Park	Royal Dr. & Chesapeake Dr.	Undeveloped, no facilities.
2	Cops & Kids Youth Center Playground	0.5	Mini-Park	555 E. Harrison St.	1 Bicycle Rack; 1 Equipped Play Area; Mini-Gym w/Basketball Half-Court
3	Craig Park	6.8	Neighborhood Park	102 S. Springs Blvd.	1 Equipped Play Area; 10 Picnic Tables; 1 Recreation Bldg.; 1/3 Mile Scenic Walkway; 1 Saltwater Boat Ramp w/1 Lane; 6 Shuffleboard Courts; 2 Lighted Tennis Courts; Restrooms; 1 Floating Dock, 1 Bandshell
4	Ed Dorsett Park	4.5	Neighborhood Park	500 E. Harrison St.	2 Full-Court Basketball; 2 Bicycle Racks; 1 Equipped Play Area; 8 Picnic Tables; 1 Lighted Softball Field; 1 Lighted Tennis Court; 1 Practice Athletic Field; Concession Stand w/ Kitchen Facilities; Restrooms; Cooking Grills
5	Highland Nature Park	6.95	Neighborhood Park	530 Highland Ave.	1 Bicycle Rack; 1 Equipped Play Area; 1/2 Mile Nature Trail; 1 Pedestrian Pier; 3 Picnic Tables; Restrooms; 325 Ft. of Scenic Boardwalk to Lake
6	Legion Park	0.8	Scenic Open Space	North of Ashland Ave.	Undeveloped Wetland Area
7	North Anclote River Nature Park	77	Community Park	55 Old Dixie Highway	2 Equipped Play Areas; 3 Bicycle Racks; Nature Walk Trails; 2 Restroom Areas; 1 Fishing Pier; Observation Deck; Pinellas Co. Bike Trail; 1 Canoe Landing Area; 15 Picnic Tables; Parking Facilities; ADA Accessible
8	Oak Leak Village Playground	1.05	Mini-Park	Vermont Ave.	1 Equipped Play Area; 5 Picnic Tables
9	Richard Ervin Park	0.86	Mini-Park	1700 Richard Ervin Pkwy.	4 Picnic Tables; 2 Shelters; (Boat Ramp Currently Closed Indefinitely)
10	Riverside Park	4.9	Neighborhood Park	833 Riverside Dr.	1 Equipped Play Area; 1 Football/ Soccer Lighted Field; 2 Picnic Tables; 4 Lighted Tennis Courts; Restrooms; Concession

**Facilities shared with City through leases*
Source: Information from Various City Departments, Pinellas County GIS (Acreage estimated using Pinellas County GIS aerial data)

TABLE 28: City Owned Parks & Recreation

	FACILITY	ACRES	CLASSIFICATION	LOCATION	AMENITIES
11	Rotary Park	2.88	Community Park	400 S. Banana St.	1 Lighted Softball Field; Restroom; 1 Basketball Court
12	Sisler Field	7.5	Community Park	711 Meres Blvd.	4 Lighted Little League Baseball Fields; 2 Concession Areas; Batting Cages; Restrooms; 1 Equipped Play Area
13	Sunset Beach Park	11.3	Neighborhood Park	1800 Gulf Rd.	2 Bicycle Racks; 320 Ft. Saltwater Beach Area; 9 Shelters; 23 Picnic Tables; 1 Beach Volleyball Court; Boat Ramp; Cooking Grills; 1 Equipped Play Area; Scenic-Overlooking Platform; 1 Equipped Play Area
14	Tarpon Springs Elementary*	2.6	Neighborhood Park	525 N. Disston Ave.	1 Basketball Court; 1 Equipped Play Area
15	Tarpon Springs High School*	9.85	Neighborhood Park	1411 Gulf Rd.	1 Lighted Baseball Field; 2 Basketball Courts; 1 Football/Soccer Field; 3 Tennis Courts; Open Play Field/Area
16	Tarpon Springs Middle School*	6	Neighborhood Park	500 Florida Ave.	2 Basketball Courts; 1 Bicycle Rack (compound); 1 Playground Field
17	Tarpon Springs Sports Complex/Discovery Playground	22.7	Community Park	150 Jasmine Ave.	3.5 Football/Soccer Fields; 2 Sets of Restrooms; 2 Concession Stands; Bleachers; Announcer's Booth; Discovery Playground; 2 Equipped Play Areas (1 for Tots, 1 for Older Children); 5 Picnic Tables
18	Tarpon Springs Dog Park/Splash Park	1.3	Dog Park	Live Oak	5 benches; Dog Water Fountain; Fire Hydrant; Dog Waste Bag Stations; Separate Fenced Areas for Large and Small Dogs. / Splash Pad, 1 Equipped Play Area; 1 Covered Pavilion; 1 Stage Area; 7 Picnic Tables; 8 Benches; 2 Cooking Grills; Restroom; Parking Lot; Kayak Launch
19	Exercise Park/ Pickleball Courts	2.68	Neighborhood Park	Safford Ave.	1 Bench; Exercise Equipment; 2-4 Pickleball Courts (Under Development)
20	Lake Tarpon Dock	100 ft.	Fish/Lake Viewing Dock	Lake Tarpon Ave.	Lake Fishing/Viewing Pier; Pedestrian Pier
21	Trentwood Playground	0.195	Mini-Park	1104 Windsor Hill Way	1 Equipped Play Area; Picnic Table
22	Gulf Beach Park	1.54	Scenic Open Space	West End of Gulf Beach Blvd.	Scenic Gulf Waterfront Area
23	Phillips Road Water Access	0.25	Future Boat Launch	Phillips Rd. & Riverside Dr.	Vacated ROW w/Anclote River (shallow water) Access
	TOTAL	**172.405 Acres +100 Feet**			

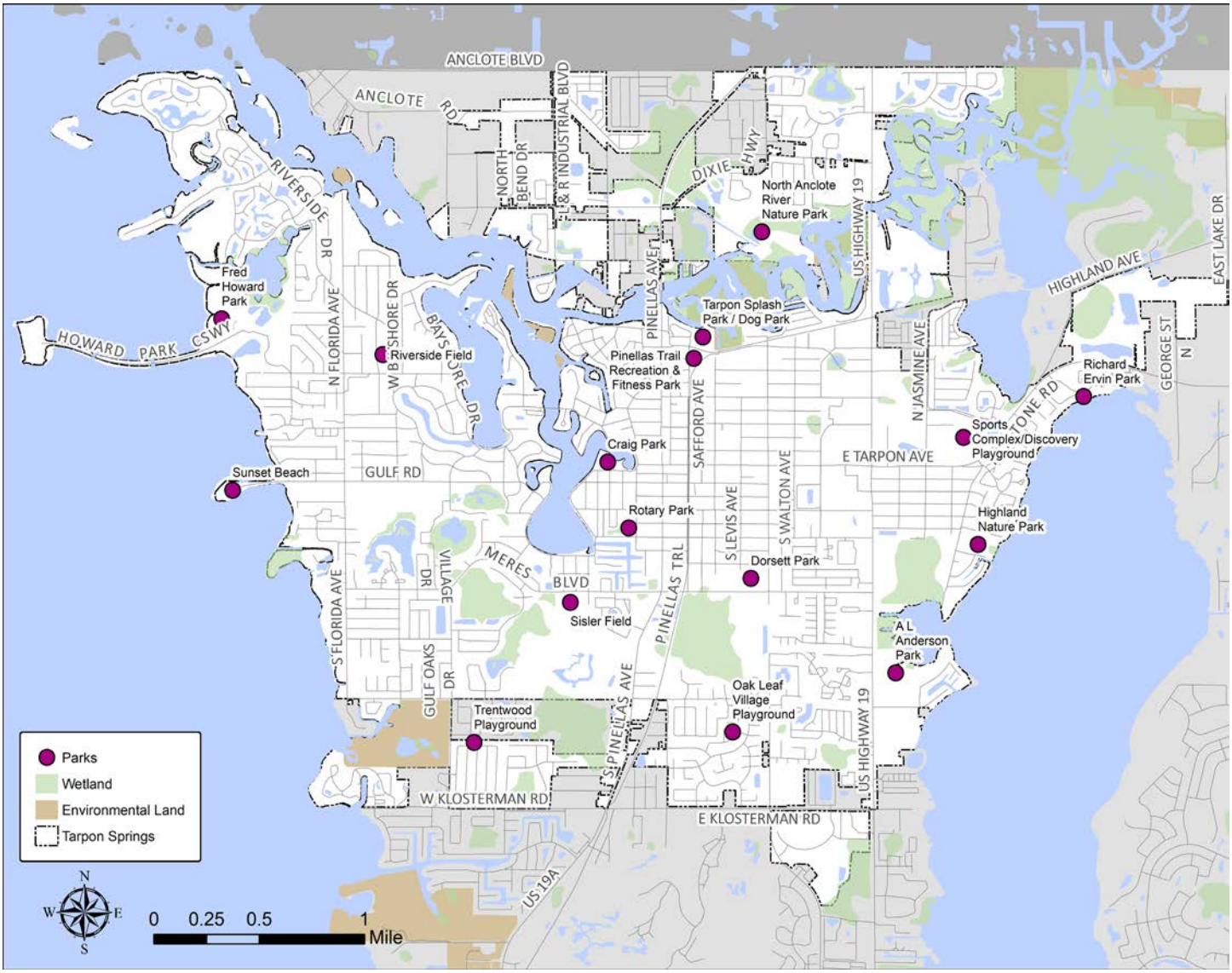
**Facilities shared with City through leases*
Source: Information from Various City Departments, Pinellas County GIS (Acreage estimated using Pinellas County GIS aerial data)

TABLE 29: City Owned Recreational Buildings & Facilities

	FACILITY	ACRES	CLASSIFICATION	LOCATION	AMENITIES
2	Cops & Kids Youth Center	0.17	Special Purpose/ Mini-Park	555 E. Harrison St.	1/2 Basketball Court; Kitchen; Conference Room; Equipped Play Area; Bicycle Rack; Restrooms
3	Craig Park	6.8	Special Purpose	5 Craig Park Dr.	Recreational center; Bandshell; Restrooms
24	Tarpon Springs Marina	0.9	Special Purpose	100 Dodecanese Blvd.	19 Sponge Boats
25	Tarpon Springs Cultural Center	0.22	Special Purpose	101 S. Pinellas Ave.	Historical & Cultural Exhibit; Meeting Rooms; Auditorium; Restrooms
26	Tarpon Springs Golf Course	112.89	Special Purpose	1310 S. Pinellas Ave.	1 - 18-Hole Regulation Public Golf Course; Driving Range; Concessions; Clubhouse; Chipping & Putting Practice Areas; Restrooms
27	Tarpon Springs Library	0.55	Special Purpose	138 Lemon St.	Meeting Rooms; Educational Resources; Internet Access; Restrooms
28	Union Academy	1.06	Special Purpose	401 E. MLK Jr. Dr.	Citizens Alliance for Progress (CAP) Headquarters; Social & Eductional Programs; After School Care; Meeting Rooms; Restrooms
29	Walton Ave Community Center	2.2	Special Purpose	400 S. Walton Ave.	Meeting Rooms; Hall Kitchen; Restrooms
30	Gymnasium at Community Center	0.25	Special Purpose	400 S. Walton Ave.	Gym (Basketball, Volleyball, Work-Out); Game Room; Weight Room; Built in 2001
TOTAL		**125.04 ACRES**			

Updated 12/31/2023

FIGURE 33: Parks & Recreation Facilities



Other Jurisdictions & Private Facilities

Tables 30 cover the facilities handled by other jurisdictions. Although not all inclusive, **Table 30** lists parks and open spaces owned and managed by other jurisdictions, such as the State of Florida, Pinellas County, Pasco County, as well as, the Pinellas County School Board. Locations of parks and recreation facilities are depicted on **Figure 33**.

When new development proposals are evaluated (such as apartments, planned developments, subdivisions, etc.), onsite recreation facilities may be required based upon existing deficiencies, location, and project size.

TABLE 30: Other Jurisdictions Parks & Open Space

FACILITY	ACRES	CLASSIFICATION	OWNED/MANAGED	LOCATION	AMENITIES
A.L. Anderson Park	128	Urban Regional Park	Pinellas County	Between Tarpon Lake & US 19 N. off Tookes Rd.	2 Equipped Play Areas; 500 ft. Freshwater Boardwalk/ Catwalk; 1 Freshwater Boat Ramp w/6 Lanes; 500 ft. Nature Study/Walking Trail; 220 Picnic Tables; 9 Shelters
Anclote Key State Park & Aquatic Preserve	567	Regional Park	State of Florida	Off the Coast of Anclote/Holiday Areas. Accessible by Boat Only.	$4^{3}/_{4}$ Miles Saltwater Beach Area; Primitive Campsite w/ Grills, Table, & Pit Toilets
Anclote River Park	29	Community Park	Pasco County	Pasco County	2 Historical/Archaeological Sites/Structures; 400 ft. Saltwater Beach Area; 1 Saltwater Boat Ramp w/4 Lanes; 2 Shelters
Fred Howard Park	155	Urban Regional Park	Pinellas County	1700 Sunset Dr.	1 Baseball/Softball Field; 2 Equipped Play Areas; 175 Picnic Tables; 750 ft. Saltwater Beach Area; 2,400 ft. of Saltwater Causeway; 9 Shelters
Lime Street Park	0.30	Mini-Park	Tarpon Springs Housing Authority	406 Lime St.	1 Equipped Play Area
Pinellas Trail	2.5 Miles	Special Purpose/ Linear Park	Pinellas County	N/A	3 Mile Recreation Trail for Bicycle/Walking/Skating (Asphalt Paved Old Railroad ROW)
Pinellas Trail Extension(s)	N/A	Special Purpose/ Linear Park	Pinellas County	N/A	Multiple Projects - “Elfers Spur”, etc. (Proposed Facility)
Sunset Hills Elementary	3.67	Neighborhood Park	Pinellas County School Board	1513 Gulf Rd.	1 Basketball Court; 1 Equipped Play Area
Tarpon Springs Elementary		Community Park	Pinellas County School Board	525 N. Disston Ave.	1 Basketball Court; 1 Equipped Play Area
Tarpon Springs High School		Community Park	Pinellas County School Board	1411 Gulf Rd.	2 Baseball/Softball Fields; 2 Basketball Courts; 1 Football/ Soccer Field; 1 Multipurpose Playing Field; 3 Tennis Courts
Tarpon Springs Middle School		Neighborhood Park	Pinellas County School Board	500 N. Florida Ave.	2 Basketball Courts; 1 Bicycle Rach (compound); 1 Softball Field; 1 Track

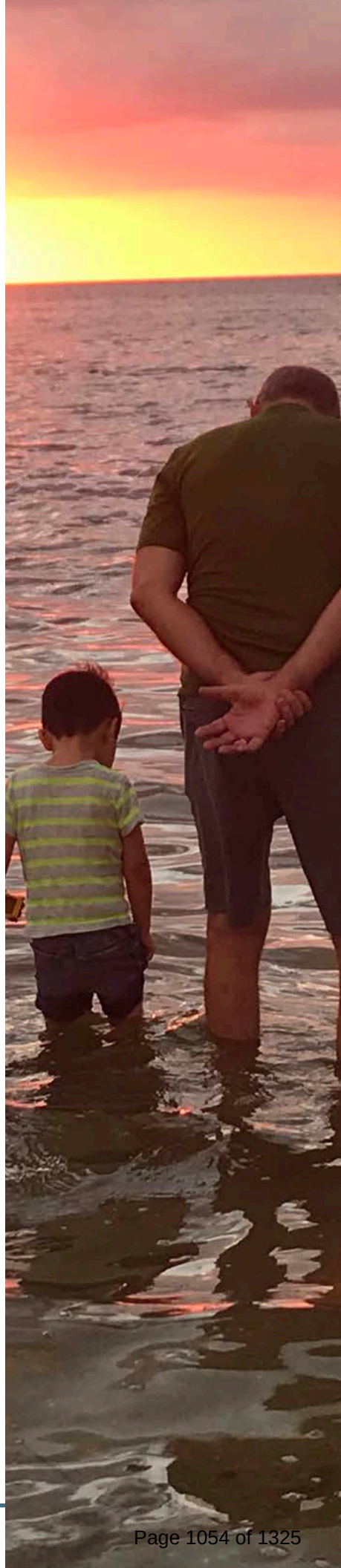
Source: Information obtained from various City of Tarpon Springs departmental reports/listings.

Water Access Inventory

An inventory of water access sites, is listed in **Table 31**. This inventory includes rights-of-way which are undeveloped and/or lacking functional access.

TABLE 31: Inventory of Water Access Sites

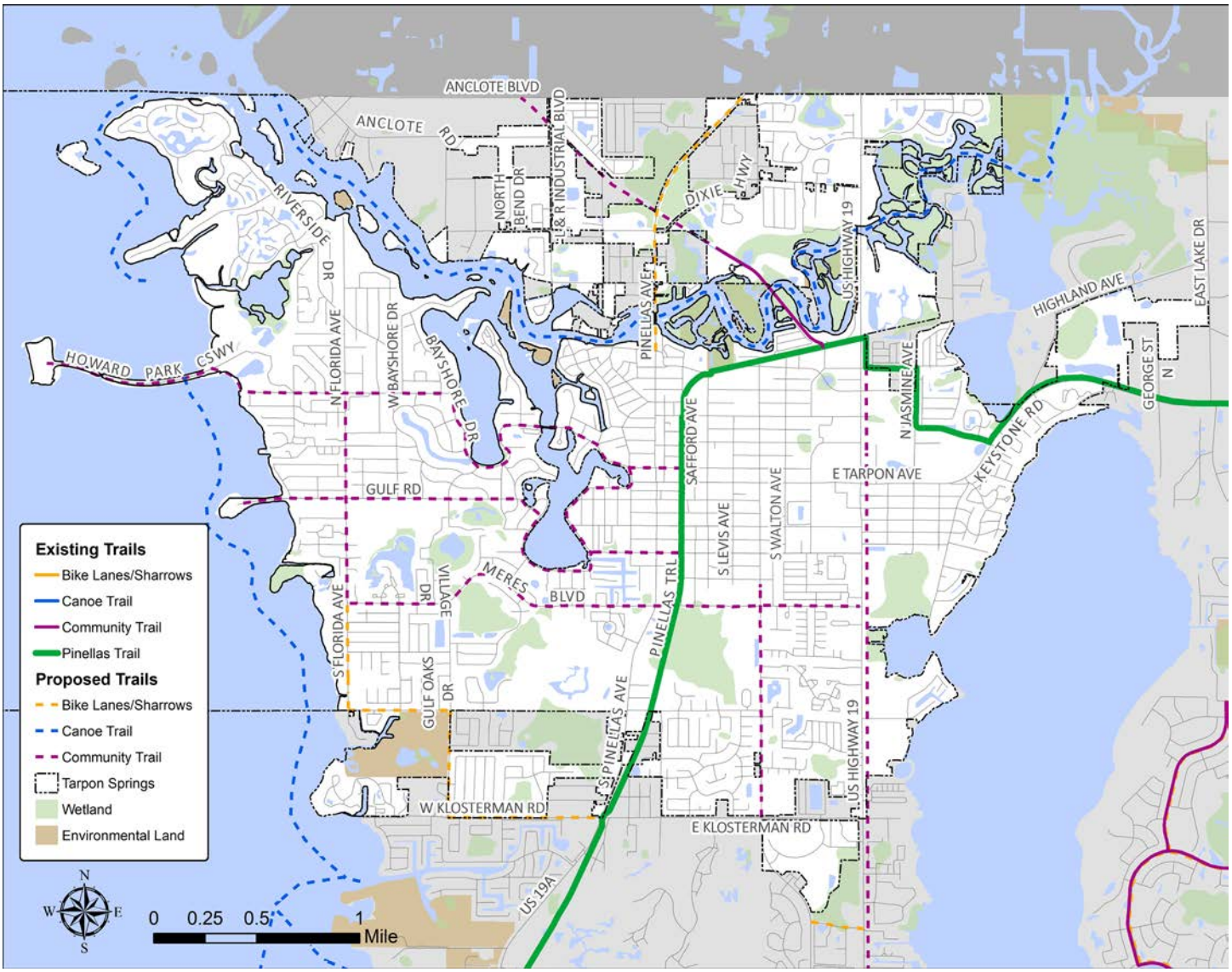
STREET NAME	DESCRIPTION	WATER BODY ACCESSED
Athens Street	30' of ROW	Sponge Docks
Beach Drive	60' of ROW	Gulf of Mexico
Beekman Lane	40' of ROW	Craig Park
Cleveland Place	35' of ROW	Inness Bayou
Coburn Drive	25' of ROW	Gulf of Mexico
Disston Avenue	60' of ROW	Anclote River
Dodecanese Boulevard	50' of ROW	Sponge Docks
Florida Avenue	63' of ROW	Anclote River
Grand Central Drive	45' of ROW	Gulf of Mexico
Grand View Drive	60' of ROW	Lake Tarpon
Gulf Beach Boulevard	50' of ROW	Gulf of Mexico
Gulf Road	33' of ROW	Contains a Paved City Street
Hibiscus Avenue	40' of ROW	Sponge Docks
Hope Street	50' of ROW	Sponge Docks, Waterfront Viewing
Imperial Drive	30' of ROW	Kreamer Bayou & Anclote River
Lagoon Road	60' of ROW	Lake Tarpon
Lake Boulevard	40' of ROW	Tarpon Bayou
Lake Tarpon Avenue	50' of ROW	Lake Tarpon
Lucille Drive	60' of ROW	Kreamer Bayou
Meyer Lane	16' of ROW/20' of ROW	Lake Tarpon
Phillips Road	60' of ROW	Anclote River
Riverview Drive	15' of ROW	Anclote River
Roosevelt Boulevard	50' of ROW	Sponge Docks
Safford Avenue	60' of ROW	Anclote River
Sunset Drive	40' of ROW	Gulf of Mexico
Tallahassee Drive	20' of ROW	Gulf of Mexico
TOTAL	**26 Access Sites**	



The Pinellas Trail

Besides making great use of an otherwise underutilized ribbon of land, the Pinellas Trail within the city provides a recreational, as well as, utilitarian way to get around town. Bicyclists, pedestrians, roller skaters, and rollerbladers and other micro-transit users utilize the trail. Schools, restaurants, retail shops, cultural centers as well as other amenities exist alongside the Trail and are accessible by this corridor. The location of this trail in Tarpon Springs and other major trails is shown in **Figure 34**.

FIGURE 34: Existing Trails & Bicycle/Pedestrian Routes



PARKS CLASSIFICATION & LEVEL OF SERVICE

Mini-parks/Equipped Play Areas/Tot Lots, Neighborhood Parks, and Community Parks provide three categories for parks classification suited to the localized nature of parks planning at the municipal level. These park types are defined below:

- **Mini-Park:** Small parks with limited activity that typically provide seating, landscaping, and potentially a playground, tot lot, community garden, or other passive recreation opportunity.
- **Neighborhood Park:** Area for more intense recreational activity relative to the mini-park. These parks are usually accessible on low-traffic streets that are easy to walk and bike.
- **Community Park:** This type of facility provides a variety of program and facility opportunities to all individuals and families in the service area. Some of the types of facilities provided at these parks are ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sports fields, and nature walks (trails). These parks are typically accessible from major streets.

Another aspect of each facility to consider when evaluating the Level of Service of park facilities is the service radius. Each type of facility is assigned a radius to which the facility provides service, as shown in **Table 32**:

TABLE 32: Parks Classifications

FACILITY TYPE	SERVICE RADIUS	ACREAGE RANGE	ACRES PER 1,000 IN POPULATION	POPULATION SERVED
Mini-Park	Under 1/2 Mile	1/4 - 2	0.8	500 - 2,500 people
Neighbohood Park	1/2 Mile	2 - 10	1.0	5,000 people
Community Park	3 miles	10+	1.5	12,500 people

Tables 33 and 34 provide the level of service standards for accessibility and facility type.

TABLE 33: Level of Service Standards - Accessibility

FACILITY TYPE	ACCESS LEVEL OF SERVICE STANDARD
Mini-Park or Neighborhood Park	1/2 Mile or Less from Existing Residential Development
Community Park	3 Miles or Less from Existing Residential Development

Note: The City may include regional parks in meeting community park level of service standards. The City may also include private recreation space in meeting level of service standards.

TABLE 34: Level of Service Standards - Recreational Facilities

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Baseball	1 Diamond / 6,750 Persons
Basketball	1 Court / 2,600 Persons
Boat Launching	1 Boat Ramp / 6,750 Persons
Football/Soccer	1 Field / 3,333 Persons
General Play	1 Equipped Play Area / 1,250 Persons
Little League Baseball	1 Field / 5,000 Persons
Nature Study	1 Mile of Trail / 10,000 Persons
Softball	1 Field / 10,000 Persons
Tennis	1 Court / 2,000 Persons
Volleyball	1 Court / 6,000 Persons
Mini-Park	0.8 Acres / 1,000 Persons
Neighborhood Park	1.0 Acres / 1,000 Persons
Community Park	1.5 Acres / 1,000 Persons

Note: The City may include regional parks in meeting community park level of service standards. The City may also include private recreation space in meeting level of service standards.

As outlined in the Recreation/Open Space Element's policy ROS 1.2.1, upon adoption of a parks and recreation master plan the level of service standards outlined in **Tables 32, 33, and 34** will be superseded by the master plan policies.

LEVEL OF SERVICE NEEDS ANALYSIS

In proposing a remedy of an existing or future deficit the availability of potential sites, funding, community input and location of a proposed facility must be considered.

Tables 35 and 36 outline the acreage and facility future needs based on the current level of standards. Upon the adoption of a parks and recreation master plan, these needs will likely be altered.

TABLE 35: Recreational Site Acreage Needs

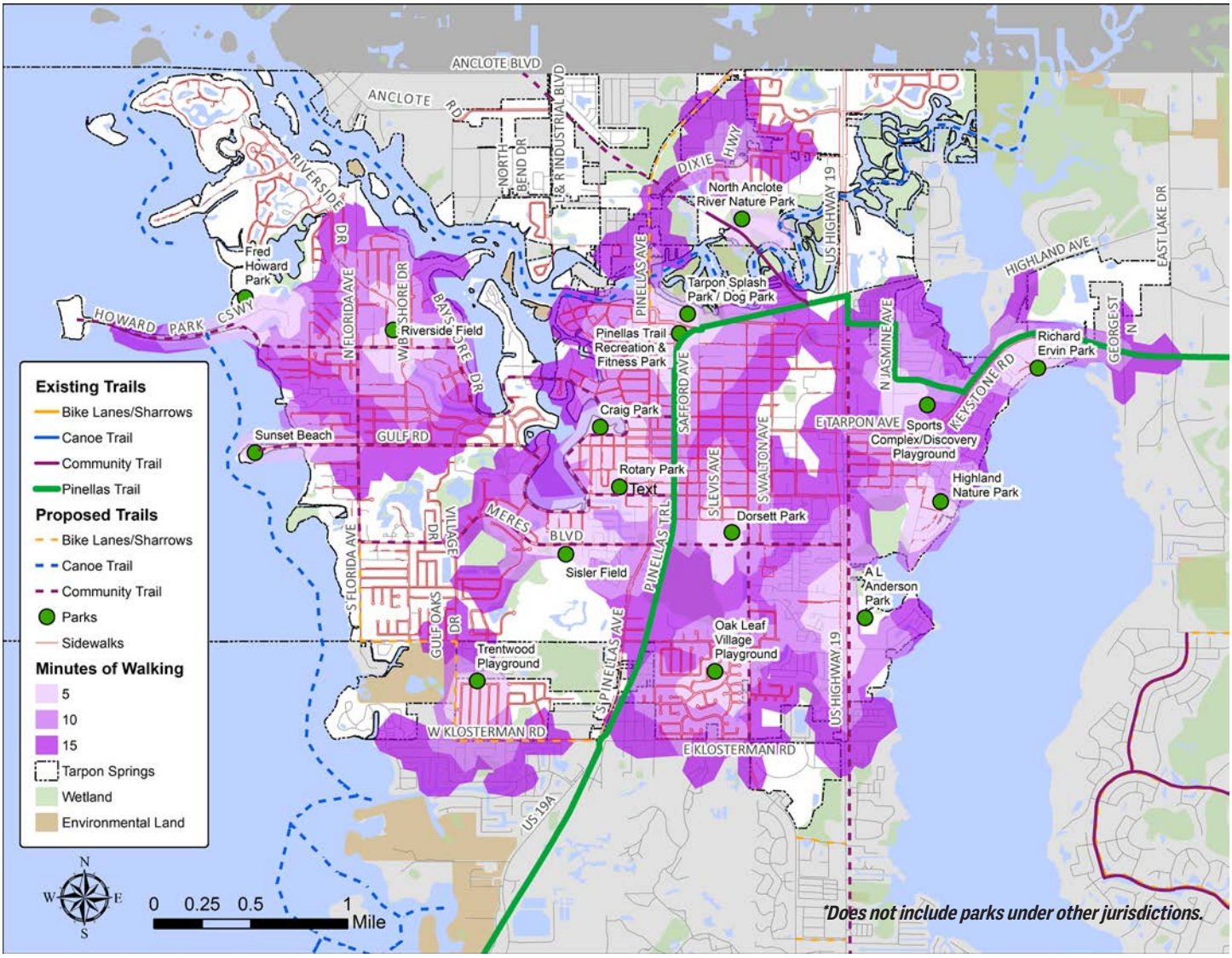
FACILITY	LOS STANDARD (ACRES/1,000 PERSONS)	CURRENT STATUS (ACRES)	DEFICITS (ACRES)			
			2020 25,117 POPULATION	2030 27,150 PROJECTED POPULATION	2040 28,465 PROJECTED POPULATION	2045 29,012 PROJECTED POPULATION
Mini-Park	0.8	7.8	-12.29	-13.92	-14.97	-15.41
Neighborhood Park	1.0	66.82	No Deficit	No Deficit	No Deficit	No Deficit
Community Park	1.5	94.46	No Deficit	No Deficit	No Deficit	No Deficit

TABLE 36: Recreational Facility Needs

FACILITY	LOS STANDARD	CURRENT STATUS	DEFICITS			
			2020 25,117 POPULATION	2030 27,150 PROJECTED POPULATION	2040 28,465 PROJECTED POPULATION	2045 29,012 PROJECTED POPULATION
Baseball	1 Diamond / 6,750 Persons	3 Fields	-0.72	-1.02	-1.22	-1.30
Basketball	1 Court / 2,600 Persons	9 Courts	-0.66	-1.44	-1.95	-2.16
Boat Launching	1 Boat Ramp / 6,750 Persons	2 Ramps	-1.72	-2.02	-2.22	-2.30
Football/Soccer	1 Field / 3,333 Persons	6 Fields	-1.54	-2.15	-2.54	-2.70
General Play	1 Equipped Play Area / 1,250 Persons	18 Equipped Play Areas	-2.09	-3.72	-4.77	-5.21
Little League Baseball	1 Field / 5,000 Persons	4 Fields	-1.02	-1.43	-1.69	-1.80
Nature Study	1 Mile of Trail / 10,000 Persons	2.13 Miles	-0.38	-0.59	-0.72	-0.77
Softball	1 Field / 10,000 Persons	1 Field	-1.51	-1.72	-1.85	-1.90
Tennis	1 Court / 2,000 Persons	10 Courts	-2.56	-3.58	-4.23	-4.50
Volleyball	1 Court / 6,000 Persons	1 Court	-3.19	-3.53	-3.74	-3.84

The access level of service standard assessment determines how much of existing residential areas are within the service area radius for the mini/neighborhood park and community parks, with routes and distance to calculate service area based on the transportation network. **Figure 35** indicates areas with and without adequate coverage.

FIGURE 35: Parks & Recreation Level of Service Accessibility



RECOMMENDATIONS

In order to have recreational facilities keep pace with growth within the city, the Level of Service is applied to the population to determine what facilities are needed to satisfy existing and future needs. This process has been performed for the short-term planning period as well as the long-term (through ~~2040~~ 2045).

The result of this forecasting of future needs is incorporated into the Goals, Objectives and Policies that will guide the direction that the City's Recreation and Open Space development will take.

1 Parks and Recreation Master Plan

The City shall develop a Parks and Recreation Master Plan to determine what new facilities the population will use and enjoy as well as determine what neighborhoods are relatively underserved by parks and recreation facilities. The current LOS framework shows some deficiencies, but that framework is outdated and should be reevaluated with the development of the Parks and Recreation Master Plan.

2 Bicycle Facilities

Since Tarpon Springs is fortunate enough to have a major bicycle trail, the Pinellas Trail, bisecting its limits, there exists an exceptional opportunity to further develop this network to serve the entire bicycling community. Policies are proposed to maximize trail advantages in serving the residents, visitors and business community.

These policies will facilitate the final design and construction of extensions to the Pinellas Trail to form a bikeway network; minimize traffic conflicts on the current trail facilities as well as on all future facilities; increase on-road bicycle lanes through retrofitting of existing roads with expanded shoulders where feasible; and encourage placement of bike racks, benches, rest facilities and lockers in appropriate locations throughout the City.

3 Location for Future Facilities

A general policy addresses the location of future facilities to be in areas that lack recreation opportunities. The city will also encourage provisions for effective private recreational facilities to be built within planned communities, subdivisions, condominiums and apartment complexes.

4 Anticipated New Facilities

The City is considering the opportunity to redevelop the existing landfill site (capped) into a major recreational facility.

5 Economic Development

A major objective of the City is to promote economic development through cultural tourism by way of partnerships between commercial recreation providers and the City. Among the ways to achieve this are to develop programs, policies and partnerships between the City and commercial recreation providers.

TARPON
SPRINGS

Lifelong Learning

Historically, comprehensive planning as it has related to education has focused on coordination with the Pinellas County School Board with respect to school siting, capacity, and shared use of facilities. In 2005, the Florida Legislature mandated school concurrency to ensure the availability of sufficient public school seats for the estimated number of students prior to the approval of residential plats/site plans and the consideration of the impact of land use decisions on school capacity. In 2011, statutory requirements were revised to remove the mandate for school concurrency. Currently, the City of Tarpon Springs coordinates with the School Board through the Forward Pinellas School Transportation Safety Committee and the annual review of the School District's Five Year Facilities Work Program and Plant Survey.

The Lifelong Learning Element is intended to build on previous public educational facilities planning and coordination by incorporating a broader consideration of lifelong education and its relationship to individual and community well-being. The Pinellas County School Board is the primary provider of public school education in Tarpon Springs, and a major trip generator influencing traffic and transportation patterns. The Pinellas County School Board system and other public and private educational facilities provide opportunities for our citizens to grow and prosper from youth to older adulthood.

Figure 36 shows the locations of the public and private schools and St. Petersburg College.

PINELLAS COUNTY PUBLIC SCHOOLS

- Sunset Hills Elementary School
- Tarpon Springs Elementary School
- Tarpon Springs Fundamental Elementary School
- Tarpon Springs Middle School
- Tarpon Springs High School
- St. Petersburg Collegiate High School Northern Pinellas

PRIVATE SCHOOLS

- Christian Way Academy - Preschool and Kindergarten
- Saint Nicholas Greek Orthodox Preschool
- St. Ignatius Early Childhood Center
- Gospel Train Preschool

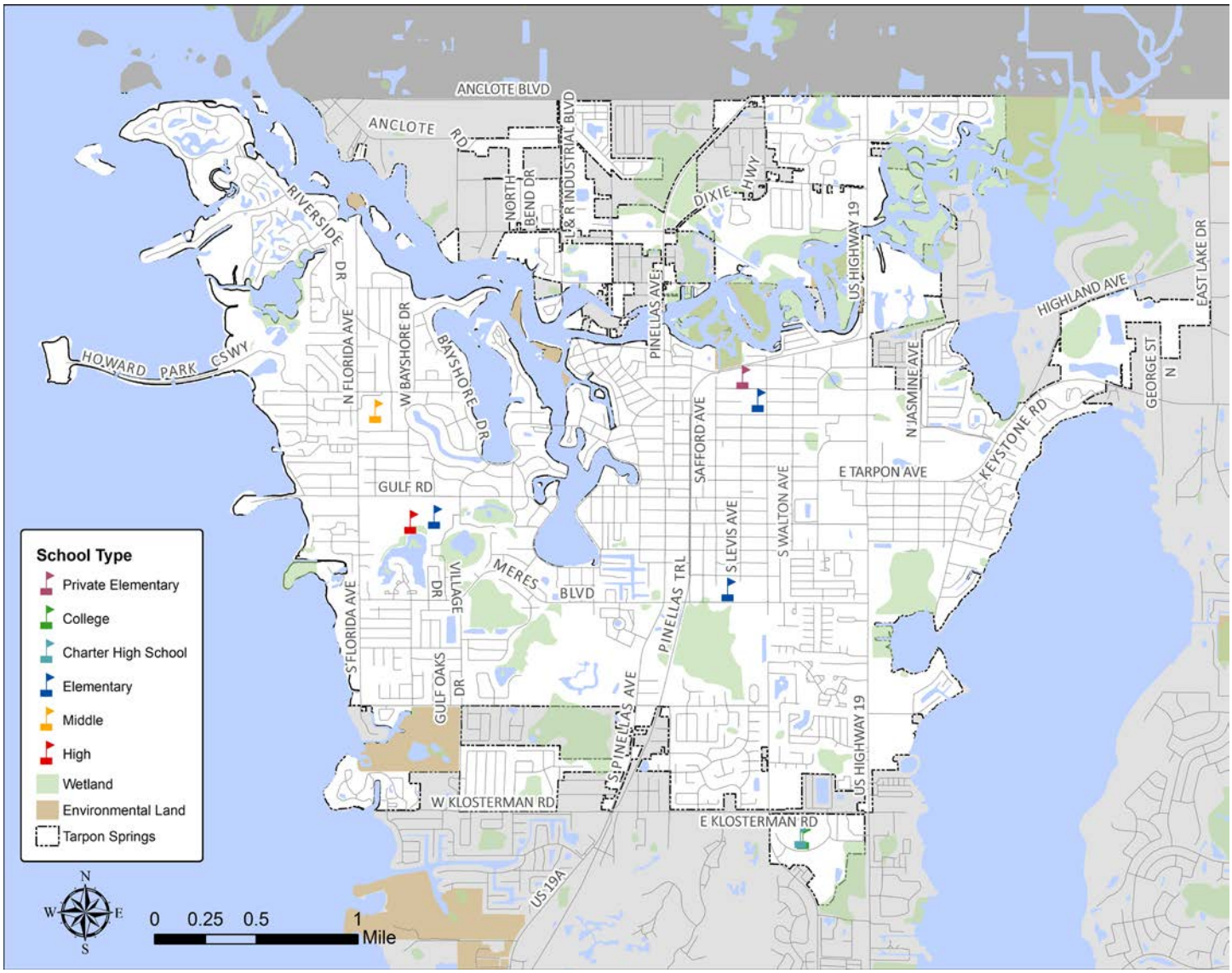
ST. PETERSBURG COLLEGE - TARPON SPRINGS CAMPUS

- St. Petersburg College offers more than 200 degree and certificate programs, as well as many high-demand, high-skill, industry-recognized workforce certifications and university transfer options.

PUBLIC EDUCATIONAL RESOURCES

- **Union Academy Family Center**
  The Union Academy Family Center provides a number of youth and community programs and services, including an after school program for K-12 students providing homework assistance, test preparation, and tutoring by State certified teachers; a summer academic enrichment program providing creative, education, and recreational opportunities; Parent Academy workshops focusing on Academic Success, Parenting and Advocacy, and Personal & Individual Growth; Youth Leadership and Career Club for ages 9 - 17, participate in career exploration and have the opportunity to develop leadership skills; Boys to Men, a holistic mentoring program for boys ages 8-18; and a kindle book club for grades K-8.
- **Tarpon Springs Library**
  As part of the Pinellas County Library Cooperative, the Tarpon Springs Library offers a wide array of resources to adults, youths, and seniors, including job search and career resources, classes, technology instruction, and online learning tools.

FIGURE 36: Schools



CULTURE, HERITAGE, & PRESERVATION

The Historic and Cultural Resources Element directly corresponds and aligns with the following Goals from the "Culture, Heritage and Preservation" Focus Area of the Strategic Plan:

⇒ **GOAL C.1:** Protect the city's unique cultural heritage and identify

⇒ **GOAL C.2:** SMART growth and redevelopment that incorporates historic community characteristics

Historic Preservation

The City of Tarpon Springs has a rich and unique multicultural history. Its preserved urban form, historic structures, and vibrant culture are defining characteristics that differentiate the City from the ubiquitous suburban sprawl that characterizes much of the surrounding area. The Historic and Cultural Resources Element sets forth the principles, guidelines, standards, and strategies to preserve and protect these resources for future generations. A brief history of the settlement of Tarpon Springs can be found in the Historic Element of the 2025 Comprehensive Plan Legacy Document.

ARCHITECTURAL RESOURCES

National Register Historic District

The Tarpon Springs Historic District was listed in the National Register of Historic Places (NRHP) in 1990, under NRHP Criteria A and C based on its significance in the areas of architecture, commerce, exploration and settlement, and ethnic heritage. In 1990, the city adopted a Historic Resources Ordinance and established a local Historic District (**Figure 37**), which incorporated the Historical National Register District along with a wider area of local significance. A Heritage Preservation Board (HPB) was established to oversee the maintenance of the historic charm and character of Tarpon Springs. The HPB reviews proposed improvements and modifications to structures located in the Historic District. The Board utilizes design guidelines and adopted standards in the City of Tarpon Springs Land Development Code to review any construction, alteration, restoration or rehabilitation that requires a building permit and affects the exterior appearance of structures in the Historic District. An overview of the historic areas and resources found in the Historic District can be found in the Historic Element of the 2025 Comprehensive Plan Legacy Document.

Greektown National Register of Historic Places Traditional Cultural Property

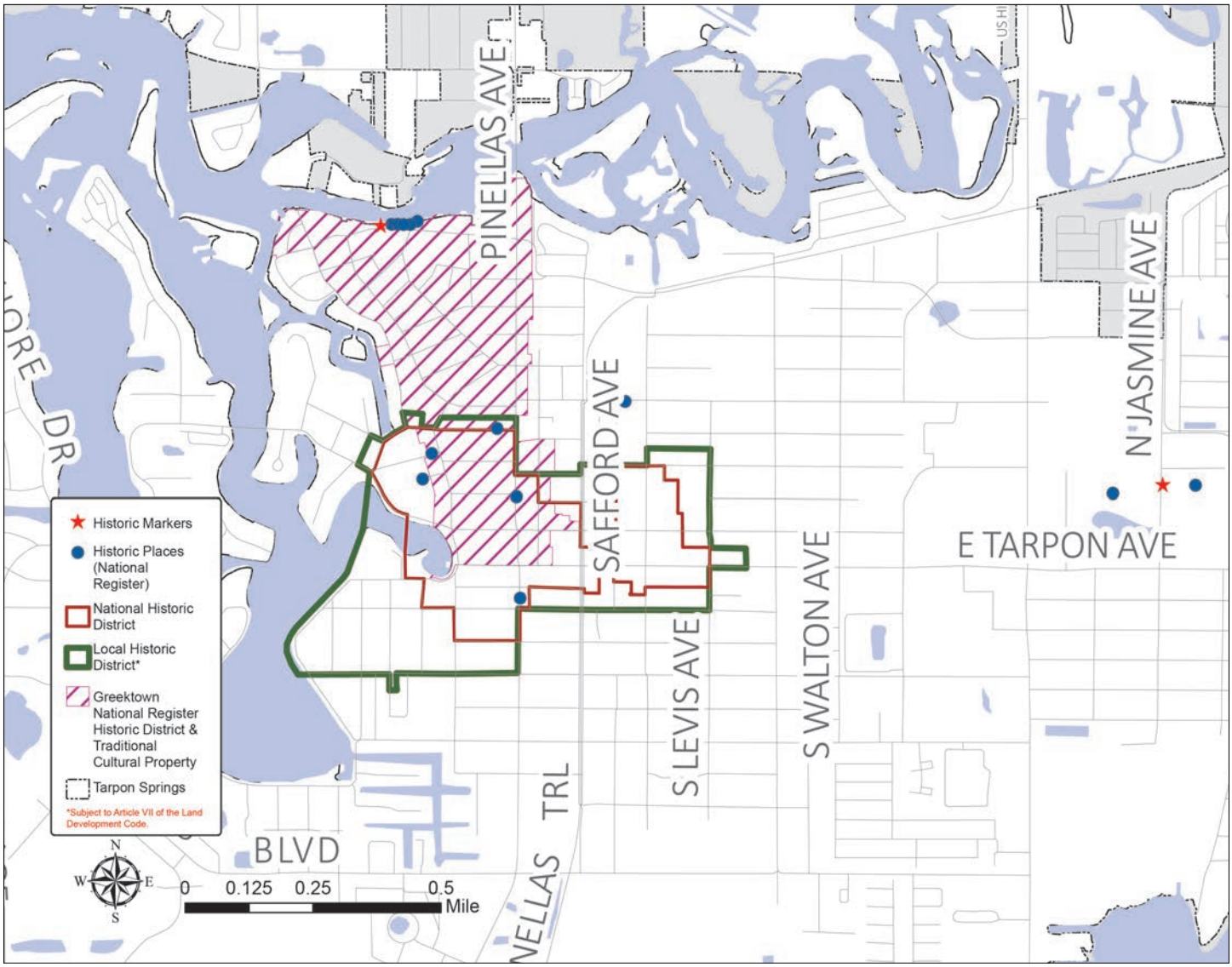
In 2014, Tarpon Springs Greektown Historic District was added to the NRHP as a Traditional Cultural Property under Criterion A with a period of significance between 1905 and the present. Areas of significance include Ethnic Heritage: European (Greek) and Maritime History. A Traditional Cultural Property is "a building, structure, object, site, or district that is eligible for inclusion in the National Register for its significance to a living community because of its association with cultural beliefs, customs, or practices that are rooted in the community' history and that are important in maintaining the community's cultural identity."

The Greektown National Register District is bounded by the Anclote River on the north, Tarpon Avenue and Spring Bayou on the south, Hibiscus Street and Pinellas Avenue on the east, and Roosevelt and Grand Boulevards on the west. The historic district encompasses a total of 140 acres with 296 contributing properties. Currently, the Greektown National Register Historic District does not have a local historic district designation. The City is currently conducting a visioning study and planning effort to identify preservation options for this area.

ARCHAEOLOGICAL RESOURCES

The Central Peninsular Gulf Coast Archaeological region — which includes Tarpon Springs — is defined as extending from Pasco County to Charlotte Harbor. Although based primarily on geography, the region reflects environmental and cultural considerations as well. In order to study thousands of years of aboriginal habitation, cultural periods have been defined. For the Central Peninsular Gulf Coast region, these include the Paleo-Indian, Archaic, Transitional, Deptford, Weeden Island and Safety Harbor periods. Each phase is characterized by a unique set of material culture traits such as stone tool forms or ceramics, as well as by subsistence, settlement and burial patterns.

FIGURE 37: Historic Resources



PRESERVATION MEASURES

There are legal, financial, and educational measures and incentives that can be used to preserve historic resources. They include programs to identify resources, application of land use controls, financial incentives, and efforts to educate and inform residents about the advantages of preserving historic resources. This section provides a description of those measures used in Tarpon Springs. For a more complete description of additional measures available at the local, state and federal level, see the Historic Element of the 2025 Comprehensive Plan Legacy Document.

1 Administration

A member of the Planning & Zoning Department provides staff representation to the HPB. The duties and powers of the HPB are set forth in the City's Land Development Code and includes procedures for the designation of structures, landmarks, districts or sites, and,requests for Certifications of Appropriateness (CA) for changes to existing properties in the Historic District.

2 Certified Local Government (CLG)

The City of Tarpon Springs became a Certified Local Government on May 13, 1999. To become a Certified Local Government Program participant, the city adopted a historic preservation ordinance, maintains a system of survey and inventory of historic resources, and encourages public participation in the historic preservation program. The purpose of the CLG is to connect the federal, state and local governments into a partnership to enable the identification, evaluation and protection of historic properties. The benefits of the program are:

- Technical assistance and training for staff or members of Heritage Preservation Board.
- Comment role in the National Register Nomination process for properties in the City.
- Funding is available for projects for the update of the Florida Master Site Inventory of Tarpon Springs.
- Conducts project reviews for Florida's local option property tax exemption program.

3 Comprehensive Surveys

A program to preserve a community's historic resources begins with their identification. That is accomplished through architectural and archaeological surveys, which consist of locating, describing, and recording the resources. For legal and financial reasons, a thorough and professional survey has become an important asset to the community. The identification, numbering, and classification of historic resources is an obvious precondition to any action designed to preserve them.

The process begins with the comprehensive survey of historic sites. The City completed an architectural survey of the Historic District in 2009, which provided the basis for the expanded local district, adopted in 2010. In 2023, the City initiated an update to that survey. The information provided from this effort will be used to update and potentially add historic resource properties to the Historic District. Additionally, in 2023 an architectural survey was completed for the Union Academy and Crosstown neighborhoods.

Archaeological resources in Tarpon Springs are inventoried and monitored by the Pinellas County Historic Preservation Office and by the Florida Division of Historic Resources (DHS). The City's Land Development Code (LDC) currently references an Archaeological Zone Base Map for review of potential development impacts on archaeological resources citywide. The need for a local map is obviated by the availability of constantly updated Geographic Information System (GIS) data from DHS. The City can use this data to determine if site-specific archaeological surveys are needed. The City should alternatively update the LDC to remove the map reference in favor of an archaeological site suitability or criteria index that would trigger the requirement for a Level I Cultural Resource Assessment Survey (CRAS).

INFRASTRUCTURE

The Utilities and Capital Improvements Elements correspond and align with the following Goals from the "Infrastructure" Focus Area of the Strategic Plan:

- ⇒ **GOAL A.1:** A City-Wide Clean Energy Program
- ⇒ **GOAL A.2:** A Comprehensive Infrastructure Master Plan
- ⇒ **GOAL A.3:** Environmental Impact Preparedness

Utilities

WASTEWATER (SANITARY SEWER)

Sanitary sewer service within the municipal limits of Tarpon Springs is provided primarily by the City with a few areas served by Pinellas County. Likewise, the City's system serves some areas of remaining unincorporated property. Isolated pockets of the city, especially in older developed areas continue to utilize on-site waste disposal systems (septic tanks). Overall, the city's wastewater system has the capacity to serve expected population growth within the planning horizon.

Existing Conditions

The City's original sewer system was constructed in 1914. The system served downtown, the Sponge Docks, and associated residential areas east of Spring Bayou, Whitcomb Bayou and Tarpon Bayou. There was no treatment of effluent, but rather direct discharge into the Anclote River and bayous. A more extensive sewage treatment plant and collection system was constructed in 1950 and was upgraded throughout the 1970s. In 1984, the City began construction of a 4.0 million gallon per day (MGD) Advanced Wastewater Treatment Facility. The facility began operation in 1986 and used the Bardenpho Biological Nutrient Removal (BNR) process, which was designed to meet Advanced Wastewater Treatment (AWT) standards. The wastewater treatment facility has continued to meet advanced wastewater treatment (AWT) standards and has won several operational excellence awards in recent years from the Florida Department of Environmental Protection. A comparison of the AWT standards with the City's effluent quality is shown in **Table 37**.

TABLE 37: 2022 Wastewater Treatment Standards

AWT STANDARDS	TARPON SPRINGS EFFLUENT
Maximum BOD ≤ 5.0 PPM*	BOD = 2.1 PPM*
Maximum Nitrogen ≤ 3.0 PPM*	Nitrogen = 1.4 PPM*
Maximum Phosphorus ≤ 1.0 PPM*	Phosphorus = 0.2 PPM*
Maximum TSS ≤ 5.0 PPM*	TSS = 0.8 PPM*

PPM = Parts Per Million
**Figures are on an annual average basis*
Source: City of Tarpon Springs Public Services Department

The current average daily flow of the wastewater treatment facility is 1.98 MGD or 50% of capacity (2022 Annual Average Daily Flow). The City's system includes the wastewater treatment facility and the City's existing wastewater collection system, which includes 62 City-owned lift stations, 46 miles of wastewater force main, and 107 miles of gravity sewer main.

The City has continued to expand its reclaimed water system with the goal of maximizing beneficial reuse of its reclaimed water. The City currently maintains two 2MG reclaimed storage tanks, one 5MG reclaimed storage tank, two reclaimed water pump stations, and an extensive reclaimed water distribution system which serves a variety of municipal facilities, residential and commercial customers with reclaimed water for irrigation. Over the most recent five years, approximately 79% of treated effluent is reused via the public access reclaimed water system, which currently meets and exceeds the Southwest Florida Water Management District's (SWFWMD) regional goal of 75% reuse by 2040. Excess reclaimed water is discharged to the Anclote River via a permitted surface water discharge, most often during the summer rainy season when reclaimed water demand is low. Moving forward, the City will continue to manage utility operations to maximize reclaimed water reuse. At this time, the core of the reclaimed water distribution system is mature, and future City capital investments in reclaimed water expansion will likely be small. Moving forward, the City will focus on using its dual distribution ordinance to expand reclaimed service to new developments near the current reclaimed service area as they are constructed via developer-funded expansion.

Projected Needs

The City currently has two key priorities for the wastewater system moving forward. The first is to modernize and extend the life of the existing Advanced Wastewater Treatment Facility as it nears 50 years of service life in the mid-2030s. The second goal will be to focus on repair and rehabilitation of aging infrastructure in the City's existing wastewater collection system.

As previously mentioned, the existing Advanced Wastewater Treatment Facility was originally constructed in 1984. Although it is functioning well currently, there are several major components of the facility which are nearing the end of their useful life. As part of the financial needs analysis conducted for compliance with the 2021 House Bill 53, "Public Works" (F.S. 403), the City conducted an inventory of key assets in the facility and developed a 20-year schedule for replacement. In the near term, capital projects at the facility will be focused on replacing the aging electrical and network systems, cybersecurity improvements, minor upgrades to the aeration system, and improving the resiliency of the facility to storm damage. A second major phase of rehabilitation is scheduled for the early 2030s, which will be focused on replacing the pre-treatment systems, modernizing the biological treatment systems, and extending the life of the concrete tanks which are the core of the plant. The main goal of this phase will be to extend the life of the facility for an additional 25 years or more. Fully funding and implementing the modernization of the Advanced Wastewater Treatment Facility will be a major goal for the utility for the next ten to fifteen years.

No major expansion of the Advanced Wastewater Treatment Facility is anticipated in the next twenty years. The City evaluates its wastewater treatment capacity every five years as part of the renewal process for its Florida Department of Environmental Protection (FDEP) domestic wastewater permit. The most recent Capacity Analysis Report indicated that the current 4 MGD capacity of the Advanced Wastewater Treatment Facility (AWWTF) is sufficient to meet expected growth. Additionally, the 2020 Regional Water Supply Plan by ~~the~~ SWFWMD projected that 2040 wastewater flows for the City of Tarpon Springs would remain relatively flat at 1.99 MGD, which is well within permitted plant capacity. As such, a major capacity expansion of the wastewater treatment facility is not likely to be necessary within the 20-year planning horizon based on projected growth patterns.

To continue the effort to maintain an efficient and functional system, the City must continue to periodically inspect the condition of all sewer lines. FDEP is currently developing rules for sanitary sewer systems that will require a periodic inspection of all sewer mains in the sewer collection system over a multi-year period. The City currently operates a sewer inspection program utilizing its closed-circuit television (CCTV) camera truck to visually inspect and document sewer line conditions and make recommendations for repairs. In the near term, the City will plan to align its sewer inspection program with the new proposed FDEP rules upon adoption.

Long term repair and replacement of the existing sewer collection system infrastructure will also be a priority for the utility. Recent efforts to improve the GIS mapping of the sewer system have shown that approximately 55% of the 107 miles of gravity sewer mains are composed of legacy vitrified clay pipe. Although clay lines can have very long life cycles in ideal conditions, clay sewer lines are more vulnerable to wear and tear from overhead traffic and have a typical life cycle of 50-60 years. The majority of the City's existing clay sewer mains have exceeded their design life. The system is currently providing acceptable levels of service, but a long-term goal-based sewer lining program should be developed to rehabilitate aging clay sewer lines that are reaching the end of their useful life. .

Similarly, the City's network of existing wastewater lift stations will also require additional investment in repair and rehabilitation over the next twenty years. The City currently owns and operates 62 lift stations, which have an estimated average age of 35 years. The expected service life of a lift station can vary between 30 to 50 years, depending on maintenance schedules, increases in flows, and other factors. The City currently operates an intensive lift station maintenance program to maintain these assets, but some of the oldest lift stations from the 1950s through 1970s are approaching the end of their useful life and will require replacement or reconstruction to maintain existing levels of service. The City has evaluated these assets in 2022, and should develop and fund a long term priority rehabilitation schedule for these assets to ensure ongoing sewer service is supported and that the City is protected from sewer system failures.

The City also plans to continue to fund periodic septic to sewer projects via the capital improvements program (CIP). The City currently provides sewer service to approximately 77% of its customers, and will continue to seek grant funding to facilitate these projects.

Resiliency

The City is currently conducting a City-wide vulnerability assessment and adaption plan to examine the relative risk of flooding and sea-level rise to critical infrastructure and develop options to improve resiliency. Due to historical design practices, wastewater infrastructure tends to be located in lower elevation areas, and can be particularly vulnerable to coastal flooding. Sea level rise can exacerbate this risk long-term. The City plans to utilize the results of its vulnerability assessment and adaption plan to help to prioritize the resiliency projects for critical sewer infrastructure. Existing infrastructure components most likely to require resiliency enhancements are anticipated to include low-lying assets at the existing AWWTF due to its proximity to the Anclote River, as well as local sewer lift stations in low lying coastal areas of the City. Funding for these enhancements can likely be supplemented with additional grant funds through the State of Florida's Resiliency Grant program.

Regulations

The City has adopted comprehensive regulations for the provision of its sewer services. All structures are to connect to the sewer system if it is available to the site. If service is not available, the property owner must obtain a permit to construct a private septic system for use until sewer service is available to the site. Fats, oils and grease interceptors are required for uses that meet certain prerequisites. The discharge of storm water, surface water, groundwater, roof runoff, subsurface drainage, or unpolluted industrial process water into the sewer system is also prohibited. The City also has an Industrial Pre-Treatment Program that regulates the discharge of these objectionable wastes in excess of the established local limits.

Emerging regulations from the U.S. Environmental Protection Agency (EPA) and FDEP will also continue to drive the utilities' wastewater goals. EPA recently published new cybersecurity standards which will require significant investments for the wastewater utility, and pending regulations in future years on emerging contaminants such as polyfluoroalkyl substances (PFAS) and perfluorooctanoic acid (PFOA) will also likely affect future compliance efforts and may require additional treatment, biosolids improvements, or, infrastructure investments.

POTABLE WATER

Potable water service within the municipal limits of Tarpon Springs is provided primarily by the City with a few areas served by Pinellas County. Likewise, the City's system serves some areas of remaining unincorporated property. Development outside of the city requiring water service must apply for annexation into the City. The City strongly encourages a resilient, well-maintained, and sustainable water system, including the protection of water supply, regular maintenance of the system, and citizen education regarding water. Overall, the city's potable water system has the capacity to serve expected population growth within the planning horizon.

Existing Conditions

Historically, Tarpon Springs primarily relied on wholesale water imports from Pinellas County Utilities for most its water supply, with several City-owned fresh groundwater wells supplementing the water system locally. In August 2015, the City began operating a City-owned Reverse Osmosis (RO) Water Treatment Plant, with the goal of reducing its reliance on external water supplies. Co-funded with a grant from SWFWMD, the construction of the RO Water Treatment Plant has significantly reduced the City's water imports from approximately 81% of total supply in FY 2014 to less than 1% in FY 2020. The RO Plant now supplies 94% of the water in the City and is supplemented by two fresh groundwater wells that supply about 6%. The raw water source for the RO Treatment Plant is a brackish groundwater wellfield located in the northern portion of the City, which consists of 17 brackish groundwater wells as of 2023. The historical interconnections to Pinellas County Utilities are maintained to provide redundancy in the water distribution system that can be utilized as emergency interconnections to maintain service in the event of large main breaks, high fire flows, natural disasters, etc.). Any water supplied from the County system is ultimately sourced from Tampa Bay Water, the regional water supply authority.

The City's water use is regulated by the Southwest Florida Water Management District (SWFWMD), a regional agency of the state. Under Chapter 373, Florida Statutes, the Water Management Districts in conjunction with the Florida Department of Environmental Protection (FDEP) were tasked with regional water supply planning, permitting for consumptive uses of water, regulation of wells, and other water management tasks. The operation of the City's RO Water Treatment Plant and water distribution system is regulated by FDEP, which is delegated the regulatory responsibility for the Safe Drinking Water Act and other federal regulations by the EPA.

Projected Needs

The City distributed an average of 2.96 MGD of potable water in 2021, including water exports to other utilities. The population of the water service/planning area is currently estimated at 28,932, based on SWFWMD's functional population model. Per capita water use in Tarpon Springs has averaged around 90 gallons per person per day over the last several years, depending on annual rainfall patterns. According to the SWFWMD Regional Water Supply Plan, the estimated service area population in ~~2040~~ 2050 will grow to 36,963, and finished water demand will increase to 3.15 MGD in a typical year. The City's RO Treatment Facility has a treatment capacity of 6.4 MGD, so treatment plant capacity increases are not expected in the 20-year planning horizon.

Currently, the City's water use permit allows for the construction of 22 brackish wells to serve the RO Treatment Plant, in addition to the existing freshwater wells located in the distribution system. Seventeen (17) brackish wells are currently constructed and in service, and raw water production is currently the limiting factor for the RO Treatment Plant. To meet future growth, the City will need to continue to build out the existing brackish water wellfield to allow for increased raw water production and wellfield management. The City is currently developing an updated water supply plan which will build on the water quality and well production data developed over the first eight years of RO operations, and provide an updated capital plan for wellfield and raw water pipeline projects.

One challenge facing most water utilities presently and in the near future is the need to invest in the repair and replacement of existing infrastructure, particularly aging water mains. Long term repair and replacement of the existing water distribution system infrastructure will be a priority for the utility for the foreseeable future. Recent efforts to improve geographic information system (GIS) mapping of the sewer system have shown that approximately 33% of the 184 miles of water mains are composed of legacy cast iron pipe, galvanized steel pipe, or other legacy pipe materials that require replacement. Cast iron water mains were predominantly installed from the early 1900s through the 1970s, and the majority of cast iron water mains will be reaching the end of their useful life in the 2020 through 2050 timeframe. Similarly, galvanized pipe was predominantly used in the post-war era up to the 1980s. Galvanized steel pipe has a shorter service life at around 50 years, and tends to degrade rapidly once it reaches end of life, resulting in frequent leaks, rust, and local water quality complaints. As this pipe ages, the City will need to develop and fund a goal-based pipe renewal program for the City to replace its inventory of aging pipe while maintaining current levels of service.

Regulations

Emerging regulations from EPA are a key challenge facing water utilities in the near term. In 2019, the EPA published major updates to its lead and copper rule, which will result in increased monitoring and reporting, as well as increased capital investments to replace problematic pipe materials in older portions of water distribution systems. Similarly, in March 2023, the EPA published new cybersecurity standards which will require significant investments for the wastewater utility. The EPA also took a key step to regulate the emerging contaminants PFAS and PFOA (commonly referred to a "forever chemicals") in drinking water. These and other developing regulations will require increased investments in water quality monitoring as well as potential long-term capital investments. The most likely future affects from these new regulations on water operations will be: 1) increased operational costs associated with compliance testing and monitoring; 2) increased capital investment in water main and service line replacement; 3) faster replacement cycles for electronic network components to meet cybersecurity standards; and 4) potential for increased water treatment requirements to meet new water quality standards.

SOLID WASTE

Solid waste collection in Tarpon Springs is provided by a franchiser (currently Waste Management of Pinellas County). Waste Management disposes of the solid waste at the Pinellas County (Waste to Energy Facility) and also provides curbside recycling services.

The county adopted a solid waste master plan in 2020 to plan for the county's population and employment growth and shift to a zero waste to landfill policy. The plan relies on its municipal partners to educate the public on reducing waste, reusing materials, and recycling. Solid waste disposal capacity is available to serve expected population growth within the planning horizon.

Existing Conditions

An overview of the existing conditions for solid waste disposal in Tarpon Springs can be found in the Utilities Element of the 2025 Comprehensive Plan Legacy Document. There have been no significant changes in solid waste disposal since the last comprehensive plan update.

Projected Needs

The 2022 per capita waste generation rate in Tarpon Springs was .31 tons, well below the County's required level of service (LOS) rate of 1.3 tons per capita per year (pcpy).

While the City grew by nearly 1,900 residents from 2006 to 2020, the solid waste generation rate actually decreased from 0.37 pcpy to 0.31 pcpy due to the many waste volume reduction initiatives undertaken by the County and the City. The City expects the per capita generation rate to continue to be relatively stable and, again, remain well below the County's established LOS of 1.3 tons pcpy.

STORMWATER MANAGEMENT

Existing Conditions

Tarpon Springs is located in a topographical region known as coastal lowlands with elevations ranging from 0 - 55 feet above sea level. However, a vast majority of the City is located about 10 - 20 feet above sea level. There are several drainage features within the City. There are four watershed drainage basins within the planning area: Anclote River, Lake Tarpon, Klosterman Bayou and St. Joseph Sound Coastal. These areas are further divided locally into several open and closed sub-basins for stormwater management purposes.

Surface waterbodies receiving runoff from these drainage basins include Kreamer Bayou, Tarpon Bayou, Whitcomb Bayou and Spring Bayou, all tributaries of/contributors to the Anclote River These water bodies receive a majority of the stormwater runoff coming from older areas of the City. The stormwater ultimately runs into the Anclote River which then drains to the Gulf of Mexico. Lake Tarpon is located along the City's eastern boundary and collects stormwater from this area of the City. The surface area of Lake Tarpon is approximately four square miles. It is the largest freshwater lake in Pinellas County. Lake Tarpon was previously connected through the Floridan aquifer to Spring Bayou. In 1969, the Southwest Florida Water Management District (SWFWMD) constructed an earthen dike around the sink preventing any flow between the lake and the sink. Salt Lake is approximately 169 acres. It receives stormwater from the northeastern part of the City and outfalls into the Anclote River through various canals.

Many areas in Tarpon Springs, especially newer developments, are served by on-site stormwater management systems. The majority of these drainage retention facilities are site specific and privately owned and maintained. For residential subdivisions, the City and SWFWMD require the formation of a homeowner's association to assure maintenance responsibility. City-owned and maintained retention facilities are catalogued and mapped in the City's Stormwater Action Plan.

The privately owned and maintained stormwater management facilities are site specific, and serve predominantly residential with some commercial and industrial uses. Older developed areas of the City are generally served by the City network of storm sewers and occasional ponds. Drainage from any source in the City is ultimately designed to discharge into a surface water body (Gulf of Mexico, Anclote River, or Lake Tarpon after attenuation and treatment. Direct discharge occurs when there is no stormwater system present, or when the capacity of a stormwater system is exceeded and designed to discharge. The effect of untreated direct discharge (from properties with no stormwater handling system) into surface water bodies leads to increased sedimentation and pollution from hydrocarbons, oils, street litter, yard refuse, pesticides, fertilizers and atmospheric pollutants accumulated in rainfall. The City has established a program for upgrades to the City's stormwater management system and has implemented several projects over the past few years. It has also developed standards for private systems to prevent pollution from discharges and is currently updating those standards.

In 1990, the City completed a Master Drainage Plan, later updated and reorganized as the "Stormwater Action Plan." The most recent version of this plan was adopted in 2022. The Action Plan is continually revisited and updated as projects are completed and new problem areas are identified.

In 1999, the City established a Stormwater Enterprise Fund to support the cost of providing stormwater services on a continuing basis. However, the funds collected under this system only cover a relatively small portion of the operation and maintenance costs and should be revisited for periodic rate updates. The City also regularly seeks and obtains outside funding for stormwater projects, including recent grants and appropriations provided to address sustainability and resiliency in anticipation of rising sea levels. The City is a compliant government regulated under the National Pollution Discharge Elimination System (NPDES) administered by the Florida Department of Environmental Protection. The City has been successful in meeting and exceeding its NPDES goals in recent years for stormwater system improvements, public education, development review program and other initiatives.

Projected Needs

Proper management of stormwater is essential in a city with the low elevation of Tarpon Springs. The primary causes of flooding are a combination of high water tables, the prevalence of low-lying areas, inadequate storm system capacities, damaged storm systems and high tailwater conditions (i.e. peak flood water stages caused by tidal and/or flood waters in the Anclote River and its tributaries which cause a backup in the drainage system). The City can continue to address the storm system deficiencies through its capital improvements program and ongoing maintenance activities. However, the topological characteristics of the City and the proximity to several bodies of water are two factors which limit stormwater conveyance, storage and treatment. Sea level rise will also present increasingly new challenges with management, for example, of tailwater conditions mentioned above. The Stormwater Action Plan, pursuit of grant funding, and review of fee structures are three options for continuing to address the City's stormwater management needs.

Regulations

SWFWMD permits new stormwater management systems as well as the modification of existing stormwater management systems. The review criteria specifies that post-development peak discharge rates for new development not exceed pre-development peak discharge rates for the 25-year, 24-hour rainfall event. In closed sub-basins (i.e., those that do not have a surface outfall up to and including, the 100-year, 24-hour event) post-development discharge volumes must not exceed pre-development discharge volumes for the 100-year, 24-hour event. In addition to regulating discharge, SWFWMD also restricts floodplain encroachment. SWFWMD regulations require compensating storage to be provided for fill placed within the 100-year floodplain. Rules also stipulate that activities affecting floodplains and floodways will not cause adverse impacts (i.e., increased flooding).

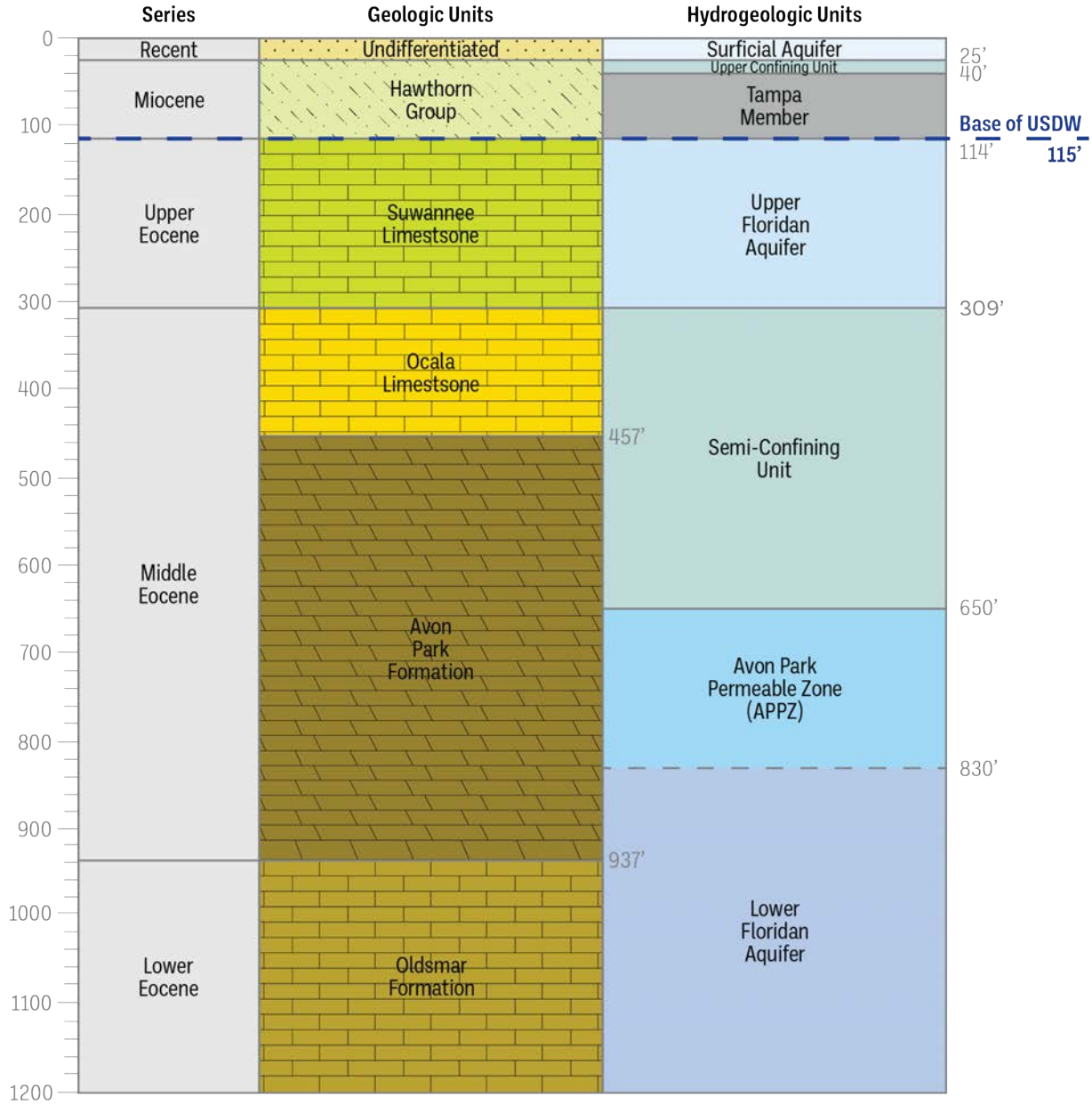
Tarpon Springs regulates drainage through Article IX "Development Standards" of the Comprehensive Zoning and Land Development Code (LDC). The LDC requires all new development to provide for on-site stormwater retention and treatment. The use of retention ponds, swales, vault systems, and other mechanisms achieve this purpose. An engineering analysis on the quantity, direction of flow, and percolation rates for the 25-year frequency storm, 24-hour duration is required. For volume-sensitive (e.g. "closed") sub-basins, the City requires a design standard of 100-year 24-hour duration event. Further, the LDC includes a stormwater retrofit requirement whereby development/redevelopment projects that meet certain thresholds are required to upgrade the entire stormwater system to the current regulations. The City is also in process of updating its stormwater regulations with the assistance of the City's Stormwater Engineer of Record and expect completion in 2024.

The City also continues to engage in cooperative programs with the State of Florida, Pinellas County government, and Pasco County government in modeling the regional watersheds. The Anclote River Watershed Management Plan, completed in February 2021, involved extensive modeling of that watershed, which covers a large portion of the City. That modeling and plan will enhance stormwater planning, reftrofit projects and new projects going forward.

AQUIFER RECHARGE, WATERWELLS, AND WELLHEAD PROTECTION AREAS

Aquifer recharge is an important natural process that replenishes groundwater supplies from annual rainfall. Brackish and fresh groundwater from the Upper Floridan Aquifer (**Figure 38**) represent the primary source of water for Tarpon Springs, and aquifer recharge is essential to maintain this water source. Aquifer recharge is strongly influenced by local geology, and the area surrounding Tarpon Springs is not considered a significant recharge area for the Upper Floridan Aquifer, due to the presence of confining layers of dense sand, clay, and limestone which separate the water production zones of the Upper Floridan Aquifer from the local sandy surface soils. Additionally, Tarpon Springs is generally located on the brackish side of the saltwater interface of the aquifer, meaning that local groundwater is predominantly brackish due to coastal influence, with fresher groundwater sources located farther inland. As such, the majority of the recharge that supports the local aquifer likely occurs farther inland, and the City's aquifer recharge protections are focused on protection of the City's production wells from local contamination. The city has developed an updated wellhead protection map, which updates the protection zones to incorporate new wells constructed for the Reverse Osmosis (RO) Treatment Plant. Most importantly, this map provides for a 1000-foot setback around potable wells which will exclude the construction of facilities which may be deemed to handle hazardous substances which have the potential of influencing groundwater at the City's production wells. The city will plan to continue to update this map to protect new well locations as the city builds out its wellfield. Long term, regional aquifer recharge will continue to be evaluated and protected by the SWFWMD via the regional water supply plan and Water Use Permitting program.

FIGURE 38: Illustration of the Hydrogeologic Layers of the Floridan Aquifer



Capital Improvements

The Florida Legislature mandates that all local governments plan for the availability of public facilities and services to serve development to accommodate the expected population growth. The purpose of the Capital Improvements Element (CIE) is to: (1) evaluate the need for public facilities in support of all elements of the Comprehensive Plan; (2) identify capital projects needed to maintain adopted Level of Service (LOS) standards; (3) estimate the costs and timing of improvements for which the local government has fiscal responsibility; (4) identify applicable projects within the Metropolitan Planning Organization's (MPO) transportation improvement program; and (5) identify sources of funding for construction of improvements.

The CIE differs from the Capital Improvement Program (CIP) in that it needs to include only those facilities derived from other elements of the comprehensive plan. That is, the CIE is used to plan for and strategize the financial feasibility of the comprehensive plan. The CIE focuses on the capital outlay required to meet existing deficiencies and to maintain adopted LOS standards for the expected population growth. The CIP is a schedule of all future capital projects which may or may not address LOS standards, as well as annual operating and maintenance costs (i.e. salaries, insurance, maintenance, etc.).

PUBLIC FACILITY NEEDS

The elements of the Comprehensive Plan identify capital improvements needed to meet the demands of the existing and future population expected within the planning horizon. For comprehensive planning purposes capital improvements can be defined as physical assets, constructed or purchased, that have a minimum useful life of ten (10) years and a minimum total cost of $50,000. Facilities requiring periodic capital improvements for a local government typically fall within the following service areas and facilities: potable water, wastewater, solid waste disposal, parks and recreation, transportation, fire and emergency services, law enforcement and detention, public buildings, public libraries and hurricane shelters. Capital needs are planned in 5-year time increments, with that 5-year schedule being updated annually. This assists the City in ensuring that the needs of the existing and future projected population are met and in complying with the requirements of state law. The 5-year timeframe with annual update is appropriate for a realistic projection of costs and revenue. With a population increase projection of only ~~2,616~~ 3,163 persons within the planning horizon of ~~2040~~ 2045 (approximately ~~1,306~~ 1,961 new households), capital projects are expected to fall less within the category of new facilities and more within the category of replacement and rehabilitated facilities.

Tarpon Springs has set Level of Service standards for five services: water, sewer, solid waste, parks and recreation, hurricane shelter. A sixth service, transportation, is subject to mobility management regulations through participation with the Forward Pinellas MPO. For Tarpon Springs capital needs over the current 5-year planning horizon include:

- Public safety needs such as new building facilities and major equipment.
- Potable water, wastewater, solid waste/sanitation improvements such as building facilities and major equipment.
- Transportation improvements such as roadway, sidewalk, trail, or transit construction projects and facilities equipment.
- Recreation improvements such as facilities construction projects and equipment.

The City collects impact fees for the following additional facilities for which level of service standards have not been set: law enforcement, fire and emergency services, libraries and general government.

Public school facilities are coordinated and planned for with the Pinellas County School District. Tarpon Springs is a signatory to the Pinellas County Schools' Interlocal Agreement. The school district provides annual updates of school capacity and the district's 5-year work program for review and comment by the City. The interlocal agreement mechanism satisfies Florida Statutes requirements for tracking and ensuring the adequacy of public school capacity to serve the City.

Existing Deficiencies

The existing Adequate Facilities ordinance requires the City to address adequate facilities when new or expanded land development is proposed. Those facilities must be in place concurrent with the impacts of the development (i.e., additional residents or non-residential space). They include potable water, sanitary sewer, drainage, recreation and hurricane shelters, with transportation impact being handled through a mobility management system. The City can generally demonstrate concurrency for the anticipated increase in population over the planning horizon (~~2040~~ 2045) with all of these services with the exception of recreation. While existing land area devoted to recreation generally exceeds the currently adopted LOS, specific recreational facilities (e.g., sports fields, etc.) are deficient, or will be by ~~2040~~ 2045. The Recreation and Open Space Element has addressed this situation by calling for a Parks Master Plan that will re-evaluate and update the current LOS standards including the need to apply concurrency, and then use that plan as the basis for LDC updates. Statutory requirements are silent with respect to recreational and park facilities concurrency. Under Florida Statutes Section 163.3180, only sanitary sewer, potable water, solid waste and drainage are subject to the concurrency requirement. Details of how the City's deficient facilities needs are being addressed are listed below:

1 **Drainage**
The City has recently completed a Stormwater Action Plan (SAP) covering the 5 basins that comprise the City's stormwater management area. The SAP evaluated the flooding conditions that occur in various locations within the City limits, provides conceptual solutions to abate these flooding conditions, includes a prioritized capital improvement plan for implementation, and enhances water quality by utilizing treatment systems and best management practices. The Stormwater Action Plan is updated every 2-5 years as existing projects are completed and new projects identified.

2 **Transportation**
The City continues to implement its Multimodal Transportation District (MMTD) to address the deficiencies outlined in the Transportation Element. As outlined in that element, a new Multimodal Master Plan will be developed for the MMTD to identify projects and funding and to guide multi-modal improvements.

3 **Recreation**
The Recreation and Open Space Element has identified deficiencies in the acreage of the City's Mini-Parks, and in several active recreation facility types. As outlined in that element, the City will develop a new Parks Master Plan to identify projects and funding, re-evaluate and correct existing deficiencies, and, guide park improvements.

Estimates for Identified Projects Impacting Operating Costs

The cost estimates, timing, and general location of currently identified capital projects are included in the 5-Year Schedule of Capital Improvements incorporated into the City's Annual Budget.

REVENUE & FUNDING SOURCES

Local (General Fund)

The General fund consists of property taxes, franchise taxes, utility taxes, licenses/permits, miscellaneous revenues, and intergovernmental revenues.

- *Property Taxes (Ad Valorem)* - Property taxes are based on a millage rate (one mill is the equivalent of $1 per $1,000 of assessed value, or 0.1%), which is applied to the total taxable value of all real property and tangible personal property. Revenue from ad valorem taxes is used to fund both operating costs and small capital purchases.
- *Local Option Gas Tax* - The City receives a portion of the Countywide local option gas tax which can be used only to construct, improve and maintain roadways.
- *Local Option Sales Tax Fund (Penny Fund)* - The City receives a portion of Pinellas Enterprise Funds - This fund category is used to account for the financing, acquisition, operation and maintenance of governmental facilities and services that are supported primarily by user charges.
- *Sanitation Fund* - This fund is used to account for the provision of solid waste removal, recycling and yard waste services to residents of the City.
- *Water/Sewer Fund* - This fund is used to account for the provision of water and sewer services to residents of the City. All activities necessary to provide such services include but are not limited to: administration, operations, maintenance, financing related debt services, and billing and collection.
- *Stormwater Fund* - This fund is used to account for the provision of stormwater services to residents of the City. As a Citywide service, this fee is collected as a portion of the ad valorem tax on each property according to their impervious surface impact on stormwater handling capacity.
- *Impact Fees* - The City collects impact fees when issuing permits for new and expanded development. The fees are charged for the following facilities: water, sewer, fire and emergency services, law enforcement, parks and recreation, libraries and general government. A multi-modal transportation impact fee is collected the Pinellas County with a portion provided back to the City of Tarpon Springs. Impact fees are charged in advance of new development and are designed to pay for new or expanded infrastructure needs which directly result from new growth. These fees must be equitably allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements.

State & Federal

Tarpon Springs has utilized its relationship with its state and federal legislative delegations to secure state appropriations and federal earmarks for capital projects. Although this funding source is not guaranteed, the city has a proven record of securing funds for deserving projects. In addition, allocations from special appropriations are distributed locally. One such recent example is the American Rescue Plan (ARPA) fund. These are examples of federal allocations that are administered through the state and/or county governments for qualifying projects that may include capital improvements.

Grants

Grant funding can provide a source of capital funding for local communities. Examples of available opportunities that have been sought and/or obtained in the past by Tarpon Springs include:

- Federal Community Development Block Grants (CDBG)
- Florida Recreation Development Assistance Program
- Florida Communities Trust
- Southwest Florida Water Management District Cooperative Projects
- Count Incentives Grant Program
- Forward Pinellas Transportation Project Grants

SCHEDULE OF CAPITAL IMPROVEMENTS

Regular reviews of the effects of growth are needed to assure that growth does not exceed the capacity of the public facilities to serve it. Such reviews can assist in insuring that planned and expanded facilities are adequately sized and in the proper locations. Tarpon Springs utilizes various revenue sources to fund its capital improvements. The 5-Year Schedule is updated and adopted annually with the City's Annual Budget which is incorporated with the Comprehensive Plan by reference. There are no unfunded project needs identified for the 5-year period beginning with Fiscal Year ~~2023-2024~~ 2024-2025. The 5-Year Schedule includes Transportation/Multimodal Transportation District (MMTD) Schedule of Improvements, Recreation and Open Space Schedule of Improvements, Infrastructure Schedule of Improvements and Public Safety Improvements including a description of each project or project category, the location of each project, and the cost/funding for each project phase by fiscal year.

GOOD GOVERNANCE

The Plan Administration, Property Rights, and Intergovernmental and Interagency Coordination Elements correspond and align with the following Goals from the "Good Governance" Focus Area of the Strategic Plan:

⇒ **GOAL F.2:** Effective and Efficient Implementation of City Policies and Plans

Plan Administration

The purpose of the Plan Administration Element is to establish guidelines for the effective administration of the Comprehensive Plan in accordance with the requirements of the Community Planning Act, and other applicable law. This element includes guidelines on plan implementation, public participation, and plan monitoring.

GOALS, OBJECTIVES & POLICIES

As established in the Plan Administration element, each individual element of the Comprehensive Plan is comprised of a series of applicable goals, objectives and policies.

Goal
The long-term result toward which actions or programs are directed.

Objective
A measurable and achievable outcome associated with a goal.

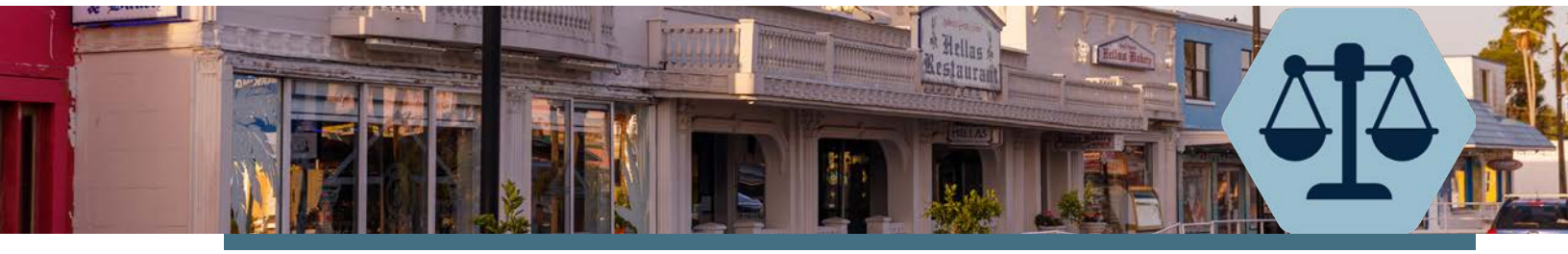
Policy
Defines the standard, intent, direction or result to advance an objective.

Within each element, the goals, objectives, and policies are indicated by an element abbreviation following by a numbering hierarchy., as shown below utilizing the Future Land Use Element as an example:

FLU 1 (Future Land Use Element Goal 1)

FLU 1.1 (Future Land Use Element Objective 1.1)

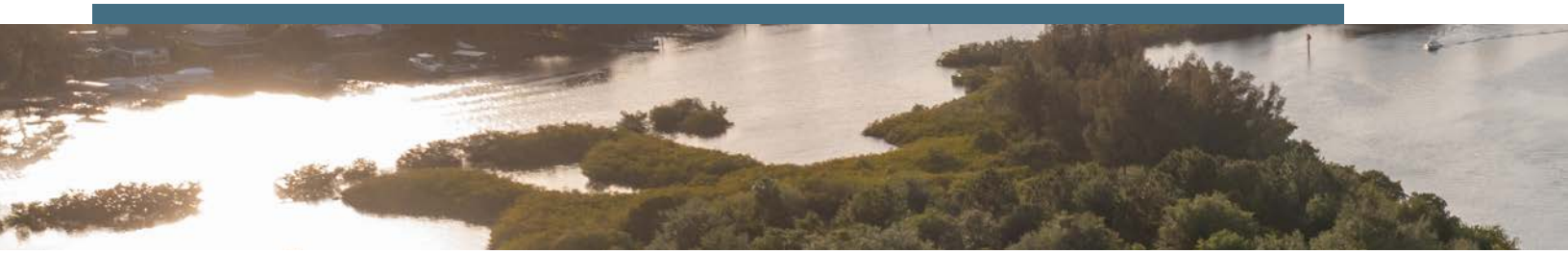
FLU 1.1.1 (Future Land Use Element Policy 1.1.1)



Property Rights

The Property Rights Element states how private property rights considerations factor into local government decision-making processes. As of 2021, this element is required to be included in a city's comprehensive plan, per Section 163.3177(6)(i)(2), Florida Statutes (Chapter 2021-195, Laws of Florida).

Tarpon Springs adopted the Property Rights Element in February 2022 and there have been no changes to this element as a part of the 2023 comprehensive plan update.



Intergovernmental and Interagency Coordination

The Intergovernmental Coordination Element (IC) coordinates the policies and activities set forth in the City's Comprehensive Plan with adjacent local governments, regional agencies (including water supply), state agencies, nongovernmental organizations, private service providers, and other relevant entities. Per Florida Statutes, the IC is also used to provide for coordination mechanisms with other governmental units providing services but not having regulatory authority over the use of land.

Intergovernmental cooperation is essential to ensuring that existing and planned development and redevelopment in the City is properly and adequately served.

ADJACENT COUNTIES

Pinellas County

- *General Role*
  The Pinellas County Board of County Commissioners serves as the local governing body for adjacent unincorporated areas including Palm Harbor, Ozona, Crystal Beach, Anclote Village, Innisbrook and East Lake. In Tarpon Springs, several service areas overlap due to the proximity of remaining unincorporated area to the City's municipal limits. Several roadway segments within the City also remain under the jurisdiction of the County, while some segments of the Pinellas Trail are managed by the City.
- *Primary Coordination Issues and Topics*
  Comprehensive planning, Land Development Code, interlocal agreements for government services, planning, projects (particularly roadways and trails), funding and other relevant matters.

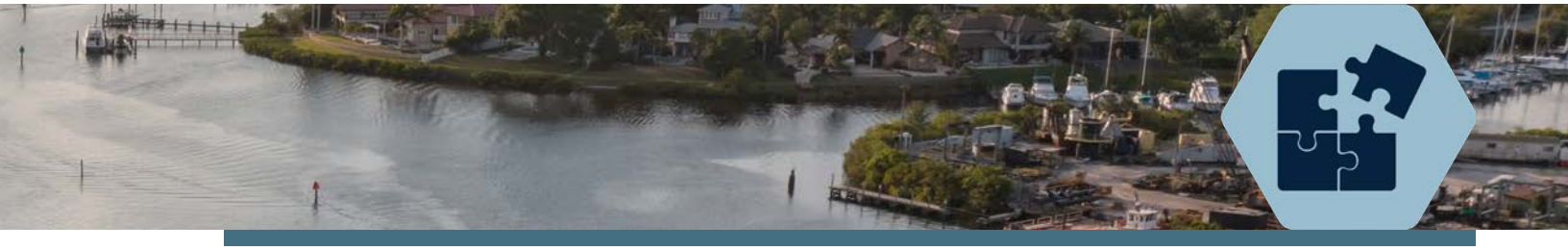
Pasco County

- *General Role*
  The Pasco County Board of County Commissioners serves as the local governing body for adjacent unincorporated places including Holiday, Elfers, Seven Springs and Trinity.
- *Primary Coordination Issues and Topics*
  Comprehensive planning and plan amendments, Land Development Code amendments and transportation coordination (primarily involving U.S. Highway 19 and Alternate Highway 19).

PINELLAS COUNTY AGENCIES

Pinellas County Construction Licensing Board

- *General Role*
  The Pinellas County Construction Licensing Board is responsible for licensing construction and home improvement contractors, registering contractors otherwise licensed by the Department of Business and Professional Regulation to ensure establishment and maintenance of proper insurance, adopting and amending the family of building codes for application and enforcement countywide and interpreting the codes to provide safe, economic, and sound buildings and structures throughout Pinellas County.
- *Primary Coordination Issues and Topics*
  The Licensing Board is a valuable resource to the City's Building Development Department, providing periodic reports on the status of businesses and licenses. A member of the Building Development Department serves on their board.



Pinellas County Emergency Management Division

- *General Role*
  The Emergency Management Division is a planning and coordinating agency for disasters and major emergency incidents. They prepare hurricane evacuation maps and promote preparedness and mitigation and establish and administer the countywide hurricane shelter network.

- *Primary Coordination Issues and Topics*
  Emergency Management orders mandatory evacuations, particularly during hurricanes or other countywide emergencies. Orders the opening of shelters and start up of local emergency operations centers. EMS is playing a lead role in the preparation of the Pinellas County Local Mitigation Strategy designed to advance programs and policies, which will reduce the loss of life and property during catastrophe. The Countywide HazMat Team provides back up to the Tarpon Springs Fire Department first response in cases of hazardous material spills.

Pinellas Fire and Emergency Services

- *General Role*
  Fire and Emergency Services, which is a municipal service taxing unit, was created for the purpose of establishing and implementing a permanent plan of fire protection for the surrounding unincorporated areas of Pinellas County.

- *Primary Coordination Issues and Topics*
  Fire and Emergency Services directs the appropriate fire department to provide fire protection to the unincorporated area within a fire district and to compensate the fire department for such service.

Pinellas County Water and Navigation Board

- *General Role*
  The Water and Navigation Authority is a branch of the Department of Environmental Management. Their mission is to protect and manage waters of the county, a defined term.

- *Primary Coordination Issues and Topics*
  Require and issue permits for the placement of seawalls and the construction of commercial and private docks. The City reviews dock and seawall construction applications and provides letters of no objection to the authority for their review and final approval.

"Forward Pinellas" Pinellas County Metropolitan Planning Organization (MPO)

- *General Role*
  Forward Pinellas coordinates urban transportation planning activities among the various local jurisdictions within Pinellas County. MPOs are organized and operate according to federal and state standards making them eligible for federal and state transportation funds. The Forward Pinellas Board is made up of elected officials from the jurisdictions pursuant to the terms of an interlocal agreement. The cities of Tarpon Springs, Safety Harbor and Oldsmar previously shared a single representative on a rotating term basis. As of 2023, Tarpon Springs has been provided its own seat on the Board. The City's planning staff is a member of the MPO's Technical Coordinating Committee (TCC). Forward Pinellas also functions as a Countywide planning council, maintaining a Countywide Future Land Use Plan that serves as the principal coordinating mechanism for all local planning within the county. Tarpon Springs' planning staff is a member of the Forward Pinellas Planners Advisory Council.

- *Primary Coordination Issues and Topics*
  The MPO prepares the Pinellas Transportation Improvement Program (TIP) which is a prerequisite of certain Federal construction assistance. The TIP provides a listing of multi-modal transportation improvements. The MPO also establishes the Long-Range Transportation Plan which must be updated every five years by federal law . They provide transportation modeling services on a countywide / regional basis and otherwise coordinate transportation planning within the County. The land planning arm of Forward Pinellas oversees comprehensive planning and annexation activities of the local governments to ensure that they are consistent with the Countywide Map, Countywide Rules and provision of services requirements.

Pinellas County School Board

- *General Role*
  The 7 member School Board, elected on a countywide basis, establishes the budget and policy for all elementary, middle and high school facilities, educational programs and personnel in the Pinellas County district school system. The School Board levies an ad valorem tax up to a 10 mill cap.

- *Primary Coordination Issues and Topics*
  Pupil placement, new facilities construction, program development and implementation, joint use of facilities and extension of infrastructure. Tarpon Springs is a participating government in the Statutorily-required Pinellas County Schools Interlocal Agreement.

REGIONAL AGENCIES

Southwest Florida Water Management District (SWFMD)

- *General Role*
  SWFMD covers counties along west central Florida. A governing board determines overall policies, carries out regulatory responsibilities and functions, enters into contracts and authorizes a tax levy for administration of the district. SWFWMD is responsible for the development of a state-mandated water use plan, administration of a permitting system for consumptive water use and other water related activities, the regulation of wells, environmental resource permitting of wetland impacts, and, the management and storage of surface waters. SWFWMD is charged to effect the maximum beneficial utilization, development, and conservation of the water resources of the district.

- *Primary Coordination Issues and Topics*
  Permit public utility wellfields and river sources and establish maximum withdrawals. Establish jurisdictional limits of wetlands and establish mitigation ratio for dredge and fill projects. Issue permits for stormwater handling. Conduct comprehensive plan review. Purchase of prime watershed and aquifer recharge areas. Technical and/or financial assistance to local governments and public education programs on water use and conservation.

Tampa Bay Regional Planning Council

- *General Role*
  The Council exercises the powers, duties, functions and responsibilities for conducting planning and coordinating review and assistance activities and functions that are enumerated by legislative and declarations of Chapter 186 and 380 of the Florida Statutes, and other applicable federal, state and local laws. The TBRPC also provides a forum for informal mediation to resolve conflicts or inconsistencies arising from development or growth among the cities and counties in the region. Tarpon Springs is a member government with a seat on the council.

- *Primary Coordination Issues and Topics*
  Preparation and update of the Strategic Regional Policy Plan which focuses on significant regional resources and facilities; conduct reviews of local plan amendments; conducts studies of regional resources including recent focus on sea level rise and hurricane evacuation matters; conducts a voluntary negotiation process between local governments to resolve interlocal disputes.

STATE AGENCIES

Department of State

- *General Role*
  The main planning related role of the Department of State (DOS) interaction with the City is the administration of the Certified Local Government (CLG) program for historic resources. The City is a certified local government because of its existing historical resources program that includes a district, a Heritage Preservation Board using an adopted set of architectural guidelines, and, a set of regulations administering same. As a CLG the City is eligible for state and federal grant funds administered by DOS.

- *Primary Coordination Issues and Topics*
  Maintenance of Certified Local Government status and participation in the statewide program.

Florida Department of Economic Opportunity (Community Planning, Development and Services Division)

- *General Role*
  The Division of Community Planning, Development and Services of the Department of Economic Opportunity (DEO) serves as the State Land Planning Agency designated in Florida Statutes Chapter 163, reviewing local government comprehensive plans and plan amendments.

- *Primary Coordination Issues and Topics*
  Review local government comprehensive plan elements and amendments pursuant to the standards set forth in the Community Planning Act under Florida Statutes Chapter 163. Additional reviewing agencies at the state level include: Department of Agriculture and Consumer Services, Department of Education, Department of Environmental Protection, Department of State, and Department of Transportation.

Florida Department of Transportation

- *General Role*
  FDOT is responsible for coordinating the planning of all modes of transportation on land, sea and air; and for constructing and maintaining the state highway system. It consists of eight districts statewide that manage a work program and systems maintenance for their regions. Pinellas County (and therefore Tarpon Springs) is within FDOT's District 7 that includes four other counties: Citrus, Hernando, Pasco and Hillsborough. Tarpon Springs is traversed by two FDOT arterial corridors: U.S. Highway 19, and U.S. Alternate Highway 19 (Pinellas Avenue).

- *Primary Coordination Issues and Topics*
  The primary means of coordination of FDOT's work plans (the 5-year Work Plan) is through the Forward Pinellas Metropolitan Planning Organization (see above).

INDEPENDENT SPECIAL DISTRICTS

Pinellas Suncoast Transit Authority (PSTA)

- *General Role*
  PSTA owns and operates the public bus system within Pinellas County. Nineteen cities and the unincorporated area are members. PSTA policy is set by an 11-member board consisting of 9 elected officials, 1 representative from the City of St. Petersburg and 1 Board of County Commissioner's appointee. The Cities of Tarpon Springs, Oldsmar and Safety Harbor have appointed one Commissioner to represent the 3 cities on a rotating basis. In Tarpon Springs PSTA operates bus service and coastal "trolley" bus service. It also has connecting stops with the Pasco County Public Transportation system.

- *Primary Coordination Issues and Topics*
  The primary mechanism of coordination with PSTA is through the Forward Pinellas Metropolitan Planning Organization (see above).

UTILITIES

Public and private utilities include the electric, phone, cable and gas companies serving the City. Tarpon Springs has entered into franchise agreements with some of these entities to secure services for its citizens. These entities include:

- **Clearwater Gas Service** - Clearwater Gas Service provides natural gas service to the residents and businesses of the City.
- **Duke Energy** - Duke Energy provides electricity for residential and commercial uses within Tarpon Springs. The City also contracts with Duke Energy for street lighting in multiple locations.
- **Bright House Networks** - Bright House provides cable television within the City and undertook the installation of a fiber optic cable network prior to the start of service.
- **Frontier Communications** - Frontier provides cable television service to the City. They also locate and determine possible conflict of existing and proposed utilities.
- **Wide Open West (WOW)** - WOW provides cable television service to the City of Tarpon Springs and also locates and determines possible conflicts of existing and proposed utilities.

TARPON SPRINGS 2023

COMPREHENSIVE PLAN

DATA & ANALYSIS

TARPON SPRINGS 2040

COMPREHENSIVE PLAN

IMPLEMENTATION WORK PLAN

this must be the place

Draft as of 07/01/2024

2040 COMPREHENSIVE PLAN WORK PLAN [BASED ON ADOPTED POLICIES]

IMPLEMENTATION TIMELINE				LAND DEVELOPMENT CODE UPDATES (LDC)
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
	✓			**CM 1.2.1:** Evaluate, revise, and implement regulations for shoreline and essential habitat buffers in the Land Development Code. Continue to restrict seawalling to areas where no other alternative shoreline stabilization technique is feasible.
	✓			**CM 1.2.2:** Evaluate and revise Land Development Code regulations to incentivize natural shoreline and upland retaining walls in lieu of seawalls for shoreline stabilization.
	✓			**CM 3.3.6:** Continue to monitor all current and credible sea level rise data and potential impacts of sea level rise on coastal system natural resources. Evaluate and update the resource protection standards of the Land Development Code and the Comprehensive Plan based on this data to protect resources and reduce risk to life, health and safety, and property.
		✓		**CM 3.3.12:** Evaluate and consider implementation and incentives to encourage floodproofing and wind mitigation improvements to existing structures.
	✓			**CM 3.3.13:** Evaluate increasing minimum base flood elevation standards for consistency with Pinellas County.
	✓			**CON 1.2.3:** Evaluate and revise existing Land Development Code regulations related to wetlands protection, preservation of open space, planned development performance zoning, transfer of development rights, buffers and setbacks, tree protection, clustering of units within the least environmentally-sensitive areas, and other techniques to advance conservation goals.
✓				**CON 1.4.3:** Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code.
✓				**CON 1.4.4:** Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to assess natural systems/ biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts.
	✓			**CON 1.6.3:** Revise the Land Development Code to require the utilization of soft shoreline stabilization techniques or a combination of an upland retaining wall with soft shoreline techniques along the Gulf of Mexico, St. Joseph Sound, Anclote River and Bayou shorelines as alternatives to seawall construction. Man-made canals, the historic seawall providing public access around Spring Bayou, and properties with existing seawalls on both sides shall be exempt from this requirement.
	✓			**CON 1.7.1:** Implement a tree canopy loss preservation policy in lieu of pay and go tree management, maintain and manage the City's tree inventory, and establish an urban forestry management program.
	✓			**CON 1.7.2:** Evaluate and implement programs and incentives to maximize and enhance the City's urban and natural tree canopy.
✓				**FLU 1.3.10:** Evaluate and amend the Land Development Code and SmartCode for opportunities to bring nonconforming site features, such as landscaping and stormwater, into compliance as a part of the redevelopment process.
	✓			**FLU 1.3.11:** Amend the Land Development Code to prioritize tree plantings over parking spaces.
	✓			**FLU 1.3.12:** Evaluate and establish requirements in the Land Development Code and SmartCode to reduce parking and increase tree plantings for properties identified on the Heat Severity Map (Map XX) as 'Moderate to High' and 'Severe'. These requirements shall apply to new construction and redevelopment/rehabilitation.
	✓			**FLU 1.3.13:** Explore potential incentives to increase tree plantings as a part of the development process.
	✓			**FLU 1.3.14:** Considering stormwater and tree canopy preservation needs, evaluate and amend the Land Development Code to establish impervious surface ratio (ISR) for residential development.
✓				**FLU 2.3.4:** Amend the Land Development Code to require that single family attached and multi-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.
✓				**FLU 2.3.6:** Amend the Land Development Code to prohibit drive-through/service windows from being located on building facades facing public streets.
	✓			**FLU 2.4.3:** Review and amend accessory dwelling unit regulations in the Land Development Code and other regulating plans to further encourage their development.
✓				**ROS 1.2.7:** Establish requirements in the land development code for new residential subdivisions to provide for recreation and open space.
✓				**ROS 1.5.3:** Update the Land Development Code to require conservation easements, or an appropriate Future Land Use Map amendment, as a condition of approval during development review processes to protect environmental lands in perpetuity.
	✓			**U 4.4.5:** Modify the building code and land development regulations to provide standards for improved indoor and outdoor water conservation in new construction.

2040 COMPREHENSIVE PLAN WORK PLAN [BASED ON ADOPTED POLICIES]

IMPLEMENTATION TIMELINE				TRANSPORTATION PLANNING
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
	✓			**FLU 2.3.1:** Update and implement the Multimodal Transportation Plan.
	✓			**T 1.1.1:** Maintain the Multimodal Transportation District (MMTD) and evaluate the 2007 Multimodal Quality of Service Analysis. Based on this evaluation, prepare and adopt a comprehensive Multimodal Master Plan.
✓				**T 1.1.10:** Conduct a feasibility study and prioritize a context-sensitive multimodal extension of Disston Avenue from Curlew Place to Meres Boulevard/Mango Street, that, at a minimum, entails a shared-use path of at least 12 feet in width that can be utilized by emergency vehicles to improve connectivity throughout the city, particularly for emergency response and a direct connection to St. Petersburg College.
		✓		**T 1.3.7:** Evaluate freight/truck delivery service routing and parking alternatives through technology and signage to reduce conflicts and infrastructure damage and consider establishing one or more potential commercial staging areas for distribution of deliveries.
			✓	**T 1.4.8:** Evaluate the feasibility of a transit circulator and other microtransit options within the MMTD and to and from major origins and destinations, identifying a funding source(s) and strategies, ridership projections, implementation priorities, operating hours and frequencies, and recommendations for route alignments, shelters, and transit stop amenities.

IMPLEMENTATION TIMELINE				RESILIENCY AND SUSTAINABILITY
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
		✓		**CM 1.2.4:** Identify design alternatives and funding sources for bayou erosion control
		✓		**CM 2.5.2:** Develop plans and programs to incentivize climate adaptation techniques and/or the acquisition of property to prevent incompatible development in areas of repeated damage resulting from flooding, storm surge or wind velocity.
		✓		**CM 3.3.5:** Develop a local Post Disaster Redevelopment Plan.
		✓		**CM 3.4.5:** Research and consider implementing tax incentives associated with voluntary conservation easements which would limit/prohibit rebuilding structures damaged by coastal flood events in vulnerable areas.
	✓			**CON 2.1.1:** Evaluate incentives and guidelines for homeowners and businesses to install solar power/heating and other renewable energy sources.
	✓			**CON 2.1.2:** Evaluate incentives and guidelines or green building that conserves natural resources and reduces monthly operating costs.
	✓			**CON 2.1.3:** Consider incentives for LEED (Leadership in Energy and Environmental Design) conscious projects.
	✓			**CON 2.1.5:** Develop and implement guidelines for a City-wide renewable energy plan.

IMPLEMENTATION TIMELINE				OTHER SPECIAL PLANNING STUDIES
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
	✓	✓		**FLU 1.3.6:** Evaluate the areas designated as 'Neighborhood Suburban' on the Place Based Area Map for inclusion of context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units. This shall be implemented through a community-based planning process.
	✓			**FLU 1.5.1:** Conduct an economic development analysis and draft an Economic Development Element that considers the following: Asset-based economic development strategy, Cost of growth analysis, Impacts of formula-based uses on local businesses.
	✓	✓		**FLU 2.1.3:** Initiate and prioritize planning processes for special area/corridor plans for the areas identified as 'Transitional' on the Place Based Area Map by January 2026.
✓				**CM 2.4.2:** Evaluate cultural district / design guidelines for the Sponge Docks and Greektown.
	✓			**CON 2.1.4:** Evaluate the Historic Preservation Design guidelines to allow the rehabilitation of existing historic structures to utilize energy efficient materials as long as the historic integrity of the structure is maintained.
		✓		**HIS 2.2.1:** Consider designating significant scenic open spaces and parks within the city, including, but not limited to Craig Park, Tarpon Avenue, Spring Bayou, Whitcomb Bayou, Sunset Beach, and Dorsett Park and develop corresponding preservation and/or development regulations within the Historic Preservation Ordinance.

2040 COMPREHENSIVE PLAN WORK PLAN [BASED ON ADOPTED POLICIES]

IMPLEMENTATION TIMELINE				RECREATION MASTER PLANNING
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
			✓	**CM 2.3.1:** Assess and establish recommendations for waterfront improvements to promote recreation, climate adaptation, and coastal restoration as part of the Parks and Recreation Master Plan.
		✓		**CM 2.3.2:** Evaluate increased access or use of City-owned right-of-way access points to the waterfront as part of the Parks and Recreation Master Plan.
		✓		**CON 1.1.1:** Identify and delineate natural ecosystems, native vegetative communities and native wildlife habitats and corridors in the Parks and Recreation Master Plan.
	✓			**ROS 1.2.1:** Fund and prepare a parks and recreation master plan, including assessment of current and future needs and priorities; establishment of updated facility and parkland level of service standards; and planning for capital, programming, and operational investments in the parks and recreation system based on identified priorities. This effort shall consider public input gathered during the 2022 Comprehensive Plan update, summarized in "Local Trends" section of data and analysis. Upon adoption, the master plan policies will supersede the levels of services standards in Policies 1.2.2, 1.2.3, and 1.2.4.
		✓		**ROS 1.2.6:** Update the Parks and Recreation Service impact fee to reflect amended Level of Service and needs analysis from the parks and recreation master plan.
			✓	**ROS 1.2.8:** Evaluate and consider building a public aquatic facility as a part of the parks and recreation master plan.
		✓	✓	**ROS 1.5.2:** Evaluate the development of an environmental lands protection list and opportunities for conservation easements.

IMPLEMENTATION TIMELINE				UTILITIES
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
	✓			**U 4.3.1:** The City shall develop, fund, and implement a long term plan for replacement of aging water mains, particularly galvanized and cast iron water mains. The plan shall be prioritized based on sound engineering principles such as level of service, local water quality, pipe age and material and other similar factors, to ensure an equitable level of infrastructure funding throughout the City.
	✓	✓		**U 4.6.1:** Evaluate emerging water quality standards and new regulatory changes and develop plans to meet these requirements in a proactive manner.
	✓	✓		**U 4.6.2:** Develop a robust utility operations cybersecurity program to meet National Institute of Standards and Technology (NIST) and Environmental Protection Agency (EPA) standards for water and wastewater operational networks.
✓	✓			**U 4.6.3:** Dedicate funding and other necessary resources to meet the EPA Lead and Copper Rule, emerging rules on polyfluoroalkyl substances (PFAS) and other emerging contaminants.

IMPLEMENTATION TIMELINE				INTERGOVERNMENTAL COORDINATION
0 - 18 MOS	1 -3 YEARS	3 - 5 YEARS	6 - 10 YEARS	
✓	✓			**FLU 2.4.2:** Review and implement policies of the Countywide Housing Compact as they relate to land use, transportation, and density.
✓	✓			**H 1.3.3:** Evaluate and amend existing bonus density/intensity criteria within the Land Development Code to incorporate methods and incentives from the Pinellas County Housing Compact.

SUSTAINABILITY PLAN ACTIONS	COMPREHENSIVE PLAN GOALS, OBJECTIVES, & POLICIES RELATED TO ACTION	NOTES
Action 1: Develop a net zero canopy loss policy through the Land Development Code and preserve habitat areas for threatened animal and plant species.	**Conservation** Objective 1.7: Protect and enhance the urban and natural tree canopy to reduce stormwater runoff, improve air quality, decrease urban heat island effects, and provide shade and habitat. Policy 1.7.1: Implement a tree canopy loss preservation policy in lieu of pay and go tree management, maintain and manage the City's tree inventory, and establish urban forestry management program. Policy 1.7.2: Evaluate and implement programs and incentives to maximize and enhance the City's urban and natural tree canopy. **Future Land Use** Policy 1.3.11: Amend the Land Development Code to prioritize tree plantings over parking spaces.Policy 1.3.13: Explore potential incentives to increase tree plantings as a part of the development process. Policy 1.3.14: Considering stormwater and tree canopy preservation needs, evaluate and amend the Land Development Code to establish impervious surface ratio (ISR) for residential development.	
Action 2: Conduct an analysis of the City's urban heat island to identify priority areas for heat mitigation. Reduce the urban heat island citywide through actions including increasing the urban tree canopy and green space, lining thoroughfares with shade trees, installing awnings and arcades or water features such as mist devices, and using reflective or permeable surfaces where appropriate.	**Future Land Use** Policy 1.3.12: Evaluate and establish requirements in the Land Development Code and SmartCode to reduce parking and increase tree plantings for properties identified on the Heat Severity Map (Map X.X) as 'Moderate to High' and 'Severe'. These requirements shall apply to new construction and redevelopment/rehabilitation.Policy 1.3.13, Policy 1.3.14 (see Action 1 above) . **Conservation** Objective 1.7, Policy 1.7.1, Policy 1.7.2 (see Action 1 above)	
Action 3: Adopt a city guideline with required break times coinciding with the heat index to ensure the wellbeing of city employees who work outdoors.	Not applicable to Comp Plan.	
Action 4: Adopt an ordinance requiring control of invasive species, and create a preferred plant ordinance for private landscaping, to maintain biodiversity and habitat. Create a program with incentives to remove invasive plants and replace with native and/or site-appropriate plants in landscaping.	**Conservation** Objective 1.2: Utilize the Land Development Code to ensure site development maintains or improves existing ecosystems, native wildlife species, and native vegetative communities. Policy 1.2.1: Continue to require in the Land Development Code, the removal of ecologically undesirable non-native vegetation from development sites. Policy 1.2.2: Require the preservation of native vegetation during site development through Land Development Code standards.	
Action 5: Adopt and enforce an ordinance requiring control of invasive species and use of sustainable landscaping practices on all City properties. Use Integrated Pest Management to limit the use of pesticides on City property and provide pesticide reduction awareness for community members and property owners.	**Conservation** Policy 1.1.4: Incorporate pest best management practices and implement policies for vegetation management and pollinator conservation in City Operation and Maintenance procedures. Policy 1.1.5: Require City projects to: Protect and enhance native species and intact habitat. Meet Florida Friendly Landscaping™ standards.	
Action 6: Review regulations that establish wetland, stream, and shoreline buffer widths and adjacent land uses, and achieve no net loss of wetlands, streams, and shoreline buffers.	**Conservation** Objective 1.4: Protect and improve the function of all wetlands and areas of significant upland habitat as defined in Future Land Use Element. Policy 1.4.1: Preserve and enhance all remaining wetlands during the development review process. On-site wetland alterations that result in a net gain of wetland habitat may be permitted. Policy 1.4.2: Continue to require a minimum 30 foot aquatic lands setback through the Land Development Code regulations. Policy 1.4.3: Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code. Policy 1.4.4: Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to assess natural systems/biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts. Policy 1.4.5: Wetlands that are not designated as "Preservation" or "Recreation Open Space" on the Future Land Use Map require a future land use amendment to either of these two designations prior to issuance of any construction permits for adjacent upland development.	
Action 7: Improve connectivity to wildlife corridors by increasing the amount of natural and restored areas directly connected to regional natural systems. Develop a plan to protect and restore natural resources through land conservation, corridor connectivity, and restoration of biological integrity and function in compromised areas.	**Conservation** Policy 1.1.6: Evaluate the feasibility of regulatory techniques or incentives to help close gaps in the ecological greenway system and protect species of concern. Policy 1.1.7: Prohibit the destruction of threatened and endangered species through the protection of their habitat.	
Action 8: Develop financing strategies to acquire land or easements including identifying grant funding sources, designating capital dollars, and encouraging donations to the City Land Preservation Fund. Prioritize acquiring land with repeat flooding or vulnerable undeveloped areas to be used for restoration, recreation, or retention.	**Recreation and Open Space** Objective 1.5: Preserve environmentally sensitive lands and lands that support threatened or endangered species for passive recreation. Policy 1.5.1: As part of the parks and recreation master plan process, evaluate and identify environmentally sensitive and scenic areas to preserve passive recreational uses. This effort shall be coordinated with land acquisition and conservation/preservation policies in the Coastal Management and Conservation Elements and consider outcomes from the city parks and recreation master plan. Policy 1.5.2: Evaluate the development of an environmental lands protection list and opportunities for conservation easements. Policy 1.5.3: Update the Land Development Code to require conservation easements, or an appropriate Future Land Use Map amendment, as a condition of approval during development review processes to protect environmental lands in perpetuity. **Conservation** Policy 1.1.8: Designate properties eligible for acquisition through Federal, State, and Regional programs to advance conservation goals.	
Action 9: Provide incentives to residents and developers to protect and restore critical watershed protection areas.	**Future Land Use** Objective 3.1: Protect the City's municipal water supply from encroachment by incompatible land uses and coordinate future land uses appropriate topography and soil conditions. **Conservation** Objective 1.3: Protect, conserve, and restore surface and ground waters. Policy 1.3.1: Restrict land development that degrades the City's surface and groundwater resources. Policy 1.3.5: Prohibit land use amendments that will adversely impact water quantity and quality. Policy 1.3.7: Coordinate with Pinellas and Pasco County Counties to implement the Anclote River Watershed Management Master Plan. Policy 1.3.8: Cooperate with the Pinellas and Pasco counties, FDEP, SWFWMD, the Tampa Bay Estuary Program and other local governments to protect, restore and enhance surface waters and the dependent habitats and resources. Objective 1.4: Protect and improve the function of all wetlands and areas of significant upland habitat as defined in Future Land Use Element. Policy 1.4.1, Policy 1.4.2, Policy 1.4.3, 1.4.4, Policy 1.4.5. (See action 6 above) Objective 1.5: Minimize direct stormwater runoff into the Gulf of Mexico, Anclote River, bayous and other open bodies of water. Policy 1.5.1: Adopt and implement the 2023 Draft updated City of Tarpon Springs Stormwater Manual standards.	
Action 10: Support activities to increase awareness about natural resource protection.	**Conervation** GOAL 2: PROMOTE AND APPLY ENVIRONMENTALLY SUSTAINABLE PRINCIPLES, PROGRAMS AND PRACTICES THAT SUPPORT A MORE RESILIENT COMMUNITY	
Action 11: Adopt a preservation, park, and recreation plan in order to promote a communitywide network of public spaces that provide recreational benefits while protecting natural, historic, and cultural resources.	**Recreation and Open Space Policy** 1.2.1: Fund and prepare a parks and recreation master plan, including assessment of current and future needs and priorities; establishment of updated facility and parkland level of service standards; and planning for capital, programming, and operational investments in the parks and recreation system based on identified priorities. This effort shall consider public input gathered during the 2022 Comprehensive Plan update, summarized in "Local Trends" section of data and analysis. Upon adoption, the master plan policies will supersede the levels of services standards in Policies 1.2.2, 1.2.3, and 1.2.4.	
Action 12: Create a long-term funding strategy to acquire, create, and maintain parklands.	**Recreation and Open Space** Policy 1.2.1 above	
Action 13: Demonstrate a measurable reduction in vulnerability and increase in resiliency to communitywide risks such as sea-level rise flooding, storm-event flooding, and heat, and prioritize improvements for at-risk population groups.	**Coastal Management** GOAL 3: REDUCE RISK TO HUMAN LIFE, PROPERTY, AND PUBLIC INVESTMENTS FROM THE EFFECTS OF HURRICANES, STORM SURGE, HIGH-TIDE EVENTS, FLASH FLOODS, STORMWATER RUNOFF, SEA LEVEL RISE AND OTHER CLIMATE RELATED IMPACTS AND NATURAL DISASTERS. Objective 3.1: Limit public expenditures that subsidize development in the Coastal High Hazard Area to the following: Maintenance and purchase of public open space, Drainage improvements, Elimination of existing septic systems, Maintenance and repair of existing roads, Post-disaster repair / replacement of existing public roadways and utilities, City-owned water-dependent uses Policy 3.1.2: Restrict public investments such as roads, water, and sewer infrastructure, which would subsidize new private development in the Coastal High Hazard Area. This shall include acceptance of privately constructed, roads, stormwater facilities and utilities intended to be dedicated to the public and which will require future maintenance by the City of Tarpon Springs. Policy 3.1.3: Consider the most current and credible sea level rise data when planning for infrastructure and capital improvement expenditures in the Coastal High Hazard Area. Policy 3.1.4: Limit development within High Hazard Coastal Areas with dedicated City funds to the following conditions: those which are in need of stormwater improvements, those in need of restoration of natural resources, or existing public facilities in need of restoration or maintenance. Policy 3.1.5: Utilize the Vulnerability Assessment and CIP to assess and implement strategies for preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation.	

SUSTAINABILITY PLAN ACTIONS	COMPREHENSIVE PLAN GOALS, OBJECTIVES, & POLICIES RELATED TO ACTION	NOTES
Action 14: Review and revise the seawall ordinance to require all newly installed or renovated seawalls to meet a minimum height based on current base flood projections. Evaluate potential use of living seawalls in City seawall improvements.	**Conservation** Policy 1.6.3: Revise the Land Development Code to require the utilization of soft shoreline stabilization techniques or a combination of an upland retaining wall with soft shoreline techniques along the Gulf of Mexico, St. Joseph Sound, Anclote River and Bayou shorelines as alternatives to seawall construction . Man-made canals, and the historic seawall providing public access around Spring Bayou, and properties with existing seawalls on both sides shall be exempt from this requirement. **Coastal Management** Objective 1.2: Maintain, restore, and enhance shorelines to reduce risk to property while maximizing benefits to natural coastal habitat, resources, and systems. Policy 1.2.1: Evaluate, revise, and implement regulations for shoreline and essential habitat buffers in the Land Development Code. Continue to restrict seawalling to areas where no other alternative shoreline stabilization technique is feasible. Policy 1.2.2: Evaluate and revise Land Development Code regulations to incentivize natural shoreline and upland retaining walls in lieu of seawalls for shoreline stabilization.	
Action 15: Improve facilities and infrastructure throughout the community to be better prepared for climate change threats.	**Coastal Management** Objective 2.5: Improve resilience to flooding, climate related impacts, and natural disasters. Policy 2.5.1: Develop and implement a Sustainability Action Plan in coordination with the vulnerability assessment. Policy 2.5.2: Develop plans and programs to incentivize climate adaptation techniques and/or the acquisition of property to prevent incompatible development in areas of repeated damage resulting from flooding, storm surge or wind velocity. Policy 2.5.3: Require the removal, relocation or structural modification of public infrastructure that experiences repeated storm damage, including flood damage. **Utilities** Objective 3.4: Incorporate long-term sustainability and resiliency principles into the stormwater management program. Policy 3.4.1: Incorporate appropriate low-impact development and green infrastructure principles and methods into the City's regulatory and public infrastructure stormwater programs. Policy 3.4.2: The City shall require sodding and appropriate landscaping as components of the drainage system for natural filtration and erosion control. Policy 3.4.3: Preserve and buffer waterbodies, wetlands and wetland hydrology to ensure that natural stormwater conveyance and storage are maintained as a way to prevent exacerbation of stormwater flooding, and to ensure that new stormwater systems do not affect natural hydrologic functions. Policy 3.4.4: Adapt the City's stormwater program to plan for future sea level rise consistent with program guidance and funding requirements of the State of Florida, including both regulatory and infrastructure components of the program. Policy 3.4.5: Consider the development of a stormwater master plan for the City's core area of downtown including the Special Area Plan district and the surrounding historical plats of record, with the intent of generating a multi-faceted approach that includes the use of dedicated public rights-of-way, private maintenance of certain components, incorporation of stormwater parks/green space, and other creative or innovative initiatives.	
Action 16: Draft a Climate Action Plan with actions to transition the city toward clean energy goals including increasing on-site renewable energy production and the use of electric vehicles and alternative fuels. Create staff incentives to encourage the use of alternatives modes of transportation and the transition to electric vehicles.	**Conservation** GOAL 2: PROMOTE AND APPLY ENVIRONMENTALLY SUSTAINABLE PRINCIPLES, PROGRAMS AND PRACTICES THAT SUPPORT A MORE RESILIENT COMMUNITY Objective 2.1: Reduce energy consumption and waste. Policy 2.1.5: Develop and implement guidelines for a City-wide renewable energy plan.	
Action 17: Create incentives to encourage community members to utilize alternative modes of transportation and low-emission vehicles.	**Future Land Use** Objective 1.3: Encourage development / re-development that promotes sustainable urban development patterns. Objective 2.3: Improve quality of life by providing diverse, well designed and walkable destinations while maintaining choices in housing, workplaces and travel options. Policy 2.3.1: Update and implement the Multimodal Transportation Plan. **Transportation** GOAL 1: PROVIDE A SAFE, CONVENIENT, EQUITABLE, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM TO IMPROVE QUALITY OF LIFE. Policy 1.2.12: Establish requirements and incentives for bike racks, benches, rest facilities and lockers, and prioritize locations in the Multimodal Master Plan.	
Action 18: Adopt an official greenhouse gas emissions (GHG) reduction target, such as a 30% reduction by 2030 and an 80% reduction by 2050, in local government GHG emissions.	**Conservation** GOAL 3: IMPROVE AIR QUALITY TO PROTECT PUBLIC HEALTH AND THE ENVIRONMENT. Objective 3.1: Coordinate with the County on the implementation of air pollution control programs.	
Action 19: Conduct a local government GHG Inventory at least every 5 years.	See Action 19 above	
Action 20: Conduct a solar feasibility study for City facilities. Create a policy to encourage the City to progressively source its energy consumption from renewable energy sources.	**Conservation** Policy 2.1.5: Develop and implement guidelines for a City-wide renewable energy plan. Policy 2.1.6: Expand the City-wide energy efficiency program.	
Action 21: Make retrofits and upgrades to local government buildings and/or infrastructure systems that will increase energy and water efficiency.	**Conservation** Policy 2.1.5, Policy 2.1.6 (see Action 20 above)	
Action 22: Work toward a solid waste recycling rate goal of 40% or greater and increase the number of recycling drop off locations in the city. Encourage HOAs and residential complexes to provide recycling to their residents.	**Utilities** Objective 2.4: Continue a solid waste reduction and recycling program to conserve natural resources, minimize solid waste disposal needs and maximize the existing County disposal facilities' capacity and life. Policy 2.4.1: Maintain a solid waste recycling program that includes collection of recyclable solid waste material and transport to appropriate facilities. Policy 2.4.2: Explore methods for waste volume reduction that involve other local governments and non-governmental organizations to promote appropriate materials salvage, reuse and recycling programs in the City. Policy 2.4.3: Continue and expand the City government recycling program to include waste volume reduction and waste reuse measures for City facilities, operations and construction projects. Policy 2.4.4: Continue and expand the City's ongoing public education program involving all age groups and media venues, to provide for best waste stream reduction practices and optimal recycling participation.	
Action 23: Conduct a feasibility assessment for a community-wide composting program. Create programs and incentives to encourage composting in the community.	**Conservation** Policy 2.4.2 in Action 22 above	
Action 24: Provide education and outreach to engage residents, businesses, and local government staff in topics which relate to city efforts regarding GHG reduction, energy and water efficiency, and waste reduction strategies.	**Utilities** Policy 2.4.4: Continue and expand the City's ongoing public education program involving all age groups and media venues, to provide for best waste stream reduction practices and optimal recycling participation. Policy 4.4.7: Provide public education materials to inform citizens of the need and opportunities for conserving potable water. Conservation GOAL 2: PROMOTE AND APPLY ENVIRONMENTALLY SUSTAINABLE PRINCIPLES, PROGRAMS AND PRACTICES THAT SUPPORT A MORE RESILIENT COMMUNITY Objective 2.1: Reduce energy consumption and waste. Policy 2.1.1: Evaluate incentives and guidelines for homeowners and businesses to install solar power/heating and other renewable energy sources. Policy 2.1.2: Evaluate incentives and guidelines for green building that conserves natural resources and reduces monthly operating costs. Policy 2.1.3: Consider incentives for LEED (Leadership in Energy and Environmental Design) conscious projects. Policy 2.1.4: Evaluate the Historic Preservation Design guidelines to allow the rehabilitation of existing historic structures to utilize energy efficient materials as long as the historic integrity of the structure is maintained. Policy 2.1.5: Develop and implement guidelines for a City-wide renewable energy plan.	

SUSTAINABILITY PLAN ACTIONS	COMPREHENSIVE PLAN GOALS, OBJECTIVES, & POLICIES RELATED TO ACTION	NOTES
Action 25: Adopt a multimodal master plan that prioritizes future projects to improve bicycle and pedestrian safety and access to public transit and increase the mileage of sidewalks and bicycle lanes or paths. Pursue accreditations such as Bicycle- Friendly Community or Walk-Friendly Community. Adopt land development regulations that promote walkability and evaluate the feasibility of a communitywide public bike share program.	**Transportation** Objective 1.1: Develop and maintain a multimodal transportation system that: Minimizes the potential for transportation related deaths and serious injuries; Provides transportation options that increases mobility for all users and reduces dependence on single-occupancy motor vehicles; Adapts to changing needs, vehicles and technology; and Efficiently utilizes existing capacity and rights-of-way. Policy 1.1.1: Maintain the Multimodal Transportation District (MMTD) and evaluate the 2007 Multimodal Quality of Service Analysis. Based on this evaluation, prepare and adopt a comprehensive Multimodal Master Plan. Policy 1.1.5: Maintain the Smartcode to continually improve pedestrian and transit-oriented design. Objective 1.2: Take a complete streets approach towards mobility to safely meet the modal needs of all users regardless of age or ability. Policy 1.2.1: Utilize traffic safety awareness programs, signage, signalization, intersection improvements, and access management strategies to eliminate traffic fatalities and serious injuries in coordination with Forward Pinellas and the implementation of the Safe Streets Pinellas Action Plan. Policy 1.2.2: Require bicycle lanes be constructed where technically feasible, as part of new road construction or resurfacing projects, with a highest priority on safety. Policy 1.2.3: Require new sidewalks be constructed where technically feasible, as part of new or redeveloped commercial, residential, industrial and mixed-use projects. Policy 1.2.6: Periodically review and amend as necessary, Land Development Code parking and parking lot design requirements. Policy 1.2.8: Provide pedestrian crosswalks as part of resurfacing or new construction projects. Prioritize locations for new crosswalks and evaluate existing crosswalks for necessity in the Multimodal Master Plan. Policy 1.2.9: Require accommodations for bicycle and motorcycle parking in the Land Development Code. Policy 1.2.10: Provide parking credits for projects that are adjacent to the Pinellas Trail. Policy 1.2.11: Implement landscaping to improve the aesthetic quality of transportation facilities, promote traffic-calming, reduce runoff, provide shade, reduce heat island affects, and buffer adjoining land uses from public/private roadways. Policy 1.2.12: Establish requirements and incentives for bike racks, benches, rest facilities and lockers, and prioritize locations in the Multimodal Master Plan. Policy 1.2.13: Support development proposals that incorporate new urbanist principles and create a more walkable urban environment. Policy 1.2.15: Evaluate the feasibility of transit circulators and other microtransit options. Objective 1.3: Establish an interconnected transportation network within and among existing and proposed residential, commercial, industrial and mixed-use areas. Objective 1.4: Improve performance of the multimodal transportation network to increase mobility and accessibility for all. Policy 1.4.8: Evaluate the feasibility of a transit circulator and other microtransit options within the MMTD and to and from major origins and destinations, identifying a funding source(s) and strategies, ridership projections, implementation priorities, operating hours and frequencies, and recommendations for route alignments, shelters, and transit stop amenities. Policy 1.4.9: Review all proposed development or redevelopment applications for consistency with this element and potential impacts to multimodal accessibility. Policy 1.4.12: Continue to implement the Proportionate Fair Share Program to fund operating and capital costs associated with improving transit service and the bicycle and pedestrian environment in the MMTD. Fair share is based on the proportion of net external trips generated by the proposed development relative to the total number of trips generated at build-out by redevelopment within the MMTD.	
Action 26: Make green stormwater infrastructure a core goal of the City's Infrastructure Master Plan. Encourage the use of green stormwater infrastructure in private development.	**Utilities** Objective 3.4 and associated policies in Action 15 above	
Action 27: Assess city-owned coastal properties to determine application of living shorelines and living seawalls. When feasible, utilize living shoreline and natural system strategies to strengthen coastal resilience and mitigate coastal flooding damage.	**Conservation** Policy 1.6.3: Revise the Land Development Code to require the utilization of soft shoreline stabilization techniques or a combination of an upland retaining wall with soft shoreline techniques along the Gulf of Mexico, St. Joseph Sound, Anclote River and Bayou shorelines as an alternatives to seawall construction . Man-made canals, and the historic seawall providing public access around Spring Bayou, and properties with existing seawalls on both sides shall be exempt from this requirement. Coastal Management Objective 1.2: Maintain, restore, and enhance shorelines to reduce risk to property while maximizing benefits to natural coastal habitat, resources, and systems. Policy 1.2.1: Evaluate, revise, and implement regulations for shoreline and essential habitat buffers in the Land Development Code. Continue to restrict seawalling to areas where no other alternative shoreline stabilization technique is feasible. Policy 1.2.2: Evaluate and revise Land Development Code regulations to incentivize natural shoreline and upland retaining walls in lieu of seawalls for shoreline stabilization.	
Action 28: Make green infrastructure a core goal of the City's Infrastructure Master Plan. Create green building standards and sustainability practices for City facilities that include considerations for improved energy efficiency, GHG emissions reduction, and which promote sustainable landscapes as well as public health and safety. Require new City facilities to meet elevated standards and encourage the use of green building certification programs such as LEED.	**Future Land Use** Objective 1.4: Promote energy conservation by encouraging rehabilitation of existing structures and new construction to utilize energy efficient design. Policy 1.4.1: Promote sustainable communities by encouraging green building practices that conserve natural resources and reduces monthly operating costs. Policy 1.4.2: Provide incentives in the City's regulating plans, such as flexibility of zoning dimensional criteria and floor area ratio (FAR) bonuses for developments that utilize the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalitions' Green land development and building standards.Conservation Policy 2.1.5: Develop and implement guidelines for a City-wide renewable energy plan. Policy 2.1.6: Expand the City-wide energy efficiency program.	
Action 29: Adopt local design criteria and land development codes that require proactive green infrastructure practices for new developments to encourage sustainable development and the use of green building certification programs such as LEED.	**Conservation** Policy 2.1.1: Evaluate incentives and guidelines for homeowners and businesses to install solar power/heating and other renewable energy sources. Policy 2.1.2: Evaluate incentives and guidelines for green building that conserves natural resources and reduces monthly operating costs. Policy 2.1.3: Consider incentives for LEED (Leadership in Energy and Environmental Design) conscious projects.	
Action 30: Seek funding sources to help reduce costs for residents and business owners to implement green building practices.	**Conservation** Policy 2.1.1: Evaluate incentives and guidelines for homeowners and businesses to install solar power/heating and other renewable energy sources. Policy 2.1.2: Evaluate incentives and guidelines for green building that conserves natural resources and reduces monthly operating costs.	
Action 31: Amend existing local economic plans and strategies to focus market demand for green jobs, technology, products, and services.	**Future Land Use** Objective 1.5: Evaluate various potential growth patterns for impacts upon the City's ability to provide long term sustainable services to the City's residents. Policy 1.5.1: Conduct an economic development analysis and draft an Economic Development Element that considers the following:a)Asset-based economic development strategy b) Cost of growth analysis c) Impacts of formula-based uses on local businesses	Could be expanded in future Economic Element
Action 32: Work with community partners to amend existing local economic plans and strategies to sustain existing and attract new cultural and artistic creatives to the Tarpon Springs community.	**Historic and Cultural Resources** GOAL 3: RECOGNIZE THE DIVERSITY OF CULTURAL TRADITIONS AND FOSTER ARTISTIC EXPRESSION TO ENRICH QUALITY OF LIFE FOR RESIDENTS AND VISITORS. Objective 3.1: Support and raise awareness of the diverse, evolving cultural heritage of the City. Policy 3.1.1: Permit arts and cultural events, celebrations, programs, and exhibits at City buildings, outdoor spaces, and parks. Policy 3.1.2: Equitably support cultural arts programs and access to these resources for all ages, incomes, and abilities throughout the City. Objective 3.2: Use art and design in public spaces to enhance sense-of-place. Policy 3.2.1: Prepare a Public Art Master Plan to identify opportunities and locations for public art and establish priorities.	Could be expanded in future Economic Element
Action 33: Create a sustainable procurement policy for City purchases to encourage the use of safe, healthy, and environmentally responsible products.		
Action 34: Implement a City program to acknowledge and promote local green businesses.	**Recreation and Open Space Objective** 1.4: Promote asset-based economic development through eco-tourism and cultural tourism. Policy 1.4.1: Advocate programs, policies and partnerships between City and commercial recreation providers that assist in promoting economic development through eco-tourism.	Could be expanded in future Economic Element
Action 35: Evaluate family-friendly workplace policies for local government employees including paid family leave, flexible scheduling, teleworking, job sharing, and easily available childcare. Limit contractual services to Equal Opportunity Employers and ensure that all City employees earn a living wage according to applicable standards.	Not applicable to Comp Plan.	
Action 36: Demonstrate progress in appointing local advisory board members that reflect the gender, racial, and ethnic diversity of the community.	Not applicable to Comp Plan.	
Action 37: Partner with community organizations to maintain an inventory of civic organizations, neighborhood associations, and local service providers which can be used to address neighborhood-specific needs.	Not applicable to Comp Plan.	

SUSTAINABILITY PLAN ACTIONS	COMPREHENSIVE PLAN GOALS, OBJECTIVES, & POLICIES RELATED TO ACTION	NOTES
Action 38: Conduct an outreach program to obtain input for the Sustainability Plan major revision. Obtain diversified input by reaching out to a variety of stakeholders to further community engagement in local decision-making.	Not applicable to Comp Plan.	
Action 39: Utilize the existing Cops & Kids programs to provide young people with opportunities to participate in civic activities and programs that support the development of strong youth leaders. Increase engagement among individuals from low-income and/or minority neighborhoods.	Not applicable to Comp Plan.	
Action 40: Demonstrate progress in reducing the risks and exposure to environmental justice conditions such as aging infrastructure, adequate access to critical services, health of the natural environment, and exposure to the impacts of climate change for low-income and/or minority neighborhoods.	Not specified in Comp Plan.	
Action 41: Adopt an environmental justice or social equity plan and policy to reduce negative impacts, increase access to community facilities and services among low-income populations and racial and ethnic minorities, and commit to equity in local government decision-making, activities, and investments.	Not specified in Comp Plan.	
Action 42: Provide equity, inclusion, cultural disparity, diversity or cultural competence training for local government staff.	Not applicable to Comp Plan.	
Action 43: Provide information about community resources and services in multiple languages and formats to make this information more widely accessible.	Not applicable to Comp Plan.	
Action 44: Conduct a community needs assessment to identify priority service needs, including the needs of vulnerable populations. Conduct a survey of aging community members to assess how well they feel that present and future needs are being met.	Not specified in Comp Plan.	
Action 45: Partner with community organizations to support and promote programming and events that inform residents of available human services and connect vulnerable community members to these programs and services.	Not applicable to Comp Plan.	
Action 46: Adopt a communitywide plan to reduce poverty and guarantee that basic human needs are met in the community.	Not specified in Comp Plan.	
Action 47: Adopt a "Health in all Policies" resolution to guide local decision-making.	Not specified in Comp Plan.	
Action 48: Adopt a "Climate in all Policies" or "Sustainability in all Policies" resolution to guide local decision-making.	Not specified in Comp Plan.	
Action 49: Conduct a food study to evaluate the city's food system to assess food security and access, and to develop strategies for ways to create a holistic, regenerative food system.	Not specified in Comp Plan.	
Action 50: Evaluate the Land Development Code regulations that allow farmer's markets, community gardens, and other forms of urban agriculture that promote increased food access. Encourage the use of edible plants on private property. Support programs that enable healthful retail food outlets to locate in underserved areas.	**Future Land Use** Policy 1.3.5: Review permitted and conditional uses of the City's regulating plans to support urban agriculture uses such as hydroponic crop production, self-sustainable urban farming, and local food production, community gardens and cooperatives, and vegetable/produce stands.Policy 1.3.6: Evaluate the areas designated as 'Neighborhood Suburban' on the Place Based Area Map for inclusion of context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units. This shall be implemented through a community-based planning process.	

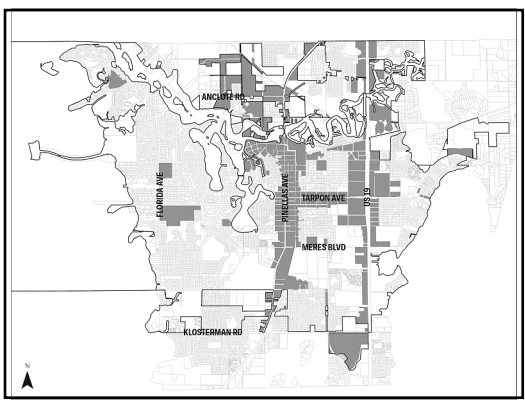
NOTICE OF REPEAL AND REPLACEMENT OF THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2024-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA REPEALING THE CITY'S COMPREHENSIVE PLAN IN ITS ENTIRETY AND ADOPTING THE 2040 COMPREHENSIVE INCLUDING ALL ELEMENTS, THE FUTURE LAND USE MAP AND MAP SERIES, FUTURE LAND USE CATEGORIES AND RULES TABLE, AND DEFINITIONS; PROVIDING FOR SUPPLEMENTAL REFERENCE DOCUMENTS NOT INTENDED FOR ADOPTION INCLUDING 2023 DATA AND ANALYSIS, IMPLEMENTATION WORK PLAN, SUSTAINABILITY CROSSWALK AND COMMUNITY ENGAGEMENT SUMMARY REPORT; MAINTAINING THE REPEALED COMPREHENSIVE PLAN AS A LEGACY REFERENCE DOCUMENT; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2024-03 includes map changes, name changes and consolidation of Future Land Use Map categories. Affected properties are identified in the map below. Please contact the City of Tarpon Springs Planning and Zoning Department at (727) 942-5611 for additional information regarding proposed changes to the Future Land Use Map Categories.



The proposed Comprehensive Plan and all associated documents may be viewed and downloaded at the following website: https://connecttarponsprings.com/comprehensive-plan-update and are available in hardcopy at the following locations:

- City Clerk's Office, 410 North Ring Avenue, Tarpon Springs, Florida
- Tarpon Springs Public Library, 138 E. Lemon Street, Tarpon Springs, Florida
- City of Tarpon Springs Planning Department, 324 E. Pine Street, Tarpon Springs, Florida

A Public Hearing on the proposed ordinance 2024-03 will be held before the Planning and Zoning Board on the following date:

Monday, June 17, 2024 @ 6:30 P.M.

A Public Hearing on the proposed ordinance 2024-03 will be held before the **Board of Commissioners** on:

Tuesday, July 16, 2024 @ 7:30 P.M. (1st Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Questions and comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's website at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

PLEASE REFERENCE APPLICATION APP # 24-36

0000345608-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE 2024-03** was published in said newspaper by print in the issues of: **6/ 2/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **06/02/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

LEGAL NOTICE

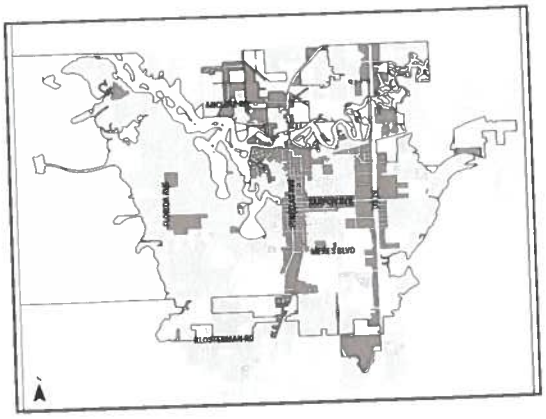
NOTICE OF REPEAL AND REPLACEMENT OF THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2024-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA REPEALING THE CITY'S COMPREHENSIVE PLAN IN ITS ENTIRETY AND ADOPTING THE 2040 COMPREHENSIVE INCLUDING ALL ELEMENTS, THE FUTURE LAND USE MAP AND MAP SERIES, FUTURE LAND USE CATEGORIES AND RULES TABLE, AND DEFINITIONS; PROVIDING FOR SUPPLEMENTAL REFERENCE DOCUMENTS NOT INTENDED FOR ADOPTION INCLUDING 2023 DATA AND ANALYSIS, IMPLEMENTATION WORK PLAN, SUSTAINABILITY CROSSWALK AND COMMUNITY ENGAGEMENT SUMMARY REPORT; MAINTAINING THE REPEALED COMPREHENSIVE PLAN AS A LEGACY REFERENCE DOCUMENT; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2024-03 includes map changes, name changes and consolidation of Future Land Use Map categories. Affected properties are identified in the map below. Please contact the City of Tarpon Springs Planning and Zoning Department at (727) 942-5611 for additional information regarding proposed changes to the Future Land Use Map Categories.



The proposed Comprehensive Plan and all associated documents may be viewed and downloaded at the following website: https://connecttarponsprings.com/comprehensive-plan-update and are available in hardcopy at the following locations:

- City Clerk's Office, 410 North Ring Avenue, Tarpon Springs, Florida
- Tarpon Springs Public Library, 138 E. Lemon Street, Tarpon Springs, Florida
- City of Tarpon Springs Planning Department, 324 E. Pine Street, Tarpon Springs, Florida

A Public Hearing on the proposed ordinance 2024-03 will be held before the Planning and Zoning Board on the following date:

Monday, June 17, 2024 **@ 6:30 P.M.**

A Public Hearing on the proposed ordinance 2024-03 will be held before the **Board of Commissioners** on:

Tuesday, July 16, 2024 **@ 7:30 P.M. (1st Reading)**

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Questions and comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's website at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

PLEASE REFERENCE APPLICATION APP # 24-36

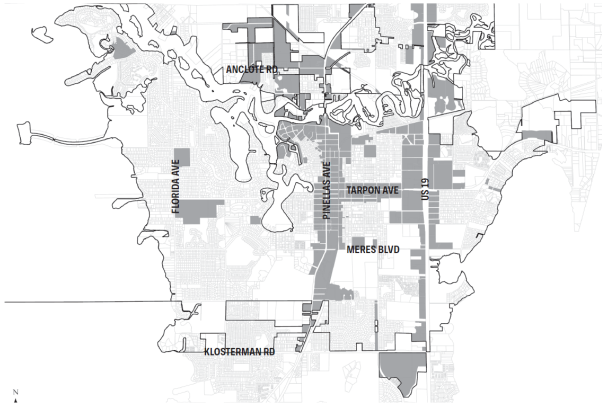
06/02/24 0000345608-01

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

NOTICE OF REPEAL AND REPLACEMENT OF THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN (Ordinance 2024-03)

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

«AddressBlock»



Proposed **Ordinance 2024-03 adopts a new Comprehensive Plan** which includes map & name changes and consolidation of Future Land Use Map categories. You are receiving this notice because you either own or are located near an affected parcel. Please contact the City of Tarpon Springs Planning and Zoning Department at 727-942-5611 for additional information. The proposed Comprehensive Plan and all associated documents may be viewed and downloaded at the following website: https://connecttarponsprings.com/comprehensive-plan-update and are available in hardcopy at the following locations:

- City Clerk's Office, 410 North Ring Avenue, Tarpon Springs, Florida,
- Tarpon Springs Public Library, 138 E. Lemon Street, Tarpon Springs, Florida
- City of Tarpon Springs Planning Department, 324 E. Pine Street, Tarpon Springs, Florida

The Planning and Zoning Board will hold one public hearing on **Monday, June 17th, 2024** at **6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, July 16th, 2024** at **7:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.** All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at tarponspringsfl.portal.civicclerk.com . Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

Affected Properties and 500 Foot Buffer

OWNER1	OWNER2	MAILTO	ADDRESS1	CITY	STATE	ZIP	PARCELID_D	str	str_num
10 S PINELLAS AVENUE LLC			10 S PIENLLAS AVE	TARPON SPRINGS	FL	34689-3446	12-27-15-89982-070-0100	PINELLAS	10
100 GRAND REALTY LLC			990 KENT LN	PALM HARBOR	FL	34683-5905	12-27-15-94145-001-2080	GRAND	100
1009 PONDVIEW CT LLC			14 ANN LANE	RYE	NY	10580-4102	03-27-15-72383-000-1340	PONDVIEW	1009
1055 N PINELLAS LLC			1055 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3351	12-27-15-89982-053-0302	PINELLAS	1055
106 EAST TARPON AVENUE LLC			175 ALT 19 S	PALM HARBOR	FL	34683-5541	12-27-15-89982-067-0801	TARPON	106
106 PARK LLC			401 E SPRUCE ST	TARPON SPRINGS	FL	34689-4015	12-27-15-11214-005-0000	ANCLOTE	177
106 PARK LLC			401 EAST SPRUCE ST	TARPON SPRINGS	FL	34689-4015	12-27-15-11214-006-0013	BAYOU	
114 S PINELLAS LLC			1055 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3351	12-27-15-12910-000-0020	PINELLAS	114
1147 E SPRUCE STREET LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	07-27-16-47538-002-0180	SPRUCE	1147
12 EAST PINE LLC			799 E KLOSTERMAN RD	TARPON SPRINGS	FL	34689-7900	12-27-15-66573-000-0240	PINE	12
1200 S PINELLAS AVENUE LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-89795-001-0020	PINELLAS	1200
122 ORANGE LLC			122 EAST ORANGE ST	TARPON SPRINGS	FL	34689-3442	12-27-15-64998-000-0040	ORANGE	122
1504 PINE DRIVE LAND TRUST	NUSS, KATHRYN L TRE		32 NEW TUDOR RD	PITTSFORD	NY	14534-4639	13-27-15-33289-002-1504	PINE	1504
160 READ STREET LAND TRUST			405 INNESS DR	TARPON SPRINGS	FL	34689-2539	12-27-15-15228-000-0100	READ	160
1616 COUNTRYWOOD LLC			151 SAGE CIR	CRYSTAL BEACH	FL	34681	23-27-15-76447-000-0650	COUNTRYWOOD	1616
1725 GOLFVIEW DR LLC			1725 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1725	GOLFVIEW	1725
18 N RING LLC			18 N RING AVE	TARPON SPRINGS	FL	34689-4304	12-27-15-89982-029-0110	RING	18
1800 NORTH PINELLAS AVE LLC			2001 BRADY DR	DUNEDIN	FL	34698-9200	01-27-15-00864-001-0010	PINELLAS	1800
1811 PINELLAS LLC			1811 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1944	24-27-15-89280-000-2502	PINELLAS	1811
1845 PINELLAS LLC			PO BOX 113	ELFERS	FL	34680-0113	24-27-15-39978-000-0130	PINELLAS	1845
1875 SOMMARIE WAY LLC			4505 GOLDEN GATE CV	BRADENTON	FL	34211-4987	06-27-16-91524-000-0360	SOMMARIE	1875
1919 NORTH PINELLAS AVENUE LLC			2340 DREW ST STE 300	CLEARWATER	FL	33765-3310	01-27-15-00950-001-0030	PINELLAS	1943
20 21 N PINELLAS AVE LAND TRUST	TRUSTEE CO TRE		PO BOX 661	PALM HARBOR	FL	34682-0661	01-27-15-27072-011-0200	PINELLAS	
2005 ROSEMARIE DIBLASI IRREV TRUST	SIRACUSE, DENISE TRE		8520 ROLL RD	CLARENCE CENTER	NY	14032-9534	12-27-15-89982-063-0401	CENTER	126
201 EAST CENTER STREET LLC			202 E CENTER ST	TARPON SPRINGS	FL	34689-4360	12-27-15-27666-000-0010	CENTER	201
2013-1 IH BORROWER LP		C/O INVITATION HOM	1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	19-27-16-62936-008-0580	FOREST LAWN	1381
2017 2 IH BORROWER LP			1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	11-27-15-56438-000-0100	ANCLOTE	660
2018-1 IH BORROWER LP			8825 N 23RD AVE STE 100	PHOENIX	AZ	85021-4148	13-27-15-67914-000-0020	LINCOLN	501
2018-3 I H BORROWER LP			1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	24-27-15-36271-000-0410	OAK SPRING	1661
2019 1 IH BORROWER LP			1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	11-27-15-87876-015-0250	RIVERSIDE	821
209 INDUSTRIAL LLC			509 WHITCOMB BLVD	TARPON SPRINGS	FL	34689-2643	01-27-15-89890-000-0040	TARPON INDUSTRIAL	209
229 E LEMON STREET LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-77778-401-0301	LEMON	229
24 EAST SPRUCE STREET LAND TRUST	CHESTNUT LAND TRUST SERVICES LLC TRE		401 E SPRUCE ST	TARPON SPRINGS	FL	34689-4015	12-27-15-60264-000-0240	SPRUCE	
2406 CYPRESS POND ROAD LLC			384 SUNSET BLVD	WYCKOFF	NJ	07481-2420	30-27-16-31000-024-2406	CYPRESS POND	2406
25 DODECANESE LLC			1055 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3351	12-27-15-00972-001-0130	DODECANESE	25
264 SEAGATE COURT LLC			18514 US HIGHWAY 19 N STI	CLEARWATER	FL	33764-2764	13-27-15-33286-100-1005	PINELLAS	1250
2B TO HERE LLC			415 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3637	13-27-15-89946-078-0030	PINELLAS	415
301 LEMON LLC			600 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	12-27-15-77778-402-0220	LEMON	301
302 MOORINGS LLC			302 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-001-0011	MOORINGS COVE	302
306 HOPE STREET LLC			4010 W STATE ST	TAMPA	FL	33609-1264	12-27-15-39834-000-0200	SPRUCE	
309 E TARPON AVE LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89982-029-0106	TARPON	309
313 SAFFORD AVE LLC			2965 US ALT 19	PALM HARBOR	FL	34683	13-27-15-01692-002-0130	SAFFORD	313
32 CHARP LLC			1721 SUNSET DR	TARPON SPRINGS	FL	34689-2239	12-27-15-53352-007-0150	ROOSEVELT	201

Affected Properties and 500 Foot Buffer

32 CHARP LLC			6451 TUCAN TRL	SPRING HILL	FL	34607-2642	12-27-15-53352-007-0170	ROOSEVELT	
321 N SAFFORD AVE TARPON SPRINGS LLC			2045 CYNTHIA DR	TALLAHASSEE	FL	32303-7303	12-27-15-89982-062-0309	SAFFORD	321
325 LEMON STREET LLC			325 E LEMON ST	TARPON SPRINGS	FL	34689-4309	12-27-15-77778-402-0270	LEMON	325
3303 DDG GRACE LLC			713 BAYSHORE DR	TARPON SPRINGS	FL	34689-2406	13-27-15-01692-001-0021	LEMON	
331 N SAFFORD AVE LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89982-062-0300	SAFFORD	331
3MD INVESTMENTS LLC			4037 AUSTON WAY	PALM HARBOR	FL	34685-4005	07-27-16-99612-017-0020	US HIGHWAY 19	40741
4 JEANS LLC			3565 TORINO LN	PALM HARBOR	FL	34683	02-27-15-75760-002-0120	NORTH BEND	1525
4 ORANGE LLC			600 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	12-27-15-89982-064-0307	ORANGE	4
401 ATHENS ST LLC			520 GULF BLVD	BELLEAIR BEACH	FL	33786-3238	12-27-15-73674-000-0040	ATHENS	401
401 EAST SPRUCE STREET LAND TRUST	CHESTNUT LAND TRUST SERVI	C/O JOHNSON, POPE,	401 E SPRUCE ST	TARPON SPRINGS	FL	34689-4015	12-27-15-89982-005-0202	SPRUCE	401
407 LINCOLN AVE LLC			530 S EOLA DR	ORLANDO	FL	32801-3911	13-27-15-67896-000-0030	LINCOLN	407
41220 US HIGHWAY 19 N LLC			18167 US HIGHWAY 19 N ST	CLEARWATER	FL	33764-6574	12-27-15-89982-034-0401	US HIGHWAY 19	41220
425 PINELLAS LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-89946-078-0060	PINELLAS	425
430 PAMPAS LLC			305 BANANA ST	PALM HARBOR	FL	34683-5255	12-27-15-53352-005-0420	PAMPAS	430
451 TARPON AVE LLC			220 SHADDOCK ST	TARPON SPRINGS	FL	34689-3551	12-27-15-90000-000-0220	TARPON	451
455 TARPON AVENUE LLC			428 85TH ST	BROOKLYN	NY	11209-4706	12-27-15-90000-000-0230	TARPON	455
501 EAST LEMON STREET INC			1520 RUTH RD	DUNEDIN	FL	34698-4415	12-27-15-54396-002-0010	LEMON	501
501 ST MICHAELS WAY LLC			722 DULANEY VALLEY RD STE	TOWSON	MD	21204-5109	12-27-15-89982-048-0401	ST MICHAELS	501
511 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-005-5110	CURLEW	511
511 TRIPLETT STREET LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-66573-000-0450	TRIPLETT	511
522 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-009-5220	CURLEW	522
523 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-009-5230	CURLEW	523
523 HIBISCUS LLC	MEEHAN, FANITSA F TRE		510 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3342	12-27-15-66573-000-0340	HIBISCUS	523
523 HIBISCUS LLC			510 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3342	12-27-15-66573-000-0271	PINELLAS	538
524 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-009-5240	CURLEW	524
525 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-010-5250	CURLEW	525
526 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-010-5260	CURLEW	526
526 TARPON LLC			6337 GRAND BLVD	NEW PORT RICHEY	FL	34652-2312	12-27-15-54396-001-0040	TARPON	526
530 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-012-5300	CURLEW	530
534 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-013-5340	CURLEW	534
537 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-015-5370	CURLEW	537
538 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-015-5380	CURLEW	538
539 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-015-5390	CURLEW	539
540 CURLEW LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-61541-016-5400	CURLEW	540
556 ANCLOTE ROAD LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	02-27-15-75816-000-0041	ANCLOTE	556
601 BRADY LLC			1055 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3351	02-27-15-75816-000-0020	SAVANNAH	
7 ELEVEN INC		ATTN AD VALOREM T/	PO BOX 711	DALLAS	TX	75221-0711	19-27-16-89442-000-0163	US HIGHWAY 19	38611
710 PINE LLC			1690 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	07-27-16-26928-021-0070	PINE	710
748 DRIFTWOOD LANE TRUST	PRATT, THOMAS R SR TRE		5008 PELICAN DR	NEW PORT RICHEY	FL	34652-4486	07-27-16-75798-000-0470	DRIFTWOOD	748
770 NORTH GROSSE AVE LAND TRUST	CHESTNUT LAND TRUST SERVICES LLC TRE		401 E SPRUCE ST	TARPON SPRINGS	FL	34689-4015	12-27-15-89982-005-0201	GROSSE	770
861 HOLDING LLC			711 WESLEY AVE	TARPON SPRINGS	FL	34689-6755	02-27-15-00978-000-0160	WESLEY	711
900 BECKETT WAY LLC			311 WALLABOUT ST	BROOKLYN	NY	11206-4325	06-27-16-89388-000-0500	BECKETT	900
9200 49TH STREET LLC			861 N HERCULES AVE	CLEARWATER	FL	33765-2025	12-27-15-90000-000-0180	TARPON	427
954 DUMONT DRIVE LLC			2281 LAGOON DR	DUNEDIN	FL	34698-2531	12-27-15-93867-000-0010	VENETIAN	3

Affected Properties and 500 Foot Buffer

955 LIVE OAK LLC			PO BOX 1455	TARPON SPRINGS	FL	34688-1455	07-27-16-75996-001-0220	LIVE OAK	955
A B C PACKAGE MACHINE CORP			811 LIVE OAK ST	TARPON SPRINGS	FL	34689-4137	07-27-16-75996-001-0410	LIVE OAK	811
A B C PIZZA OF TARPON SPRING FL INC			1981 N PINELLAS AVE	TARPON SPRINGS	FL	34689-5749	01-27-15-00950-001-0020	PINELLAS	1981
A L T W T 2 LLC		C/O DIAMONDS INTEF	5184 DRONNINGENS GADE	ST THOMAS	VI	00802-6401	12-27-15-64998-000-0121	TARPON	165
A L T W T 2 LLC			80 SW 8TH ST STE 3100	MIAMI	FL	33130-3004	12-27-15-64998-000-0100	TARPON	151
A P C PROPERTIES			2510 LAKESIDE CT	PALM HARBOR	FL	34684-1718	12-27-15-89918-001-0040	TARPON	536
A S K R ENTERPRISES LLC			338 E LEMON ST	TARPON SPRINGS	FL	34689-4310	13-27-15-25272-000-0010	LEMON	338
A SOUND DECISION INC			125 W KLOSTERMAN RD	TARPON SPRINGS	FL	34689-1933	24-27-15-39348-001-0420	KLOSTERMAN	125
AARON, JOHN H III			411 E HARRISON ST	TARPON SPRINGS	FL	34689-4521	13-27-15-64962-001-0020	HARRISON	411
ABACUS REALTY SOLUTIONS LLC			7901 4TH ST N STE 300	ST PETERSBURG	FL	33702-4399	02-27-15-75760-004-0280	NORTH RIVER	1437
ABARE, RICHARD			1221 HIGHLAND AVE NW	TARPON SPRINGS	FL	34689-6965	01-27-15-27072-009-0170	HIGHLAND	
ABBAS, NELLIE			1880 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1940	24-27-15-39348-003-0010	PINELLAS	1880
ABBATE, ALEXANDER A	ABBATE, KAREN M		915 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5748	06-27-16-11561-000-0170	BRITTANY PARK	915
ABBATE, SALVATORE CHARLES	ABBATE, CHRISTINE LYNN		137 WINDWARD IS	CLEARWATER	FL	33767-2324	06-27-16-00000-130-0500	US HIGHWAY 19	43695
ABDELMAKSOUD, AMER HUSSIEN FATHY			3019 JACOB CROSSING LN	HOLIDAY	FL	34691-6848	06-27-16-91524-000-0520	AUSSI	985
ABED ASFOUR LLC			1996 ALT 19 S	TARPON SPRINGS	FL	34689-1942	24-27-15-39348-001-0030	PINELLAS	1992
ABRAHAMSON, DARREN			300 S FLORIDA AVE UNIT 10(	TARPON SPRINGS	FL	34689-2736	15-27-15-88225-100-0001	FLORIDA	300
ACCENT ON QUALITY INC			19 W OAKWOOD ST	TARPON SPRINGS	FL	34689-3629	13-27-15-89946-001-0240	MARTIN LUTHER KING JR	34
ACCENTO CRAFT INC			3076 EASTLAND BLVD UNIT :	CLEARWATER	FL	33761-4146	12-27-15-27756-002-0100	LEMON	
ACCESS REAL ESTATE HOLDINGS LLC			14690 SPRING HILL DR STE 1	SPRING HILL	FL	34609-8102	13-27-15-89780-000-0020	PINELLAS	1264
ACEVEDO, MARIA			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2520	US HIGHWAY 19	39650
ACQUISITION HOMES LLC			1500 EMBER LN	TARPON SPRINGS	FL	34689-2006	03-27-15-87374-000-0430	EMBER	1500
ACTON, KELLY J	LAMSHOEFT-ACTON, RENATE J		514 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0070	WIDEVIEW	514
ADALWIN LLC		C/O INVITATION HOM	1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	18-27-16-62937-011-0140	IVEY	603
ADAMS, CHARLES PRESTON JR	ADAMS, TRICIA NICOLE		90 S HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689-5358	08-27-16-48831-002-1200	HIGHLAND	90
ADAMS, DENNY R	FIOLEK, DIANE M		48 BURTON PL	TARPON SPRINGS	FL	34688-5302	08-27-16-48870-000-0030	BURTON	48
ADAMS, EARL M			1727 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6635	02-27-15-57536-000-0040	MEYERS COVE	1727
ADAMS, KAITLYN	OPAR, DAVID PAUL II		250 SPOONBILL LN	TARPON SPRINGS	FL	34689-5249	07-27-16-60847-000-0050	SPOONBILL	
ADAMS, MICHAEL K			PO BOX 578	JENA	LA	71342-0578	18-27-16-98555-001-0553	US HIGHWAY 19	39650
ADAMS, RAYMOND	ADAMS, KIMBERLEY		696 DIANE LN	TARPON SPRINGS	FL	34689-2833	13-27-15-33286-100-1002	PINELLAS	1250
ADCOCK, CASEY			141 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0070	RING	141
ADDERLEY, AARON	ADDERLEY, JENNIFER		1568 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0540	NORTH RIVER	1568
ADITYA PROPERTY MANAGEMENT LLC			34669 US HIGHWAY 19 N	PALM HARBOR	FL	34684-2152	24-27-15-39348-001-0020	PINELLAS	1954
ADLER, BARBARA			159 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0160	ATHENIAN	159
ADRION, JAMES F	ADRION, PATRICIA A		3038 CHESSINGTON DR	LAND O LAKES	FL	34638-7937	13-27-15-12988-999-0380	CALLISTA CAY	
ADUE, ARIEL A	ADUE, VERONICA M		655 ANCLOTE DR	TARPON SPRINGS	FL	34689-2174	10-27-15-87822-008-0250	ANCLOTE	655
ADVANCE STORES CO		ATTN: TAX ACCOUNTI	PO BOX 2710	ROANOKE	VA	24001-2710	12-27-15-89982-036-0100	TARPON	718
ADVANTA IRA SERVICES LLC			1037 FLORA VISTA ST	TRINITY	FL	34655-7025	12-27-15-94145-002-1110	CENTER	49
ADVANTA IRA SERVICES LLC			3818 AMBASSADOR DR	PALM HARBOR	FL	34685-1070	06-27-16-91524-000-0080	CELTIC	963
AFFORDABLE HOUSING FOUNDATION			PO BOX 494	TARPON SPRINGS	FL	34688-0494	12-27-15-89982-062-0207	PARK	
AGIOS PANTELEIMON INC			42 W MORGAN ST	TARPON SPRINGS	FL	34689-3706	13-27-15-89946-010-0200	MORGAN	42
AGOLLI, ABIDIN	AGOLLI, LEONORA		2068 SAN MARINO WAY N	CLEARWATER	FL	33763-4133	03-27-15-72384-000-1540	POINTE ALEXIS	1081
AGREE CENTRAL LLC			32301 WOODWARD AVE	ROYAL OAK	MI	48073-0946	06-27-16-00000-120-0200	US HIGHWAY 19	44091
AHEARN, JOHN F	AHEARN, JOANNE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1310	US HIGHWAY 19	39820

AHEPA FOUNDATION INC OF WASHINGTON DC INC			1909 Q STREET NW	WASHINGTON	DC	20009-1050	12-27-15-89982-065-0012	TARPON	20
AHERN, THOMAS M	AHERN, JULIA P		135 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0040	ATHENIAN	135
AHIO-CARLEY, LORELLE	CARLEY, DEVIN B		68 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0400	PARK	68
AHMED, ZULFIQAR	AHMED, LADY DIANA		1602 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2242	10-27-15-15678-000-0200	TALLAHASSEE	1602
AHMED, ZULFIQAR	AHMED, LADY DIANA		6808 CRANES ROOST RD	HARMONY	FL	34773-6146	12-27-15-75852-000-0470	CEDAR	115
AHRENS, CLIMARCELA K	COLLINS, ANTONIO L		16445 KIDS AVE	WEEKI WACHEE	FL	34614-0519	13-27-15-21348-001-0111	LINCOLN	727
AHRENS, WILLIAM J			426 CYPRESS ST	TARPON SPRINGS	FL	34689-4335	12-27-15-89982-027-0201	CYPRESS	426
AIDS SVC ASSOC PINELLAS INC		ATTN A/P	5771 ROOSEVELT BLVD	CLEARWATER	FL	33760-3413	06-27-16-89388-000-0460	US HIGHWAY 19	
AKINS, SCOTT CHARLES			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0620	US HIGHWAY 19	39820
ALAHOUZOS, CHRISOSTOMOS			215 HOPE ST	TARPON SPRINGS	FL	34689-3331	12-27-15-39834-000-0310	HOPE	215
ALAHOUZOS, JOHN C	ALAHOUZOS, BRANDI M		925 LINN HARBOR CT	TARPON SPRINGS	FL	34689-5736	06-27-16-11561-000-0020	LINN HARBOR	925
ALAMAT, NORA TRE	ALAMAT, NORA REV TRUST		736 HAVEN PL	TARPON SPRINGS	FL	34689-4808	18-27-16-65938-010-7360	HAVEN	736
ALAS, LILLIAN	ALAS, ORLANDO		400 DEVONSHIRE ST	OLDSMAR	FL	34677-3534	24-27-15-39348-001-0050	HIGHLAND	74
ALBERT, DAVID J			906 LIVE OAK ST	TARPON SPRINGS	FL	34689-4140	07-27-16-75996-009-0070	LIVE OAK	906
ALDAR INVESTMENTS INC			PO BOX 2325	PALM HARBOR	FL	34682-2325	13-27-15-03950-000-0030	BAYOU VILLAGE	415
ALDRICH, BRUCE A TRE	LEPPERT, CHERYLL L TRE		535 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-85050-001-0020	MIDWAY	535
ALDRICH, SANDRA M			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1360	US HIGHWAY 19	39820
ALEJO, ALFREDO E NAVARRETE			1521 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0450	FORDE	1521
ALEQUIN, REINALDO			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2120	US HIGHWAY 19	39650
ALES, ALVIN			439 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-32508-001-0100	BOYER	439
ALEXANDER, ALBERT H JR	ALEXANDER, TONYA F		609 BOSTON ST	TARPON SPRINGS	FL	34689-4101	07-27-16-26928-012-0150	BOSTON	609
ALEXANDER, HEZRON KEITH			718 LOCUST ST	TARPON SPRINGS	FL	34689-4153	07-27-16-75996-008-0240	LOCUST	718
ALEXANDER, PATSY ANN	ALEXANDER, JOHN THOMAS		703 NORTH AVE	TARPON SPRINGS	FL	34689-4541	18-27-16-91080-003-0020	NORTH	703
ALGONZA LLC			2388 VIOLET PL	PALM HARBOR	FL	34685-2129	24-27-15-21636-005-0250	PINELLAS	1995
ALIFRAGHIS, EMANUEL	ALIFRAGHIS, PARASKEVI		18801 ORANGE HILL DR	HUDSON	FL	34667-6368	01-27-15-19152-003-0240	FARNAM	
ALIMONOS, NICK	ALIMONOS, HYNDE		1653 WATER OAK DR	TARPON SPRINGS	FL	34689-3896	24-27-15-36271-000-1550	WATER OAK	1653
ALISSANDRATOS, MARY BROWN	ALISSANDRATOS, JARED		49 W BOYER ST	TARPON SPRINGS	FL	34689-3611	13-27-15-15282-000-0090	BOYER	49
ALL AROUND REMODELING LLC			1932 LA GRANDE DR	DUNEDIN	FL	34698-2815	13-27-15-21348-002-0050	SAFFORD	613
ALL SAINTS EPISCOPAL CHURCH			PO BOX 2584	TARPON SPRINGS	FL	34688-2584	08-27-16-20430-000-0103	KEYSTONE	1700
ALLAN, GLENN E TRE	FREY, IRENE TRE		532 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0220	VILLAGE	532
ALLBRITTON, AUSTIN			1505 GOODEN XING	LARGO	FL	33778-1136	18-27-16-89929-000-0080	DRURY	8
ALLEN DENTAL PRACTICE LLC	JOHNSON DENTAL PRACTICE LLC		138 COUNTRY CLUB CT	TARPON SPRINGS	FL	34689-3704	13-27-15-27180-002-0150	ST ANDREWS	
ALLEN, MICHAEL JOSEPH	ALLEN, TJEN MEI		17117 JOURNEYS END DR	ODESSA	FL	33556-2442	06-27-16-91524-000-0010	CELTIC	907
ALLEN, ROY S			1311 E COURT ST	TARPON SPRINGS	FL	34689-5412	07-27-16-99612-004-0180	COURT	1311
ALLEN, TAYLOR	ALLEN, SHANNA		991 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0280	SUNRISE	991
ALLIGOOD, ARLENE M TRE	ALLIGOOD, ARLENE M REVOCABLE TRUST		500 G ST SE	WASHINGTON	DC	20003-4219	18-27-16-89424-000-0601	US HIGHWAY 19	39400
ALMAROAD, TAMMY J	THOMSON, LISA M		604 S JESSE ST	CHRISTOPHER	IL	62822-1351	18-27-16-89929-000-0880	RACHEL	88
ALMERICO, NICHOLAS C	ALMERICO, ALLISON		1749 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6635	02-27-15-57536-000-0030	MEYERS COVE	1749
ALMIK PROPERTIES LLC			1144 KINGS WAY LN	TARPON SPRINGS	FL	34688-7654	01-27-15-38772-002-0120	JERU	297
ALMIK PROPERTIES LLC			PO BOX 2455	TARPON SPRINGS	FL	34688-2455	01-27-15-38772-002-0150	JERU	273
ALMON, ARLENE			1250 S PINELLAS AVE UNIT 5	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-050-0505	PINELLAS	1250
ALONSO, ROBIN			137 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-15210-000-0010	GROSSE	137
ALTERNATIVE CAP QUAL OPP ZONE FUND LL(	ALTERNATIVE CAPITAL QUALIFIED OPPORTUNITY ZOI		4501 E COLUMBUS DR	TAMPA	FL	33605-3206	13-27-15-89946-077-0120	LIME	125
ALTMAN, JANIS M			2211 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0270	ANDOVER	2211

Affected Properties and 500 Foot Buffer

ALTMAN, JUDITH RAE	ALTMAN, ROBERT	440 LINCOLN AVE	TARPON SPRINGS	FL	34689-4456	13-27-15-64170-000-0060	LINCOLN	440
ALTUNA, DARLENE TRE	2002 ALTUNA FAMILY TRUST	1237 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0290	WINDY BAY	1237
ALTYN, STANLEY H	ALTYN, PATRICIA L	38 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0380	WINDRUSH BAY	38
ALVAREZ, CARLOS		703 LOCUST ST	TARPON SPRINGS	FL	34689-4154	07-27-16-75996-008-0110	LOCUST	703
ALVAREZ, PAUL		720 CRIMSON KING TRCE	TARPON SPRINGS	FL	34689-2857	18-27-16-89929-000-1750	MELODY	175
ALVAREZ, PAUL		76 RACHEL DR	TARPON SPRINGS	FL	34689-5020	18-27-16-89929-000-0760	RACHEL	76
ALWAYS BETTER TOGETHER LLC		6637 MILLSTONE DR	NEW PORT RICHEY	FL	34655-5509	12-27-15-89982-062-0306	CYPRESS	135
AMBE HOSPITALITY LLC		110 W TARPON AVE	TARPON SPRINGS	FL	34689-3434	12-27-15-89982-065-0009	TARPON	110
AMBROSE, PHILIP L TRE	AMBROSE, CHERYL D TRE	1257 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0190	WINDY BAY	1257
AMENDOLA, STEVEN P	AMENDOLA, BRENDA	827 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0280	RIVERSIDE	827
AMERICAN LEGION POST 46		PO BOX 1042	TARPON SPRINGS	FL	34688-1042	13-27-15-89780-000-0030	PINELLAS	1254
AMERICAN MARINE SERVICES INC		19706 WYNDMILL CIR	ODESSA	FL	33556-1718	06-27-16-00000-130-0300	US HIGHWAY 19	43727
AMMONS, JOHN F		4906 ROBERTS RD	PALM HARBOR	FL	34683-1214	24-27-15-89280-000-5112	ROBERTS	4906
AMONETTE, JOAN O		851 INDIANA ST UNIT 310	SAN FRANCISCO	CA	94107-3596	10-27-15-66683-000-0040	PARKSIDE COLONY	104
AMORGINOS, DIMITRIOS	AMORGINOS, MARIA	716 LOCUST ST	TARPON SPRINGS	FL	34689-4153	07-27-16-75996-008-0250	LOCUST	716
AMSDEN, LYMAN FRANK	AMSDEN, LINDA MARIE	4457 GLENBROOK DR	PALM HARBOR	FL	34683-1562	19-27-16-30998-000-0030	GLENBROOK	4457
AMSOUTH BANK		250 RIVERCHASE PKWY E	HOOVER	AL	35244-1832	12-27-15-89982-047-0500	US HIGHWAY 19	40786
ANASTASIADIS, MARTHA H		1338 SUNSET CT	TARPON SPRINGS	FL	34689-2751	14-27-15-34132-000-0010	SUNSET	1338
ANCHETA, ROLANDO B	ANCHETA, TAMARA A	1176 N JASMINE AVE	TARPON SPRINGS	FL	34689-5235	12-27-15-89982-095-0004	JASMINE	1176
ANCHOR ACQUISITION & DEV CO		PO BOX 2208	TARPON SPRINGS	FL	34688-2208	13-27-15-21348-005-0060	SAFFORD	
ANCHOR ACQUISITION & DEV CO LLC	M & J CONSTR CO OF PIN CNTY INC	809 S SAFFORD AVE	TARPON SPRINGS	FL	34689-3756	13-27-15-21348-005-0010	SAFFORD	805
ANCHOR, THOMAS J		227 W KLOSTERMAN RD	TARPON SPRINGS	FL	34689-1934	01-27-15-00864-002-0030	POINSETTIA	1788
ANCLOTE 35 LLC		46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-001-0070	NORTH BEND	1554
ANCLOTE COMMERCIAL PROPERTIES INC		1071 ISLAND AVE	TARPON SPRINGS	FL	34689-6917	12-27-15-11214-006-0004	BAYOU	1150
ANCLOTE COMMERCIAL PROPERTIES INC		11430 TROTTING DOWN DR	ODESSA	FL	33556-5900	12-27-15-11214-009-0500	ANCLOTE	177
ANCLOTE INDUSTRIAL LLC		10801 STARKEY RD UNIT 104	SEMINOLE	FL	33777-1159	02-27-15-75816-000-0035	ANCLOTE	
ANCLOTE INDUSTRIAL PARK PROPERTY OWNERS ASSN INC		PO BOX 1820	TARPON SPRINGS	FL	34688-1820	02-27-15-00000-110-0110	ANCLOTE	
ANCLOTE INDUSTRIAL PK ASSN INC	C/O WIKLE, PAUL J.	3302 ALT 19	PALM HARBOR	FL	34683-1937	02-27-15-00978-000-0001	WESLEY	
ANCLOTE ISLES HMOWN ASSN INC		1165 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0001	MARINA	
ANCLOTE POINT TOWNHOMES HOMEOWNERS ASSN INC		600 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	12-27-15-00960-000-0001	FLYING FISH	
ANCLOTE PROPERTIES LLC		46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	01-27-15-00000-230-0100	INDUSTRIAL	
ANCLOTE PROPERTY PARTNERS LTD		PO BOX 315	TARPON SPRINGS	FL	34688-0315	13-27-15-89946-077-0160	BOYER	138
ANCLOTE RIVER CAMP LLC		PO BOX 430	AVOCA	MI	48006-0430	02-27-15-75816-000-0170	SAVANNAH	
ANCLOTE RIVER CROSSINGS ASSN INC		PO BOX 1407	PORT RICHEY	FL	34673-1407	12-27-15-00965-000-0001	ATHENIAN	
ANCLOTE RIVER PLAZA LLC		715 WESLEY AVE	TARPON SPRINGS	FL	34689-6711	01-27-15-27072-012-0010	PINELLAS	1208
ANCLOTE ROAD COMMERCIAL & RENTAL LLC		500 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	02-27-15-90810-000-0031	ANCLOTE	500
ANCLOTE TOWNHOMES HOMEOWNERS ASSN INC		1208 S MYRTLE AVE	CLEARWATER	FL	33756-3425	12-27-15-00960-000-0002	STARFISH	
ANDERSEN, HANS J TRE	ANDERSEN, ROSALIE ANN TRE	100 WHITCOMB BLVD	TARPON SPRINGS	FL	34689-2546	12-27-15-94145-001-2050	GRAND	100
ANDERSEN, JUDITH H		1101 E BOYER ST	TARPON SPRINGS	FL	34689-5503	07-27-16-99612-010-0240	BOYER	1101
ANDERSON, CASSANDRA T		323 N DISSTON AVE	TARPON SPRINGS	FL	34689-4053	12-27-15-47610-000-0060	DISSTON	323
ANDERSON, CHARLES W	ANDERSON, DEBORAH T	28 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0280	DRURY	28
ANDERSON, DIANE MILDRED	ANDERSON, CHRISTINA RAE	14359 WOODVILLE CT	WASECA	MN	56093-5152	08-27-16-48831-002-1150	HIGHLAND	90
ANDERSON, GAIL		1207 E COURT ST	TARPON SPRINGS	FL	34689-5410	07-27-16-99612-003-0200	COURT	1207
ANDERSON, ROBERT D JR	ANDERSON, JUDITH E	PO BOX 812	CRYSTAL BEACH	FL	34681-0812	07-27-16-47538-002-0190	SPRUCE	1161

Affected Properties and 500 Foot Buffer

ANDERSON, SARAH GENEVIEVE		540 E BOYER ST	TARPON SPRINGS	FL	34689-4408	12-27-15-89982-043-0403	BOYER	540
ANDINO, OTILILA	FOWLER, PIERRE	710 NORTH AVE	TARPON SPRINGS	FL	34689-4542	18-27-16-91080-002-0200	NORTH	710
ANDREAUS, GEORGE		36750 US HIGHWAY 19 UNIT	PALM HARBOR	FL	34684-1239	12-27-15-89982-074-0102	BATH	223
ANDRELCZYK, DANUTA		333 MOORINGS COVE DR AP	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-012-0122	MOORINGS COVE	333
ANDRESEN, KRISTIE		500 BRINLEY AVE	BRADLEY BEACH	NJ	07720-1312	12-27-15-13189-000-0040	RING	147
ANDRESS, BARRY L		1621 MORNING DOVE LN	TARPON SPRINGS	FL	34688-5433	13-27-15-62930-000-0030	CURLEW	441
ANDRIOTIS, COSTAS	ANDRIOTIS, FAYE P	1421 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0590	TALLAHASSEE	1421
ANDRIOTIS, COSTAS G	ANDRIOTIS, FOTINI P	1421 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	12-27-15-39834-000-0050	SPRUCE	537
ANDRIOTIS, GEORGE	HOLLAN, CHASTITY C	115 S SPRING BLVD	TARPON SPRINGS	FL	34689-3503	12-27-15-52128-000-0050	LEMON	114
ANDRIOTIS, GEORGE	HOLLAN, CHASTITY	1656 SEA BREEZE DR	TARPON SPRINGS	FL	34689-2028	12-27-15-52128-000-0020	SPRING	115
ANDROPOULOS, NICHOLAS JOHN TRE	ANDROPOULOS FAMILY TRUST	PO BOX 955	TARPON SPRINGS	FL	34688-0955	12-27-15-89982-067-0400	TARPON	132
ANGELAKOPOULOS, BILL TRE	ANGELAKOPOULOS, JENNY TRE	1400 GULF RD	TARPON SPRINGS	FL	34689-2715	11-27-15-87876-012-0260	GULF	1400
ANGELAKOPOULOS, JOHN	ANGELAKOPOULOS, DIMITRIOS	1400 GULF RD	TARPON SPRINGS	FL	34689-2715	07-27-16-26928-021-0350	CYPRESS	
ANGELATOS, ANGELO	ANGELATOS, ANTIGONE Z	1413 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2339	11-27-15-15696-000-0330	POINSETTIA	1413
ANGEL-HERRERA, OSCAR L	ANGEL, LUZ	1396 WELLINGTON ST	TARPON SPRINGS	FL	34689-3853	24-27-15-62935-006-0020	WELLINGTON	1396
ANGELIADIS, GEORGE M	ANGELIADIS, GEORGENE	689 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2606	14-27-15-97070-000-0530	HIDDEN LAKE	689
ANGELIDIS, STACY		1102 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1650	POINTE ALEXIS	1102
ANGELIKOUSSIS, GEORGE	ANGELIKOUSSIS, GEORGE TRE	3214 BLUFF BLVD	HOLIDAY	FL	34691-9713	13-27-15-58916-009-0094	MOORINGS COVE	373
ANGELIS, CIMOS M	ANGELIS, LIA M	545 GRAND BLVD	TARPON SPRINGS	FL	34689	12-27-15-89874-000-0170	GRAND	545
ANGELIS, JACKEY A	ANGELIS, MARY A	428 N DISSTON AVE	TARPON SPRINGS	FL	34689-4020	07-27-16-32958-002-0020	TARPON	642
ANGELIS, JACKEY A		622 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2433	12-27-15-00288-001-0010	HIBISCUS	
ANGELIS, LIA		1415 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2339	11-27-15-15696-000-0340	POINSETTIA	1415
ANGELIS, MARY ANN		428 N DISSTON AVE	TARPON SPRINGS	FL	34689-4020	07-27-16-26928-020-0090	DISSTON	428
ANGELIS, THOMAIS		428 N DISSTON AVE	TARPON SPRINGS	FL	34689-4020	07-27-16-26928-020-0050	PINE	620
ANGELL, COLLEEN M	RICHARDS, SCOTT D	709 E SPRUCE ST	TARPON SPRINGS	FL	34689-4123	07-27-16-75996-008-0350	SPRUCE	709
ANGEL-LEE, KACEY S		1666 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1717	24-27-15-36271-000-0090	MEADOW OAK	1666
ANGELOU, ELAINE G	ANGELOU, ANGELO C	56 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0140	READ	56
ANGUILM, GARRETT D JR TRE	ANGUILM, LONNA J TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0590	US HIGHWAY 19	39820
ANGUS, WILLIAM MUIR JR	SCHULTZ, LINDSAY D	1502 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2325	11-27-15-88254-000-0120	POINSETTIA	1502
ANNEXY HOLDINGS LLC		2965 US ALT 19	PALM HARBOR	FL	34683-1907	12-27-15-77760-000-0017	SPRING	110
ANNICHENNI, JEANNIE		1100 E BOYER ST	TARPON SPRINGS	FL	34689-5504	07-27-16-99612-015-0010	BOYER	1100
ANNIS, ELAINE RUTH EST		47970 PALA RD	TEMECULA	CA	92592-2656	03-27-15-87858-000-1040	RIVERSIDE	1441
ANTHIS, KONSTANTINOS		1103 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5531	07-27-16-99612-018-0210	OAKWOOD	1103
ANTHONY, DON	COLLINGWOOD, TOM	PO BOX 8161 STN A	ST JOHN'S NL A1B 3M9			13-27-15-43578-000-0030	LIME	55
ANTONIADIS, DIMITRIOS NIKOLAOS		3045 MUIR ST	HOLIDAY	FL	34691-3173	13-27-15-33286-070-0709	PINELLAS	1250
ANTONIO, CYNTHIA	ANTONIO, VIRGILIO	629 HAVEN PL	TARPON SPRINGS	FL	34689-4859	18-27-16-65938-003-6290	HAVEN	629
ANTONIO, FILIPE MANUEL	ANTONIO, MARY D	1235 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0300	WINDY BAY	1235
ANTONIO, MARC		1428 CASTLEWORKS LN	TARPON SPRINGS	FL	34689-2805	12-27-15-66573-000-0010	PINELLAS	428
ANTONIO, PHILLIP VINCENT	ANTONIO, NICOLE	282 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5229	07-27-16-60847-000-0120	SAND CRANE	
ANTONY & KARAS PROP INVESTMENT LLC		885 CRESTRIDGE CIR	TARPON SPRINGS	FL	34688-9216	13-27-15-89946-077-0070	PINELLAS	307
ANTOUS, JEFFREY	CORBETT, MARGARET	300 S FLORIDA AVE APT 200	TARPON SPRINGS	FL	34689-2741	15-27-15-88225-200-0008	FLORIDA	300
ANZALONE, MELISSA	ABBOTT, DANIEL	612 S GROSSE AVE	TARPON SPRINGS	FL	34689-4522	13-27-15-21348-001-0190	GROSSE	612
ANZELON, KATHLEEN M		1601 KISMET CT	TARPON SPRINGS	FL	34689-2038	03-27-15-87374-000-0670	KISMET	1601
APACHE-GLEN LLC		11123 SW 37TH MNR	DAVIE	FL	33328-1321	07-27-16-75996-008-0400	SPRUCE	721

Affected Properties and 500 Foot Buffer

APARICIO, CLEO	APARICIO, EVELYN		538 DIVISION ST	TARPON SPRINGS	FL	34689-3318	12-27-15-89874-000-0060	DIVISION	538
APGAR, CARL JOSEPH	WILCOX, FRED WILLIAM		1931 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6120	13-27-15-33286-100-1001	PINELLAS	1250
APOSTOLIC CH JESUS UNITY BD OF TRUSTEES		C/O HAMILTON, MAG	541 E LIME ST	TARPON SPRINGS	FL	34689-4441	13-27-15-60246-000-0170	MARTIN LUTHER KING JR	413
APOSTOLU, NICHOLAS A	APOSTOLU, JESSICA L		1717 CAPRI LN	TARPON SPRINGS	FL	34689-6234	06-27-16-90005-001-0250	CAPRI	1717
APPENZELLER, PATRICIA			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2460	US HIGHWAY 19	39820
ARAGON, DANIELLE			815 S DISSTON AVE	TARPON SPRINGS	FL	34689-4509	18-27-16-47520-004-0150	DISSTON	815
ARBETELLO, VINCENT	ARBETELLO, DAWN		1366 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3908	18-27-16-62937-008-0850	COTTAGE GROVE	1366
ARC TARPON SPRINGS INC		ATTN DAVE RATLIFF	111 WESTWOOD PL STE 402	BRENTWOOD	TN	37027-1036	24-27-15-39978-000-0030	PINELLAS	1651
ARCADE PROFESSIONAL CENTER		C/O NAI KRAUSS ORG.	711 N SHERRILL ST	TAMPA	FL	33609-1109	13-27-15-32328-075-0050	BOYER	
ARCADE PROFESSIONAL CENTER		C/O KEAUSS	711 NORTH SHERRILL ST	TAMPA	FL	33609-1109	13-27-15-89964-075-0010	PINELLAS	210
ARCH TARPON LLC			27338 ROSELING CT	WESLEY CHAPEL	FL	33544-7316	19-27-16-89442-000-0271	US HIGHWAY 19	38724
ARCHAMBAULT, ROBERT J	ARCHAMBAULT, MARGARET S		211 W MARTIN LUTHER KIN(	TARPON SPRINGS	FL	34689-2666	13-27-15-01998-000-0100	MARTIN LUTHER KING JR	211
ARCHAMBEAULT, JAYME M TRE	ARCHAMBEAULT, BEVERLY M TRE		44 NOREAST DR	SAGAMORE BEACH	MA	02562-2500	13-27-15-58916-006-0061	MOORINGS COVE	384
ARCHER, STEPHEN THOMAS			1108 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1660	POINTE ALEXIS	1108
ARCHIE FAMILY TRUST		C/O CROSS VRYTICE P	PO BOX 1894	TARPON SPRINGS	FL	34688-1894	13-27-15-64944-004-0090	MORGAN	455
ARDMAN, DAVID B	ARDMAN, LISA C		364 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0045	MOORINGS COVE	364
AREDES, ANA CLAUDIA PINHEIRO	AREDES, ANDRE JOSE DE		90 S HIGHLAND AVE UNIT 40	TARPON SPRINGS	FL	34689-5364	08-27-16-48831-001-4020	HIGHLAND	90
ARENA, JOSEPH J			718 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0220	BOSTON	718
ARETAKIS, HARRY F REV LIVING TRUST	ARETAKIS, HARRY F TRE		23329 LIBERTY ST	SAINT CLAIR SHORES	MI	48080-1501	13-27-15-33286-060-0610	PINELLAS	1250
ARFARAS FAMILY TRUST			1823 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	12-27-15-98227-001-0012	DODECANESE	709
ARGANTE, S ANE	ARGANTE, ROSARIO P		46 CALAIS ST	WHITBY ON L1N 5M2			18-27-16-89929-000-1300	MELODY	130
ARGOS USA LLC			3015 WINDWARD PLZ STE 3(	ALPHARETTA	GA	30005-8713	02-27-15-89154-000-0010	INDUSTRIAL	
ARGUELLES, MAUREENA			283 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5248	07-27-16-60847-000-0110	SAND CRANE	
ARGYROS, THEMIS V			420 WAYFARER CT	TARPON SPRINGS	FL	34689-2252	10-27-15-26539-000-0890	WAYFARER	420
ARGYROS, YIANNIS E			39 W BOYER ST	TARPON SPRINGS	FL	34689-3611	13-27-15-32310-075-0080	BOYER	39
ARISTOS HOLDINGS LLC			175 GARLAND CIR	PALM HARBOR	FL	34683-5171	24-27-15-39348-002-0010	PINELLAS	1888
ARLE, MARK W			232 DIXIE LN	TARPON SPRINGS	FL	34689-5016	18-27-16-89929-000-2320	DIXIE	232
ARLOW, GERALD W	ARLOW, KATHLEEN M		1419 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0310	NORTH RIVER	1419
ARMITAGE, RUSSELL A	ARMITAGE, KATHERINE D		3813 TALAH DR	PALM HARBOR	FL	34684-2458	02-27-15-00978-000-0241	WESLEY	740
ARMSTRONG, BETH ANN	ARMSTRONG, CHARLES		715 E SPRUCE ST	TARPON SPRINGS	FL	34689-4123	07-27-16-75996-008-0370	SPRUCE	715
ARMSTRONG, TAMMY A	BOROLOV, DEBRA		121 DALE RD	MICHIGAN CITY	IN	46360	18-27-16-89929-000-1700	MELODY	170
ARMSTRONG, WILLIAM III	FLOCCARI, BLYTHE		390 BILL SWAIN DR	ONEIDA	TN	37841-6527	08-27-16-48829-000-1112	HIGHLAND	90
ARNOLD, KEITH A			606 HAVEN PL	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-001-6060	HAVEN	606
ARNOLD, PAULA M	ARNOLD, JAMES C		1504 GULF RD	TARPON SPRINGS	FL	34689-2722	11-27-15-87804-023-0010	GULF	1504
ARNSON, BRENT	ARNSON, SUSAN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0540	US HIGHWAY 19	39820
ARSENAULT, HEATHER			154 E SPRUCE ST	TARPON SPRINGS	FL	34689-3300	12-27-15-75852-000-0040	SPRUCE	154
ARSENAULT, RUSSELL J	MARKEWICZ, LIZABETH		1513 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0390	FORDE	1513
ARTUSO, CAROL ANN			1250 S PINELLAS AVE APT 80	TARPON SPRINGS	FL	34689-3750	13-27-15-33286-080-0801	PINELLAS	1250
ASFOUR, GRANT	ASFOUR, SAMIA		124 MELODY LN	TARPON SPRINGS	FL	34689-5007	18-27-16-89929-000-1240	MELODY	124
ASH, BERNADETTE M			505 IVEY LN	TARPON SPRINGS	FL	34689-3817	24-27-15-62944-000-0110	IVEY	505
ASHER, ANNETTE Y			1760 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0170	BIARRITZ	1760
ASHMORE, CHRISTINE M	CARMAN, CHRISTOPHER RONALD		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2150	US HIGHWAY 19	39650
ASKR ENTERPRISES LLC			219 MANATEE LN	TARPON SPRINGS	FL	34689-3660	24-27-15-39978-000-0061	PINELLAS	1727
ASLLANAJ, RAMAZAN			36 DALE AVE	QUINCY	MA	02169-7916	01-27-15-19152-005-0140	BERKLEY	

ASPIRE INTERPRETING LLC			257 PLATON AVE	DUNEDIN	FL	34698-9555	12-27-15-11214-006-0011	ANCLOTE	203
ASSANASSIOS, AYMAN			3801 FONT HILL DR	ELLICOTT CITY	MD	21042-4933	30-27-16-20192-011-1101	CYPRESS POND	2480
ATHENS PLACE LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-66573-000-0480	TRIPLETT	
ATKINS, MARK E	ATKINS, SALLY A		28 TUPELO DR	OSWEGO	NY	13126-6713	18-27-16-89929-000-2630	DIXIE	263
ATKINSON, JOAN SIMMONS	ATKINSON, ZEBBIE D IV		621 E ORANGE ST	TARPON SPRINGS	FL	34689-4221	07-27-16-26928-025-0400	ORANGE	621
ATLANTIS HOLDINGS			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	13-27-15-32310-075-0030	LEMON	49
ATLAS CLEANERS LLC			117 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3417	12-27-15-73674-000-0110	CEDAR	509
ATWOOD, MILFORD W	ATWOOD, CYNTHIA M		800 CHESAPEAKE DR LOT 17	TARPON SPRINGS	FL	34689-2557	13-27-15-33286-010-0109	PINELLAS	1250
AUDET LIVING TRUST	AUDET, LAURA TRE		1600 HIGHWAY 81 E	MCDONOUGH	GA	30252-3032	14-27-15-43074-004-0120	CLEVELAND	203
AUDSLEY, CHRISTOPHER			112 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0150	KATHLEEN	112
AUDSLEY, KEVIN	AUDSLEY, ROSANNE		1394 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	15-27-15-89928-001-0060	VENTNOR	1394
AUGER, FELICITAS A TRUST	AUGER, FELICITAS A TRE		204 DRIFTWOOD DR W	PALM HARBOR	FL	34683-1015	01-27-15-27072-009-0090	CENTER	
AUGSBACH, CHARLES W JR			1441 WEGMANN DR	TARPON SPRINGS	FL	34689-5628	12-27-15-47628-000-0050	DISSTON	305
AULD, MAXINE V			732 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0510	DRIFTWOOD	732
AUMOND, LAUREN KEEN	AUMOND, ARIC JOSEPH		232 CYPRESS ST	TARPON SPRINGS	FL	34689-4356	12-27-15-95508-000-0011	CYPRESS	232
AUMOND, LAUREN KEEN	AUMOND, ARIC JOSEPH		313 N GROSSE AVE	TARPON SPRINGS	FL	34689-4031	12-27-15-95490-000-0210	GROSSE	313
AUSTIN, ALLEN E	AUSTIN, DEBRA A		132 MELODY LN	TARPON SPRINGS	FL	34689-5007	18-27-16-89929-000-1320	MELODY	132
AUSTIN, PARK			1444 MEYER LN	TARPON SPRINGS	FL	34688-5342	08-27-16-48870-000-0090	MEYER	1444
AUTOZONE INC		DEPT 8700	PO BOX 2198	MEMPHIS	TN	38101-2198	07-27-16-89920-000-0020	US HIGHWAY 19	41612
AVALLONE, CATHY	AVALLONE, JERRY N		3478 FOXMORE LN	RESCUE	CA	95672-9387	12-27-15-41238-000-0050	CROSS	630
AVERILL SARKIS, ELIZABETH MARIE			1111 MARINA DR	TARPON SPRINGS	FL	34689-6713	11-27-15-00952-000-0170	MARINA	1111
AVGOUSTATOS, KYRIAKI			2203 PINE DR	TARPON SPRINGS	FL	34689-6110	13-27-15-33289-003-2203	PINE	2203
AVIS, MICHAEL R	AVIS, LAILA		1507 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0370	HILLVIEW	1507
AVS REALTY LLC			1031 BELLEVIEW RD STE 200	MCLEAN	VA	22102-1101	18-27-16-89424-000-0135	US HIGHWAY 19	40489
AWAD, BOTROS M	MATTA, SUZY M		995 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0120	CELTIC	995
AXIOTIS, BILL M	AXIOTIS, KISTA G		120 CANVASBACK DR SE	WARREN	OH	44484-2472	13-27-15-38623-000-0340	RIDGE	1405
AXTELL, RICHARD	AXTELL, LINDA		14545 FANCHER AVE	STERLING	NY	13156-5208	18-27-16-89929-000-1050	RACHEL	105
AYALA, SHARON N			1500 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2325	11-27-15-88254-000-0130	POINSETTIA	1500
AYERS, AUGUSTINE R	LENTZE, MONIKA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0610	US HIGHWAY 19	39820
AYERS, JAMES	AYERS, KYMBERLY		1406 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0450	TALLAHASSEE	1406
AYSH, TSAMBIKA P			395 N RING AVE	TARPON SPRINGS	FL	34689-4009	12-27-15-95472-000-0060	RING	395
B & H PROPERTIES			PO BOX 4625	SIOUX CITY	IA	51104-4625	07-27-16-75798-000-0850	RIVER VILLAGE	638
B & H PROPERTIES LLC			PO BOX 4625	SIOUX CITY	IA	51104-4625	07-27-16-75798-000-0380	DRIFTWOOD	723
B A M PROPERTIES LLC			39620 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-7912	18-27-16-89424-000-0606	US HIGHWAY 19	39620
B P O E LODGE 1719			PO BOX 447	TARPON SPRINGS	FL	34688-0447	12-27-15-89982-076-1200	PINELLAS	237
B&B PALM HARBOR HOLDINGS LLC			2120 DREW ST	CLEARWATER	FL	33765-3214	19-27-16-89442-000-0600	US HIGHWAY 19	37912
BABST, WALTER W J	BABST, MARGARET		33 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0330	WINDRUSH BAY	33
BADEN, GERARD T	BADEN, LYNN E		1118 STARFISH LN	TARPON SPRINGS	FL	34689-7008	12-27-15-00960-000-0150	STARFISH	1118
BADILLO, WILSON W			702 LINCOLN AVE	TARPON SPRINGS	FL	34689-4532	13-27-15-21348-002-0190	LINCOLN	702
BAF 3 LLC			5001 PLAZA ON THE LK STE 2	AUSTIN	TX	78746-1053	07-27-16-99612-003-0130	COURT	1221
BAHAS, THEODORE W TRE	BAHAS, REBECCA L TRE		300 S FLORIDA AVE APT 100I	TARPON SPRINGS	FL	34689-2736	15-27-15-88225-100-0006	FLORIDA	300
BAIA CADDINAS LLC			2420 NE 27TH ST	LIGHTHOUSE POINT	FL	33064-8357	18-27-16-00000-240-0800	US HIGHWAY 19	40202
BAILEY, CHRISTOPHER T			428 E ORANGE ST	TARPON SPRINGS	FL	34689-4353	12-27-15-90000-000-0080	ORANGE	428
BAILEY, DOUG			4672 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0070	TUDOR	4672

Affected Properties and 500 Foot Buffer

BAILEY, MINA A	PORAMBO, RICHARD A		1208 GULF RD	TARPON SPRINGS	FL	34689-2536	11-27-15-87786-006-0080	GULF	1208
BAILLARGEON, JUSTIN	DEWOLF, JESSICA LYNN		98 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689-5382	08-27-16-89880-002-0202	HIGHLAND	98
BAITY, RONALD EUGENE	BAITY, CHRISTINE LORINE		3500 KNOLLWOOD DR	GILLETTE	WY	82718-6028	08-27-16-48831-002-3200	HIGHLAND	90
BAKER, ASHLEE	BAKER, PETE		1443 NORTH RIVER CIR	TARPON SPRINGS	FL	34689	02-27-15-75760-004-0270	NORTH RIVER	1443
BAKER, D REVOCABLE TRUST	BAKER, DONNA TRE		1120 ELMENDORF TRCE	TARPON SPRINGS	FL	34689-2920	12-27-15-89982-076-2200	SAFFORD	220
BAKER, JAMES L	BAKER, ANNE O		466 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0310	VILLAGE	466
BAKER, JOSHUA CHASON			613 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5785	06-27-16-20229-000-0040	CYPRESS PARK	613
BAKER, MARK L	BAKER, CATHERINE L		734 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0330	GRAND CYPRESS	734
BAKER, MICHAEL J			24122 ROYAL FERN DR	LUTZ	FL	33559-7331	12-27-15-41184-000-0320	MILL	
BAKER. GARY	BAKER, CAROLYN L		609 N FLORIDA AVE	TARPON SPRINGS	FL	34689	10-27-15-31482-001-0040	FLORIDA	609
BAKKALAPULO, PAUL	BAKKALAPULO, TINA M		36181 EAST LAKE RD STE 382	PALM HARBOR	FL	34685-3142	13-27-15-21366-078-0380	LIME	106
BAKKEN, DIRK			1250 S PINELLAS AVE APT 10	TARPON SPRINGS	FL	34689-3736	13-27-15-33286-010-0103	PINELLAS	1250
BALADAKIS, MICHELLE R	BALADAKIS, IOANNIS G		336 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-003-0033	MOORINGS COVE	336
BALANCED DIRECTIONS LLC			155 E TARPON AVE STE 1	TARPOPN SPRINGS	FL	34689-3451	12-27-15-64998-000-0110	TARPON	155
BALAOING, DENNIS TRE	BALAOING, JEANNE TRE		90 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5316	08-27-16-48831-001-3010	HIGHLAND	90
BALBONI, PHILIP	THOMPSON, LISA		38 KATHY DR	HAVERHILL	MA	01832-3064	12-27-15-94145-003-2020	ORANGE	40
BALDOCK, TODD	BALDOCK, SHEILA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8301	18-27-16-85514-000-0910	US HIGHWAY 19	39820
BALIONIS, CHRISTOPHER D	BALIONIS, TERRI L		502 TIMBER LN	TARPON SPRINGS	FL	34689-3865	24-27-15-62944-000-0340	TIMBER	502
BALISTRERI, JOSEPHINE	RUIZ, MARGHERITA		1200 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0470	WINDY BAY	1200
BALLARD REVOCABLE TRUST	BALLARD, JOSEPH L TRE		2749 MCNAIR DR	PALM HARBOR	FL	34683-7235	13-27-15-58916-003-0032	MOORINGS COVE	342
BALLARD, ERIC JAMES	BALLARD, DENISE ANN		1313 VERMONT AVE	TARPON SPRINGS	FL	34689-3843	24-27-15-62944-000-0270	VERMONT	1313
BALLARD, ROBERT			621 LOCUST ST	TARPON SPRINGS	FL	34689-4152	07-27-16-75996-007-0090	LOCUST	621
BALLARD, STEVE	BALLARD, SANDRA		979 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0580	RIDGEWOOD	979
BALLORA, ANDRIANA			114 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0140	KATHLEEN	114
BALTER, ANTHONY	BALTER, LISA		357 MOORINGS COVE DR	TARPON SPRINGS	FL	34689	13-27-15-58916-010-0104	MOORINGS COVE	357
BANGAL PROPERTY MGMT LLC		C/O GAZI RAHMAN	10545 CANARY ISLE DR	TAMPA	FL	33647-2718	18-27-16-32778-000-0010	US HIGHWAY 19	39720
BANTA, ROBERT ANTHONY	BANTA, LISA N		412 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2683	13-27-15-58916-007-0078	MOORINGS COVE	412
BANTHER LLC			600 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	07-27-16-32958-001-0010	TARPON	600
BANTHER, BEVERLY B			829 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0290	RIVERSIDE	829
BAR G ENTERPRISES INC			707 WESLEY AVE	TARPON SPRINGS	FL	34689-6711	02-27-15-00978-000-0170	WESLEY	707
BARANIEWICZ, MARK A			199 BEVERLY DR	SYRACUSE	NY	13219-2760	18-27-16-85514-000-0770	US HIGHWAY 19	39820
BARANIEWICZ, RICHARD JOSEPH			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2360	US HIGHWAY 19	39820
BARBER, BONNIE			1250 S PINELLAS AVE UNIT 1	TARPON SPRINGS	FL	34689-3755	13-27-15-33286-100-1010	PINELLAS	1250
BARBER, LISA	BARBER, MATTHEW		1103 BEAVER DR	TARPON SPRINGS	FL	34689-8047	14-27-15-52389-000-0460	BEAVER	1103
BARBER, NORMAN			2900 MAPLE AVE APT 8D	DOWNERS GROVE	IL	60515-4124	18-27-16-98555-001-0576	US HIGHWAY 19	39650
BARE, WILLIAM L	DAMERON, PAMELA		231 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2520	HARMONY	252
BARE, WILLIAM L	DAMERON-BARE, PAMELA		231 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2310	DIXIE	231
BARKER, MATTHEW	BARKER, MARIELLEN		268 NORTHGATE DR	TARPON SPRINGS	FL	34689-5010	18-27-16-89929-000-2680	NORTHGATE	268
BARLOW, EVAN R	BARLOW, TIFFANY M		1412 SILVER OAK DR	TARPON SPRINGS	FL	34689-3840	24-27-15-62939-001-0100	SILVER OAK	1412
BARNES, GILBERT E	BARNES, MAUREEN A		4043 OLD POST RD	CHARLESTOWN	RI	02813-2553	07-27-16-75798-000-0320	DRIFTWOOD	701
BARNES, GREGORY RAY	BARNES, ANDREA		1281 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0600	WINDY BAY	1281
BARNES, HOWARD RUSSELL			1948 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1190	ANCLOTE	1948
BARNES, JAYNE			5135 BURTON ST SE	GRAND RAPIDS	MI	49546-6307	18-27-16-89929-000-0980	RACHEL	98
BARNES, MICHAEL R	BAIER-BARNES, DEANNA D		1216 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0390	WINDY BAY	1216

BARNES, THOMAS C		219 HOPE ST	TARPON SPRINGS	FL	34689-3331	12-27-15-39834-000-0370	HOPE	219
BARON, JOSE	BARON, ERLINDA VICTORIA R	1250 S PINELLAS AVE APT 80	TARPON SPRINGS	FL	34689-3751	13-27-15-33286-080-0808	PINELLAS	1250
BARONOFSKY, LARRY	BARONOFSKY, CHARLENE	1250 S PINELLAS AVE UNIT 1	TARPON SPRINGS	FL	34689-3755	13-27-15-33286-100-1012	PINELLAS	1250
BARRETT, CONNIE		301 BAY ST	TARPON SPRINGS	FL	34689-3516	12-27-15-66636-000-0010	GRAND	201
BARRETT, JOAN A		300 S FLORIDA AVE APT 100(	TARPON SPRINGS	FL	34689-2736	15-27-15-88225-100-0003	FLORIDA	300
BARRETT, LOWELL A	BARRETT, PAMELA J	365 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-010-0102	MOORINGS COVE	365
BARRON, BARBARA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0670	US HIGHWAY 19	39820
BARRY FAMILY REV TRUST	BARRY, SUSAN M TRE	1242 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0490	WINDY BAY	1242
BARRY, JOHN	BARRY, CHRISTINE	145 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0090	ATHENIAN	145
BARRY, JOHN THOMAS	BARRY, BARBARA ANNE	204 FENCE ROW DR	NAZARETH	PA	18064-8655	08-27-16-48830-000-0110	HIGHLAND	90
BARTH, GARY J	BARTH, ELIZABETH A	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1610	US HIGHWAY 19	39820
BARTHELEMY, WILSON D	LONG-DUGAN, PAMELA J	424 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2683	13-27-15-58916-007-0071	MOORINGS COVE	424
BARTHOLOMEW, MARCIA K	KUNTZ, KIMBERLY A	184 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5015	18-27-16-89929-000-1840	ROYAL PALM	184
BARTLETT, BRAD T		1294 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3906	18-27-16-62937-011-0110	COTTAGE GROVE	1294
BARTON, CAROLE ROSE		PO BOX 271	LEXINGTON	VA	24450	18-27-16-85514-000-2440	US HIGHWAY 19	39820
BASILE, PATRICIA K REV TRUST	BASILE, PATRICIA K TRE	1162 74TH ST	BROOKLYN	NY	11228-2019	18-27-16-98555-001-0534	US HIGHWAY 19	39650
BASQUE, SHEILA L		22 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0220	WINDRUSH BAY	22
BASS, ANTONIE	BASS, GINA	525 E BOYER ST	TARPON SPRINGS	FL	34689-4407	12-27-15-89982-043-0100	BOYER	525
BASS, MARCUS	GAMBLE, CARMELLA	610 N WALTON AVE	TARPON SPRINGS	FL	34689-4126	12-27-15-89982-043-0305	LIME	513
BASS, MARCUS		610 N WALTON AVE	TARPON SPRINGS	FL	34689-4126	13-27-15-25272-000-0100	BOYER	
BASSETT, RICHARD		76 N WILLARD ST	BURLINGTON	VT	05401-3314	13-27-15-58916-002-0026	MOORINGS COVE	330
BATEMAN, TROY		523 W CEDAR ST	TARPON SPRINGS	FL	34689-3315	12-27-15-73674-000-0090	CEDAR	523
BATES, MARK	BATES, KAREN L	1250 S PINELLAS AVE UNIT 9	TARPON SPRINGS	FL	34689-3753	13-27-15-33286-090-0908	PINELLAS	1250
BATMAN, HENRY MORRISON TRE	HOBBS-BATMAN, CARLENE TRE	185 ANCLOTE BLVD	TARPON SPRINGS	FL	34689-7554	12-27-15-75852-000-0190	SPRUCE	123
BATTEN, STEPHANIE MICHELLE		1116 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5532	07-27-16-99612-023-0060	OAKWOOD	1116
BATUYIOS, HARRY J		46 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0120	READ	46
BAUER, JAY		311 CYPRESS ST	TARPON SPRINGS	FL	34689-4332	12-27-15-95490-000-0130	CYPRESS	311
BAUMANN, RANDOLPH A	BAUMANN, PAMELA M	1612 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0200	CITRINE	1612
BAUMGART, FREDRICK A	BAUMGART, CHERYL A	1112 E BOYER ST	TARPON SPRINGS	FL	34689-5504	07-27-16-99612-015-0060	BOYER	1112
BAXIVANAKIS, SOTIRIS P	BURGOS, JULIE	1273 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0110	WINDY BAY	1273
BAXTER, ROBERT J	BAXTER, JEAN E	843 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0430	CALLISTA CAY	
BAY AREA HOLDINGS 13 LLC		18514 US HIGHWAY 19 N STI	CLEARWATER	FL	33764-2764	13-27-15-33286-020-0209	PINELLAS	1250
BAYOU COMPANIES LLC		782 CHESAPEAKE DR	TARPON SPRINGS	FL	34689-2520	07-27-16-75996-009-0050	US HIGHWAY 19	41918
BAYOU VILLAGE HOMEOWNERS ASSN INC		2420 ENTERPRISE RD STE 10!	CLEARWATER	FL	33763-1703	13-27-15-03950-000-0001	BAYOU VILLAGE	
BAYTREE RENTALS LLC		4609 JEFFERSON DR	HAYS	KS	67601-1567	19-27-16-62936-008-0670	DISSTON	1393
BBC SAND LLC		555 SKOKIE BLVD STE 555	NORTHBROOK	IL	60062-2854	13-27-15-00000-240-0500	PINELLAS	
BBRJ ENTERPRISES LLC		110 ATHENS ST	TARPON SPRINGS	FL	34689-3304	12-27-15-11214-006-0009	ANCLOTE	215
BCAC SERVICES LLC		535 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-20700-000-0080	RING	423
BEACH, RONALD L	BEACH, KAREN L	1467 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0230	NORTH RIVER	1467
BEAR HAVEN LAND COMPANY INC		928 BAYSHORE DR	TARPON SPRINGS	FL	34689-2411	12-27-15-64998-000-0041	TARPON	111
BEARD, CYNTHIA		306 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-001-0015	MOORINGS COVE	306
BEASLEY, STEVEN		310 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-001-0013	MOORINGS COVE	310
BEATH, ANDREW	BEATHCO LLC	1642 SEA BREEZE DR	TARPON SPRINGS	FL	34689	12-27-15-77778-401-0140	RING	
BECKETT WAY TOWNHOMES ASSN INC		1020 E BRANDON BLVD STE :	BRANDON	FL	33511-5561	06-27-16-06117-000-0001	HILLVIEW	

BEDARF, ERWIN F	BEDARF, LINDA M	1863 LEXINGTON PL	TARPON SPRINGS	FL	34688-4965	08-27-16-78763-000-0110	LEXINGTON	1863
BEDFORD, EARL C		1067 ASHLAND AVE	TARPON SPRINGS	FL	34689-2604	14-27-15-43074-006-0200	ASHLAND	1067
BEEDE-SLOCUM, LORALEA		69 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-89820-000-0240	PARK	69
BELAHSEN, IMANE		1653 WATER OAK DR	TARPON SPRINGS	FL	34689-3896	15-27-15-88225-100-0012	FLORIDA	300
BELANGER, MARK J	BELANGER, LOUISE T	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2330	US HIGHWAY 19	39820
BELKONEN, ALAN P	BELKONEN, MARY J	1670 POLO CLUB DR	TARPON SPRINGS	FL	34689-8021	18-27-16-65938-011-7430	HAVEN	743
BELL, ALEX H JR		PO BOX 962	TARPON SPRINGS	FL	34688-0962	12-27-15-47610-000-0200	LEVIS	426
BELL, GEORGE H	BELL, DORIS L	75 RACHEL DR	TARPON SPRINGS	FL	34689-5040	18-27-16-89929-000-0750	RACHEL	75
BELL, PAMELA		518 E MORGAN ST	TARPON SPRINGS	FL	34689-4536	13-27-15-64944-006-0100	MORGAN	518
BELL, ROBIN ELLEN		118 E CEDAR ST	TARPON SPRINGS	FL	34689-3310	12-27-15-75852-000-0330	CEDAR	118
BELLES, CHARLES E III	BELLES, CAROL A	613 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-20898-000-0070	SPRUCE	613
BELLIS, RICK B	BELLIS, THELMA M	710 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0250	BOSTON	710
BELLOTTE, CORINNE D		1295 S DISSTON AVE	TARPON SPRINGS	FL	34689-3913	18-27-16-62937-011-0170	DISSTON	1295
BELLOTTE, DAVID M	BELLOTTE, LISA M	622 LOCUST ST	TARPON SPRINGS	FL	34689-4151	07-27-16-75996-007-0130	LOCUST	622
BEMZAGH, MOHAMED S	BEMZAGH, DANIELLE B	1365 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3907	18-27-16-62937-008-0870	COTTAGE GROVE	1365
BENAL, BEAU		2207 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0250	ANDOVER	2207
BENARD, JANE		416 WAYFARER CT	TARPON SPRINGS	FL	34689-2252	10-27-15-26539-000-0860	WAYFARER	416
BENET, HUGH III	FENHAGEN, WILLIAM E	422 TREASURE DR	TARPON SPRINGS	FL	34689-2246	10-27-15-26539-000-0780	TREASURE	422
BENHANNA PROPERTIES LLC	BENHANNAH PROPERTIES LLC	822 FRANCES DR	TARPON SPRINGS	FL	34689-5204	07-27-16-50959-000-1190	OAKWOOD	848
BENNA, ROBERT M TRE	BENNA LIVING TRUST	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2430	US HIGHWAY 19	39820
BENNETT, JACK	BENNETT, MARY	3206 GREEN DOLPHIN ST	TARPON SPRINGS	FL	34689-6128	13-27-15-33289-005-3206	GREEN DOLPHIN	3206
BENNETT, JOEY L	BENNETT, DEBORAH J	650 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0810	RIVER VILLAGE	650
BENNETT, ROBERT G	BENNETT, KIMBERLY L	1301 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6116	13-27-15-33289-002-1301	GOLFVIEW	1301
BEN-NOUNA, GHALEM		596 RUE DU CHAMBERTIN	ROSEMERE QC J7A 4N9			18-27-16-65938-003-6260	HAVEN	626
BENSON, DOROTHY E		4820 ROBERTS RD	PALM HARBOR	FL	34683-1214	24-27-15-89280-000-5110	ROBERTS	4820
BENSON, KEITH D		4822 ROBERTS RD	PALM HARBOR	FL	34683-1214	24-27-15-89280-000-5111	ROBERTS	4822
BENTLEY, PATRICIA MARIE	BRENNAN, SHELBY BENTLEY	39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2640	US HIGHWAY 19	39650
BENTON, JOHN A III	BENTON, KAREN	31 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0250	READ	31
BERCAW, NANCY STEARNS	NICHOLLS, ALLAN FREDERICK	130 ATHENS ST	TARPON SPRINGS	FL	34689-3304	12-27-15-15264-000-0370	ATHENS	130
BEREAN, JAMES	BEREAN, KERRI	1811 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0280	SOMMARIE	1811
BERGE, THOMAS D	BERGE LYNDA	39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0070	US HIGHWAY 19	39820
BERGEN, JANICE E		628 N GROSSE AVE	TARPON SPRINGS	FL	34689-4035	12-27-15-60264-000-0230	GROSSE	628
BERGER, CYNTHIA M		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1230	US HIGHWAY 19	39650
BERGER, JASON A		806 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0540	CALLISTA CAY	
BERGMAN, BRENT A	BERGMAN, VICTORIA L	1312 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0030	VERMONT	1312
BERGMAN, TRACIE M		1785 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0260	SOMMARIE	1785
BERNIER, ROBERT W	BERNIER, YUNMEI	1418 COBURN DR	TARPON SPRINGS	FL	34689-2705	15-27-15-81954-000-0010	COBURN	1418
BEROMALI ENTERPRISES INC		40346 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-4837	18-27-16-00000-240-0900	US HIGHWAY 19	40346
BERRY, JA VONNA S		2303 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2303	LENNOX	2303
BERRY, JOHN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2300	US HIGHWAY 19	39820
BERRY, STEVE CHRISTOPHER		430 HOPE ST	TARPON SPRINGS	FL	34689-3140	12-27-15-41220-000-0120	HOPE	430
BERRY, WILLIAM M III	BERRY, APRIL M	2289 ARDEN PL	GREENWOOD	IN	46143-8264	18-27-16-89929-000-2420	HARMONY	242
BERT, WAYNE		13845 BLYTHEWOOD DR	SPRING HILL	FL	34609-0721	13-27-15-00000-240-0400	MERES	
BERTETTO, LARRY G	BERTETTO, LINDA	270 NORTHGATE DR	TARPON SPRINGS	FL	34689-5010	18-27-16-89929-000-2700	NORTHGATE	270

Affected Properties and 500 Foot Buffer

BERZIN, SCOTT M	BERZIN, TAMMY M	1269 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0130	WINDY BAY	1269
BESAW, KYLE	BESAW, TERRI	1117 SIMPSON AVE W	MONTESANO	WA	98563-1403	08-27-16-48831-001-4110	HIGHLAND	90
BESHAI, HANAN		987 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0270	SUNRISE	987
BESIO, JACQUELYN D		116 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3418	12-27-15-60228-000-0130	PINELLAS	116
BESSETTE, AARON		544 FARNAM DR	TARPON SPRINGS	FL	34689-6259	01-27-15-19152-005-0040	FARNAM	544
BETHEL, FRANCIS K		300 S FLORIDA AVE APT 100J	TARPON SPRINGS	FL	34689-2736	15-27-15-88225-100-0010	FLORIDA	300
BEUCHERT, SHERRI BATES EST		740 HAVEN PL	TARPON SPRINGS	FL	34689-4852	18-27-16-65938-011-7400	HAVEN	740
BEYER, ANTHONY J	BEYER, ZSUZSANNA A	2140 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0170	TARPON LANDINGS	2140
BEYER, CINDY M		2150 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0220	TARPON LANDINGS	2150
BEZANIS, DEMOS		810 N WALTON AVE	TARPON SPRINGS	FL	34689-4130	07-27-16-75996-008-0290	WALTON	810
BIDINGER, RONALD	BIDINGER, BONNIE J	36 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0360	WINDRUSH BAY	36
BIEHL, KIMBERLY TRE	NILSEN, MARILYN J IRREV ASSET MNGMNT TRUST	69-33 68TH ST	GLENDALE	NY	11385-6628	08-27-16-48831-002-4140	HIGHLAND	90
BIGHAM, ANN V		35 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0350	WINDRUSH BAY	35
BILIRAKIS, EVELYN M	HARVARD, KALLY C	PO BOX 697	TARPON SPGS	FL	34688-0697	12-27-15-41202-000-0330	ALDERMAN	
BILLIRIS, GEORGII A	C/O BILLIRIS, GEORGII	1723 ADOLPHUS AVE NE	ATLANTA	GA	30307-2201	12-27-15-89874-000-0050	DIVISION	520
BILLIRIS, THEODORE		16606 SOUNDING SHORES D	ODESSA	FL	33556-2116	12-27-15-73674-000-0290	ATHENS	321
BINGHAM, ERIC J		227 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2270	DIXIE	227
BINGHAM, MARK	BINGHAM, LU MAE	536 PENT ST	TARPON SPRINGS	FL	34689-4048	12-27-15-47610-000-0340	PENT	536
BINGLER, DONALD JOSEPH JR	HAMBACHER, ALYSSA LEE	1557 S DISSTON AVE	TARPON SPRINGS	FL	34689-7921	19-27-16-21537-000-0010	DISSTON	1557
BINIKOS-BROM, ATHENA		15 ACACIA ST	TARPON SPRINGS	FL	34689-3101	12-27-15-41202-000-0230	ACACIA	15
BINKO PROPERTIES LLC		35246 US HIGHWAY 19 N UN	PALM HARBOR	FL	34684-1931	07-27-16-32958-001-0090	DISSTON	113
BIRNEY, GENA		409 E CURLEW PL	TARPON SPRINGS	FL	34689-4602	13-27-15-62930-000-0230	CURLEW	409
BISCEGLIA, SUE	BISCEGLIA, LAWRENCE	12433 MILTON CARLISLE RD	NEW CARLISLE	OH	45344-9707	12-27-15-94145-001-1100	GRAND	100
BISCHOFF, DOUGLAS A		77 INNESS DR	TARPON SPRINGS	FL	34689-2560	03-27-15-72383-000-2500	POINTE ALEXIS	1170
BISCHOFF, HERMAN C REV TRUST	BISCHOFF, DOUGLAS A TRE	77 INNESS DR	TARPON SPRINGS	FL	34689-2560	03-27-15-87858-000-1240	RIVERSIDE	1509
BISHOP, JEAN MARIE		495 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4107	07-27-16-75744-000-0030	RIVER VILLAGE	495
BISHOP-MELLOTT, AMY COLETTE	PENNINGTON, RAY ALLEN	707 WATERVIEW LN	TARPON SPRINGS	FL	34689-2641	14-27-15-97070-000-0020	WATERVIEW	707
BISKNER, GERALD	BISKNER, BARBARA	14258 BALSAM ST	SOUTHGATE	MI	48195-2008	07-27-16-75798-000-0920	RIVER VILLAGE	614
BITNER, MICHAEL JAY	SWARTZ, CHRISTINE	1415 GARDEN AVE	TARPON SPRINGS	FL	34689-2303	12-27-15-47610-000-0140	PINE	542
BLACK & WHITE MILL LLC		2807 NORTHCOTE DR	PALM HARBOR	FL	34684-4227	12-27-15-77778-402-0080	TARPON	310
BLACK, EUCLID G H TRE	BLACK, TERESA A TRE	8001 LAKESIDE QUARRY DR	JEFFERSONVILLE	IN	47130-8488	10-27-15-66683-000-0170	PARKSIDE COLONY	117
BLACKMON, JAMES M	BLACKMON, CHRISTINA M	1271 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0120	WINDY BAY	1271
BLACKWELL, KATHLEEN AMORE		1253 GROVE AVE	TARPON SPRINGS	FL	34689-6913	01-27-15-27072-007-0060	GROVE	1253
BLAKE, EDWARD L	BLAKE, MONIKA B	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0500	US HIGHWAY 19	39820
BLAKEMORE, ROBERT	BLAKEMORE, JENNIFER ANN	322 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-002-0027	MOORINGS COVE	322
BLANCA-LAPARAN, JOEY J	SANCHEZ, CAROLINE	1031 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1080	SAWGRASS	1031
BLANCHARD, STEPHEN	BLANCHARD, RENA	1599 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0010	NORTH RIVER	1599
BLANCHARD, STEPHEN C II	BLANCHARD, BRIANA C	1401 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0340	NORTH RIVER	1401
BLANCHER, CONNIE		761 HARBOR PALMS CT	PALM HARBOR	FL	34683-6201	13-27-15-33286-010-0107	PINELLAS	1250
BLATT, EDWARD J	BLATT, CHERYL S	4443 GLENBROOK DR	PALM HARBOR	FL	34683-1562	19-27-16-30998-000-0020	GLENBROOK	4443
BLEAKLEY, ROBERT L TRE	BLEAKLY, MARIA ELENA TRE	808 COMPASS CIR	TARPON SPRINGS	FL	34689-1805	23-27-15-76447-000-0270	GREYWOOD	1038
BLESIE, GARRY F	BLESIE, DEBORAH L	4484 GLENBROOK DR	PALM HARBOR	FL	34683-1561	19-27-16-30998-000-0480	GLENBROOK	4484
BLODGETT LLC		13838 WALCOTT AVE	ORLANDO	FL	32827-7416	12-27-15-77778-401-0180	RING	120
BLOSSER, MARK R		90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5352	08-27-16-48829-000-1301	HIGHLAND	90

BLOUNT, JOHN M	BLOUNT, HEATHER A	1505 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2031	03-27-15-87858-000-1220	RIVERSIDE	1505
BLUM, ROBERTA S		1508 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0330	CITRINE	1508
BLUMBERG, SEBASTIAN S		986 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0190	CELTIC	986
BOARDWALK AGENCY LLC		18514 US HIGHWAY 19 N STI	CLEARWATER	FL	33764-2764	30-27-16-31000-022-2201	LENNOX	2201
BOATRIGHT, GLENN LELAND		456 PENT ST	TARPON SPRINGS	FL	34689-4046	12-27-15-47592-000-0320	PENT	456
BOBAK, ADAM		4412 ALDER TREE LN	KNOXVILLE	TN	37938-3190	10-27-15-98260-015-0210	WINDRUSH BAY	21
BOBEK, MICHAEL EDWARD	BOBEK, DIANE RAE	311 HOPE ST	TARPON SPRINGS	FL	34689-3333	12-27-15-73674-000-0330	HOPE	311
BOCA GRANDE NORTH LAND TRUST	CHESTNUT LAND TRUST SERVICES LLC TRE	911 CHESTNUT ST	CLEARWATER	FL	33756-5643	12-27-15-60228-000-0040	HIBISCUS	227
BODINE, BRUCE		1424 LAKE TARPON AVE	TARPON SPRINGS	FL	34689-5318	08-27-16-48870-000-0290	LAKE TARPON	1424
BODKIN, BART	KARNAVAS, DIANE	62 FOX POINTE PL	PITTSBURGH	PA	15238-1537	12-27-15-94145-001-1050	GRAND	100
BODMER, KATHLEEN M		1114 E LIME ST	TARPON SPRINGS	FL	34689-5524	07-27-16-99612-018-0050	LIME	1114
BODWELL, JULIA	LEE, KEVIN M	608 PENT ST	TARPON SPRINGS	FL	34689-4226	07-27-16-26928-020-0300	PENT	608
BOEHM, STORMY L		508 TIMBER LN	TARPON SPRINGS	FL	34689-3865	24-27-15-62944-000-0310	TIMBER	508
BOGARD, JOHN	BOGARD, GENA	245 HARMONY WAY	TARPON SPRINGS	FL	34689-5023	18-27-16-89929-000-2450	HARMONY	245
BOGDAN, PAMELA ANN		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0312	US HIGHWAY 19	39650
BOGREN, BRENDA M	BOGREN, GEORGE L	90 S HIGHLAND UNIT 423	TARPON SPRINGS	FL	34689-5328	08-27-16-48831-002-4230	HIGHLAND	90
BOHLING, DON M	BOHLING, CAROL	13738 CRESTVIEW CT	CRESTWOOD	IL	60418-1831	18-27-16-85514-000-1680	US HIGHWAY 19	39820
BOHM, JEFFREY E	BOHM, SHERI BURMEISTER	1665 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1718	24-27-15-36271-000-0490	MEADOW OAK	1665
BOHNENSTIEHL, RANDY	BOHNENSTIEHL, AARON C	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2650	US HIGHWAY 19	39820
BOHNENSTIEHL, RICK	BOHNENSTIEHL, DEBORAH	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0010	US HIGHWAY 19	39820
BOING US HOLDCO INC		440 S CHURCH ST STE 700	CHARLOTTE	NC	28202-2059	07-27-16-99612-008-0020	US HIGHWAY 19	41041
BOKOVA INDUSTRIAL CENTER INC		PO BOX 193	TARPON SPRINGS	FL	34688-0193	01-27-15-00000-310-0220	RAINVILLE	
BOLAND, BETH L		2126 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0140	TARPON LANDINGS	2126
BOLAND, JAMES A JR	BOLAND, TRACEY L	242 NICHOLSVILLE RD	BERNHARDS BAY	NY	13028-3115	18-27-16-89929-000-2090	SEAGULL	209
BOLLENBACK, JEB	BOLLENBACK, KELSEY	1265 HIGHLAND AVE NW	TARPON SPRINGS	FL	34689-6965	01-27-15-27072-009-0140	HIGHLAND	
BOLOGNINI, ANDREW	POLLARA, KATHERINE	90 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689-5365	08-27-16-48831-001-2090	HIGHLAND	90
BOLTEN, STEVEN		1900 BLUE FOX WAY UNIT 5	NEW PORT RICHEY	FL	34655-5378	15-27-15-88225-100-0007	FLORIDA	300
BOLTON, VIRGINIA		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0541	US HIGHWAY 19	39650
BONDAR, JOSEPH J JR	ARROYO, VICENTE MARTIN	619 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4111	07-27-16-75798-000-0650	RIVER VILLAGE	619
BONSIGNORE, CHRISTINE ANN		90 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5316	08-27-16-48831-001-3040	HIGHLAND	90
BOOKMAN, NICOLE A		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0564	US HIGHWAY 19	39650
BOONE, SANDRA LYNN		1308 E TARPON AVE	TARPON SPRINGS	FL	34689-5444	07-27-16-99612-004-0060	TARPON	1308
BOONE-GILBERT, LAUREN N		1228 E COURT ST	TARPON SPRINGS	FL	34689-5411	07-27-16-99612-006-0120	COURT	1228
BOOTH, EDWIN W III	BOOTH, LAURA J	1711 N MAIN AVE	SIDNEY	OH	45365-1629	13-27-15-33286-040-0409	PINELLAS	1250
BOOTH, STEVEN JAMES	HILTZ, KRISTIN ANN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1230	US HIGHWAY 19	39820
BOOTHE PROPERTIES LLC		920 BAYSHORE DR	TARPON SPRINGS	FL	34689-2411	13-27-15-89946-077-0140	SAFFORD	375
BORAWSKI, SHARI LYNN	BORAWSKI, THOMAS	39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0353	US HIGHWAY 19	39650
BORDA, GERMAN		1406 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0220	POINSETTIA	1406
BORDEN, JUSTIN RYAN	BRUCKNER, ROBERT MAX	137 E ORANGE ST	TARPON SPRINGS	FL	34689-3441	12-27-15-89982-063-0406	ORANGE	137
BORGES, MARCOLINO L		30 GLADES AVE	TARPON SPRINGS	FL	34689-2320	11-27-15-87786-006-0040	GLADES	30
BORGIA, MARCIA		79-15 69TH RD	MIDDLE VILLAGE	NY	11379-2918	08-27-16-48831-001-1090	HIGHLAND	90
BORIS, GEORGE W TRE	BORIS, LINDA TRE	19 FREEMAN ST	ARLINGTON	MA	02474-8522	18-27-16-89929-000-1930	ROYAL PALM	193
BORISUK, WALTER	BORISUK, DONNA	2905 OAK CIR	TARPON SPRINGS	FL	34689-6102	13-27-15-33289-005-2905	OAK	2905
BOSARD, THERESA		1206 PALM DR	TARPON SPRINGS	FL	34689-6109	13-27-15-33289-001-1206	PALM	1206

BOSCO, PAUL			39650 US HIGHWAY 19 UNIT	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2140	US HIGHWAY 19	39650
BOSCO, PAUL C & ANGELINE M LIVING TRUST	BOSCO, ANGELINE M TRE		504 TIMBER LN	TARPON SPRINGS	FL	34689-3865	24-27-15-62944-000-0330	TIMBER	504
BOSSOM, ABIGAIL			59 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-89820-000-0260	PARK	59
BOSTON, HILDA A			433 PAULA DR S UNIT 46	DUNEDIN	FL	34698-2026	13-27-15-58916-010-0108	MOORINGS COVE	361
BOTINAS, ASHLEY	BOTINAS, ELISABETE		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0334	US HIGHWAY 19	39650
BOTROUS, BASEM FAWZY ROSHDY			1148 RIDGEGROVE DR W	PALM HARBOR	FL	34683-2046	24-27-15-39348-001-0010	PINELLAS	1950
BOTTONE, MARYBETH			664 HAVEN PL	TARPON SPRINGS	FL	34689-4847	18-27-16-65938-007-6640	HAVEN	664
BOUCHLAS, BESSIE			46 ADA ST	TARPON SPRINGS	FL	34689-3229	07-27-16-75996-009-0310	BACKWATER	
BOUCHLAS, BESSIE EST			46 ADA ST	TARPON SPRINGS	FL	34689-3229	12-27-15-89838-000-0150	ADA	46
BOUDREAUX, JENNIFER LYNN			1845 WILMAR AVE	TARPON SPRINGS	FL	34689-5733	01-27-15-00864-002-0180	WILMAR	1845
BOUKNECHT, MAX A	WATERS, LORI A		1632 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0150	CITRINE	1632
BOULAFENTIS, KONSTANTINA A			1408 GULF RD	TARPON SPRINGS	FL	34689-2715	12-27-15-89982-064-0302	PINELLAS	127
BOULDIN, JAMES F	BOULDIN, PATRICIA E		1741 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1741	GOLFVIEW	1741
BOULTON, ROBERT A	BOULTON, LINDA A		1107 BEAVER DR	TARPON SPRINGS	FL	34689-8047	14-27-15-52389-000-0440	BEAVER	1107
BOURDON, GLENN E	BOURDON, MARY S		145 EARL ST	TARPON SPRINGS	FL	34689-3800	24-27-15-62190-004-0160	EARL	145
BOURIKAS, GEORGE N	FISHER, BARBARA A		166 MAIN ST APT 1	LITTLETON	NH	03561-4043	08-27-16-48830-000-0070	HIGHLAND	90
BOURIS, KONSTANTINOS G	BOURIS, STACEY J		1109 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5531	07-27-16-99612-018-0150	OAKWOOD	1109
BOVE, FRANK	BOVE, DOREEN		40 OLD CART RD	AUBURN	MA	01501-1119	18-27-16-65938-011-7390	HAVEN	739
BOVINO, ANGELA			609 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5785	06-27-16-20229-000-0030	CYPRESS PARK	609
BOWEN, KATHERINE E	BOWEN, SAMUEL M		1383 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	19-27-16-62936-008-0720	DISSTON	1383
BOWLIN, MARIA K			1404 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0150	RIDGE	1404
BOWLIN, MARIA KOURKOUTIS			1404 RIDGE TER	TARPON SPRINGS	FL	34689-6202	07-27-16-26928-021-0180	PENT	723
BOWLIN, WALTER Q JR			198 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5014	18-27-16-89929-000-1980	ROYAL PALM	198
BOWLING, MERANDA	OATES, RYAN		1205 E COURT ST	TARPON SPRINGS	FL	34689-5410	07-27-16-99612-003-0210	COURT	1205
BOYCE, ROBERT M			1250 S PINELLAS AVE APT 10	TARPON SPRINGS	FL	34689-3755	13-27-15-33286-100-1014	PINELLAS	1250
BOYD, JACK H JR LIVING TRUST	C/O HESS REALTY LLC	ATTN: PROPERTY TAX	539 S MAIN ST	FINDLAY	OH	45840-3229	14-27-15-89226-000-0171	GULF	1215
BOYD, MORGAN R	BOYD, DEREK H		484 N HIGHLAND AVE	TARPON SPRINGS	FL	34688-8901	08-27-16-89406-000-0206	HIGHLAND	484
BOYER STREET LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	07-27-16-99612-009-0130	BOYER	1021
BOYS AND GIRLS CLUBS OF THE SUNCOAST INC			4625 E BAY DR STE 103	CLEARWATER	FL	33764-6866	12-27-15-89982-080-0201	LIME	
BOZAKIS, THEODORE			605 BANKS ST	NORTHAMPTON	PA	18067-1812	13-27-15-33286-060-0603	PINELLAS	1250
BOZARTH, JESSE AARON	BOZARTH, MICHELLE CHARLOTTE		308 HIGH ST	TARPON SPRINGS FL	FL	34689-3255	12-27-15-27792-003-0001	HIGH	308
BRACEY, JENNIFER SANFORD			111 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0280	ATHENIAN	111
BRACKEN, DAVID JOSEPH	BRACKEN, PAMELA		143 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0080	ATHENIAN	143
BRADLEY PLAZA LLC			4201 DEEPWATER LN	TAMPA	FL	33615-5617	19-27-16-89442-000-0171	US HIGHWAY 19	39348
BRADLEY, BRENDA B		C/O BOTJER, ADRIAN	521 PONCE DE LEON BLVD	BELLEAIR	FL	33756-1441	12-27-15-89982-062-0204	PINE	
BRADLEY, RAYMOND G TRE	BRADLEY, RAYMOND GRAYHURST REV TRUST		2152 CROSS CREEK WAY	DUNEDIN	FL	34698-2446	18-27-16-89424-000-0605	US HIGHWAY 19	39660
BRADSHAW, ROBERT D	BRADSHAW, PATRICIA E		1335 SUNSET CT	TARPON SPRINGS	FL	34689-2755	14-27-15-34132-000-0070	SUNSET	1335
BRADY, BRAD			1292 RALEIGH CT	TARPON SPRINGS	FL	34689-3930	18-27-16-62937-011-0100	RALEIGH	1292
BRADY, DUSTIN R	FORMOSA, BRITTANY T		1105 E LEMON ST	TARPON SPRINGS	FL	34689-5418	07-27-16-99612-007-0220	LEMON	1105
BRADY, STEPHANIE ANNE			260 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5229	07-27-16-60847-000-0140	SAND CRANE	
BRAGG, BOBBY E			1871 DIXIE HWY	TARPON SPRINGS	FL	34689-5725	01-27-15-19152-005-0230	DIXIE	
BRAGG, WILLIE E			501 W ROCKER CIR	WASILLA	AK	99654-1322	01-27-15-19152-005-0030	FARNAM	
BRANCATI, ALEXANDER	BRANCATI, VICTORIA		2533 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-015-0050	SILVERBACK	2533
BRANDS, ROSEMARIE			BECKERSBERGRNG 65	HENSTEDT ULZBURG 24558			13-27-15-33286-090-0910	PINELLAS	1250

Affected Properties and 500 Foot Buffer

BRATCHER, DANNY THOMAS	BRATCHER, COLLEEN M	1240 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0500	WINDY BAY	1240
BRAUER, ROBERT C TRE	MOREAU, LISA TRE	202 MANATEE LN	TARPON SPRINGS	FL	34689-3659	13-27-15-97071-000-0100	MANATEE	202
BRAUER, SCOTT A		740 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2837	12-27-15-92673-001-1210	ROOSEVELT	827
BRAUN, WILLIAM J		2545 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-014-0010	SILVERBACK	2545
BRAUNSTEIN, HARRY R	BRAUNSTEIN, EILEEN S	1652 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0100	CITRINE	1652
BRAXTON, LAURA E	BRAXTON, LEIGH R	512 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0080	WIDEVIEW	512
BREAUX, JOAN E		527 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4453	18-27-16-91080-004-0070	NORTH	613
BREEDLOVE, CATHY M TRE	BREEDLOVE, CATHY M FAMILY TRUST	47 W MORGAN ST	TARPON SPRINGS	FL	34689-3700	13-27-15-02570-000-0130	MORGAN	47
BREIT TARPONAIRE MHC LLC		345 PARK AVE	NEW YORK	NY	10154-0004	19-27-16-89442-000-0140	US HIGHWAY 19	38791
BRENNAN, KATIE LOUISE	MORRIS, MICHAEL JUSTIN	1883 LEXINGTON PL	TARPON SPRINGS	FL	34688-4965	08-27-16-78763-000-0090	LEXINGTON	1883
BRENNAN, MICHAEL J	BURDICK-BRENNAN, SUSAN M	684 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2600	14-27-15-97070-000-0500	HIDDEN LAKE	684
BRETZ, MARY LUCY		5311 OTTER DR	LANSING	MI	48917-4078	18-27-16-85514-000-2490	US HIGHWAY 19	39820
BRETZ, STEVEN LAVERN	BRETZ, BEVERLY JO	11055 CANYON CREEK DR	ZEELAND	MI	49464-9120	18-27-16-85514-000-1220	US HIGHWAY 19	39820
BREWER, KIRK E	BREWER, MELINDA M	1250 S PINELLAS AVE UNIT 4	TARPON SPRINGS	FL	34689-3742	13-27-15-33286-040-0404	PINELLAS	1250
BREWER, L W MOE	BREWER, CONNIE R	231 N 7TH ST	DECATUR	IN	46733-1372	18-27-16-89929-000-1420	MELODY	142
BRICKLEY, ELIZABETH		318 N RING AVE	TARPON SPRINGS	FL	34689-4010	12-27-15-95490-000-0150	RING	318
BRIDGE SFR IV SEED BORROWER LLC		6836 MORRISON BLVD STE 3	CHARLOTTE	NC	28211-4399	13-27-15-21348-005-0110	LINCOLN	802
BRIESE, THOMAS J	BRIESE, DENISE L	411 PENINSULA AVE	TARPON SPRINGS	FL	34689-2343	11-27-15-88254-000-0290	PENINSULA	411
BRIESE, THOMAS J		411 PENINSULA AVE	TARPON SPRINGS	FL	34689-2343	11-27-15-88254-000-0301	FORDE	
BRILL, JESSE KEITH	BOLING, MACKENZIE	821 PINE ST	TARPON SPRINGS	FL	34689-5902	07-27-16-26928-011-0380	PINE	821
BRIMM, R K		331 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2679	13-27-15-58916-012-0127	MOORINGS COVE	331
BRINKOS, MYLES	BRINKOS, MICHELLE	1632 KANSAS AVE	WHITE OAK	PA	15131-2130	03-27-15-87374-000-0500	EMBER	1542
BRINSON, DAWN		809 ELKAN DR	TARPON SPRINGS	FL	34689-5201	07-27-16-50959-000-0390	OAKWOOD	833
BRISBOIS, CAROL		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1130	US HIGHWAY 19	39650
BRISCOE, THOMAS J TRE	BRISCOE FAMILY REV LIV TRUST	90 S HIGHLAND AVE APT 114	TARPON SPRINGS	FL	34689-5343	08-27-16-48831-002-1140	HIGHLAND	90
BRISTOW, BRYAN ANDREW	BRISTOW, SHARON NICOLE	1416 GOPHER LOOP	TARPON SPRINGS	FL	34689-5402	19-27-16-23630-000-0380	GOPHER	1416
BRITTAIN, THOMAS W TRE	BRITTAIN, KIM TRE	90 S HIGHLAND AVE APT 118	TARPON SPRINGS	FL	34689-5343	08-27-16-48829-000-1118	HIGHLAND	90
BRITTANY PARK HMOWN ASSN INC	C/O CALIBER CONDO I	1801 PEPPERTREE DR	OLDSMAR	FL	34677-2741	06-27-16-11565-000-0001	BECKETT	
BRITTANY PARK/TARPON TRACE HOMEOWNERS ASSN		PO BOX 2313	TARPON SPRINGS	FL	34688-2313	06-27-16-90005-001-0002	BRITTANY PARK	
BRITTON, CHRISTOPHER D		1762 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0160	BIARRITZ	1762
BRITTON, DAVID	BRITTON, CHARLENE	1548 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0040	HILLVIEW	1548
BRITTON, GEORGE R JR	BRITTON, BRIGITTE R	1743 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1945	24-27-15-39978-000-0090	PINELLAS	1743
BRITTON, SHAWN	BRITTON, TARA D	4429 GLENBROOK DR	PALM HARBOR	FL	34683-1562	19-27-16-30998-000-0010	GLENBROOK	4429
BROADUS, MICHAEL	GEMMELLARO, ROSA	806 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2334	11-27-15-87786-004-0360	RIVERSIDE	806
BROCK, KELLY L	BROCK, ROBERT M	1679 AUTUMNWOOD ST	TARPON SPRINGS	FL	34689-8035	23-27-15-76447-000-0300	AUTUMNWOOD	1679
BROCKMAN, JEFFREY R	BROCKMAN, CANDACE M	1458 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0170	HILLVIEW	1458
BRONK, KENNETH A & STELLA D LIVING TRUS	BRONK, KENNETH A TRE	433 E ORANGE ST	TARPON SPRINGS	FL	34689-4352	12-27-15-80460-000-0060	ORANGE	433
BRONSON-WAITMAN, CAROL J		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0341	US HIGHWAY 19	39650
BROOMELL, MARY ALICE	BROOMELL, CHRISTOPHER	7000 JOHNSON FARM LN AP	CHADDS FORD	PA	19317-9057	13-27-15-33286-070-0702	PINELLAS	1250
BROWN, DAVID A III		505 PLAZA SEVILE CT APT 9	TREASURE ISLAND	FL	33706-1230	18-27-16-89929-000-1630	MELODY	163
BROWN, DAVID A III		505 PLAZA SEVILLE CT APT 9	TREASURE ISLAND	FL	33706-1230	18-27-16-89929-000-1710	MELODY	171
BROWN, DAVID BARNETT TRE	HANSEN-BROWN, EMILY JANE TRE	525 ASHLAND AVE	TARPON SPRINGS	FL	34689-2603	14-27-15-43074-006-0080	ASHLAND	525
BROWN, I RAN FURLY		PO BOX G.T. 2322	NASSAU			18-27-16-91080-003-0010	NORTH	
BROWN, JENNIFER A	BROWN, MATTHEW R	247 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1716	24-27-15-36271-000-0030	MEADOW OAK	247

BROWN, JUN HO		130 N GROSSE AVE	TARPON SPRINGS	FL	34689-4378	12-27-15-89982-027-0300	GROSSE	130
BROWN, KAREN		1815 WILMAR AVE	TARPON SPRINGS	FL	34689-5733	01-27-15-00864-002-0240	WILMAR	1815
BROWN, LARRY	BROWN, JACQUELINE	71 CAYUGA ST	SENECA FALLS	NY	13148-1224	18-27-16-89929-000-2150	SEAGULL	215
BROWN, NANCY		15 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0150	WINDRUSH BAY	15
BROWN, TROY GORDON		1201 PALM DR	TARPON SPRINGS	FL	34689-6109	13-27-15-33289-001-1201	PALM	1201
BROWN, WILLIAM H	BROWN, SUSAN J	1414 SILVER OAK DR	TARPON SPRINGS	FL	34689-3856	24-27-15-62939-001-0150	SILVER OAK	1414
BROWNE, SUSAN MARGRET		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-6120	18-27-16-85514-000-1580	US HIGHWAY 19	39820
BROWNFIELD, DAVID J		PO BOX 811	CRYSTAL BEACH	FL	34681-0811	24-27-15-39348-002-0090	TERRACE	
BROWNFIELD, MARTHA D	BROWNFIELD, DAVID J	PO BOX 811	CRYSTAL BEACH	FL	34681-0811	24-27-15-39348-002-0080	TERRACE	
BROWNRIGG, ANTHONY W		1019 RICHARDSON RD	MERRICKVILLE ON K0G 1N0			18-27-16-89929-000-1030	RACHEL	103
BRUIN, STEPHANIE		90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5343	08-27-16-48831-002-1170	HIGHLAND	90
BRUNA, JEFFERY JAMES	ALEM, MARIA FERNANDA GALLEGOS	1413 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0130	DISSTON	
BRUNO JAMES V JR & CHERYL A TRUST	BRUNO, JAMES V JR TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1140	US HIGHWAY 19	39820
BRYAN, FAYE		314 GRAND BLVD	TARPON SPRINGS	FL	34689-3216	12-27-15-25776-000-0040	GRAND	314
BRYANT, REGINALD	BOZANT, LAURA M	443 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-32508-001-0110	BOYER	443
BUAQUINA, LUCIA V	BUAQUINA, LOIDA	703 HAVEN PL	TARPON SPRINGS	FL	34689-4806	18-27-16-65938-008-7030	HAVEN	703
BUCCI FAMILY REV LIV TRUST	BUCCI, ROCCO TRE	1457 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0070	HILLSIDE LANDING	1457
BUCHANAN, THOMAS		756 HAVEN PL	TARPON SPRINGS	FL	34689-4807	18-27-16-65938-012-7560	HAVEN	756
BUCHER, ROBERT L	BUCHER, JOAN E	219 CHUNILOTI WAY	LOUDON	TN	37774-2606	18-27-16-89929-000-1820	ROYAL PALM	182
BUCK, BRIAN E	BUCK, LEANN N	1505 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0350	FORDE	1505
BUCKLEY, BESS		1455 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0250	NORTH RIVER	1455
BUCKLEY, SUSAN		8647 BOCA CIEGA DR	ST PETE BEACH	FL	33706-1420	06-27-16-06117-000-0240	HILLVIEW	1402
BUCKLIN, GARY W	BUCKLIN, MARY C	107 HUNTER RD	FREEPORT	ME	04032-6757	18-27-16-89929-000-1360	MELODY	136
BUCUVALAS, TINA		115 ATHENS ST	TARPON SPRINGS	FL	34689-3303	12-27-15-89874-000-0140	ATHENS	115
BUEHLER, CHRISTINE M		541 PENT ST	TARPON SPRINGS	FL	34689-4047	12-27-15-47610-000-0260	PENT	541
BUEHLER, WILLIAM W	BUEHLER, ANDREA R	59 W MORGAN ST	TARPON SPRINGS	FL	34689-3700	13-27-15-02570-000-0100	MORGAN	59
BUFANO, CHARLOTTE EST		186 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5015	18-27-16-89929-000-1860	ROYAL PALM	186
BUFFALINO, ROSEMARIE BERNADETTE		1218 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0380	WINDY BAY	1218
BUI, AN	BUI, TROY	1265 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0150	WINDY BAY	1265
BUKHARI, MOHAMMAD A		19119 CHEMILLE DR	LUTZ	FL	33558-2845	06-27-16-91524-000-0300	SOMMARIE	1827
BUKOVEN, PAUL STEVEN	BUKOVEN, BECKY E	616 LOCUST ST	TARPON SRPINGS	FL	34689-4151	12-27-15-89982-007-0214	LOCUST	616
BULLARD, MELVIN W JR	BULLARD, BONNIE L	152 COUNTY ROUTE 51A	OSWEGO	NY	13126-5825	18-27-16-89929-000-0380	DRURY	38
BULVER, DENNIS R		152 S CARPENTER AVE	ORANGE CITY	FL	32763-5812	07-27-16-75798-000-0590	DRIFTWOOD	702
BUNKER, PAUL S	CATHER, JERRY T	1575 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0050	NORTH RIVER	1575
BUNNELL, BETTY LETITIA		39650 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1140	US HIGHWAY 19	39650
BURAL, RONALD M	BURAL, MARGARETHA J	58 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0150	READ	58
BURCHER, CHRIS R	BURCHER, SILVIA G	1316 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0010	VERMONT	1316
BURGESS, CYNTHIA ANN	RECKLEY, CRAIG ELLIS	3145 BIGELOW DR	HOLIDAY	FL	34691-3149	12-27-15-89982-062-0208	PARK	
BURKE, DANE L		2545 N NARROWS DR APT 5:	TACOMA	WA	98406-2326	14-27-15-35355-000-0270	MERLIN'S	694
BURKE, PHILIP		107 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0260	ATHENIAN	107
BURKHEAD, CAROL	BURKHEAD, PAULA ELIZABETH	51 FULTON ST	TARPON SPRINGS	FL	34689-6959	01-27-15-27072-010-0130	FULTON	51
BURMANN, LEONARD	WHEELER, BRYAN	1832 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1832	GOLFVIEW	1832
BURNHAM, MEGHAN	THORNE, JOHN	2673 WESTCOTT CIR	PALM HARBOR	FL	34684-1746	07-27-16-99612-005-0010	COURT	1302
BURNS, EMILY I	KNAUB, REBECCA B	231 MALLARD LN	DUNCANSVILLE	PA	16635-4555	18-27-16-85514-000-0710	US HIGHWAY 19	39820

BURNS, NADIA		2265 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0390	ANDOVER	2265
BURROWES, CARLA		711 S DISSTON AVE	TARPON SPRINGS	FL	34689-4507	13-27-15-21348-006-0133	GROSSE	
BURROWES, CARLA DENISE		711 S DISSTON AVE	TARPON SPRINGS	FL	34689-4507	12-27-15-66573-000-0490	TRIPLETT	510
BURROWES, CHARLES E SR EST		711 S DISSTON AVE	TARPON SPRINGS	FL	34689-4507	18-27-16-91080-002-0080	DISSTON	715
BURROWES, CORLIS D		722 NORTH AVE	TARPON SPRINGS	FL	34689-4542	18-27-16-91080-002-0140	NORTH	722
BURROWES, CURLEY MAE	BURROWES, CARLA	711 S DISSTON AVE	TARPON SPRINGS	FL	34689-4507	18-27-16-91080-002-0060	DISSTON	711
BURROWES, CURLEY MAE		711 S DISSTON AVE	TARPON SPRINGS	FL	34689-4507	13-27-15-21348-001-0020	LINCOLN	613
BURROWES, CYNTHIA D		312 S DISSTON AVE	TARPON SPRINGS	FL	34689-4412	12-27-15-89982-043-0405	DISSTON	312
BURRUSS, MARY	PATTERSON, NAOMI	42 ACACIA ST	TARPON SPRINGS	FL	34689-3102	12-27-15-41202-000-0010	ARFARAS	
BURT, JAMES L		593 VILLAGE DR	TARPON SPRINGS	FL	34689-2883	14-27-15-96926-000-0540	VILLAGE	593
BURTON, LARRY J	BURTON, LINDA J	1548 EMBER LN	TARPON SPRINGS	FL	34689-2006	03-27-15-87374-000-0510	EMBER	1548
BURTON, QUANICIA L		1459 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0310	HILLVIEW	1459
BURWELL, GRANT TRE	BURWELL, GRANT M REV LIV TRUST	4589 GLENBROOK CIR	PALM HARBOR	FL	34683-1557	19-27-16-30998-000-0100	GLENBROOK	4589
BUSCH, JAMES EDWARD		1241 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0270	WINDY BAY	1241
BUSH, KRISTY L		2124 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0130	TARPON LANDINGS	2124
BUSHA, GEAN W TRE	BUSHA, C SUE TRE	300 S FLORIDA AVE APT 500(	TARPON SPRINGS	FL	34689-2703	15-27-15-88225-500-0007	FLORIDA	300
BUSUIOC, DIANA CLAUDIA		303 ALOSTA DR	CAMARILLO	CA	93010-1307	10-27-15-15678-000-0570	FLORIDA	120
BUTLER, ANNE M	MARTIN, JONATHAN S SR	109 HIGHLAND RD	TARPON SPRINGS	FL	34689-1913	24-27-15-39348-002-0500	HIGHLAND	109
BUTLER, WILLIAM J	BUTLER, NUALA S	90 S HIGHLAND AVE APT 8	TARPON SPRINGS	FL	34689-5370	08-27-16-48830-000-0080	HIGHLAND	90
BUTTERFIELD, LINDA JEANNE		967 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0610	RIDGEWOOD	967
BYRNE, SHANA		308 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-001-0016	MOORINGS COVE	308
BYRNES, JOHN P	BYRNES, WILMA A	164 N SPRING BLVD	TARPON SPRINGS	FL	34689-3247	12-27-15-77760-000-0050	SPRING	164
C & K SAFETY HARBOR LLC		200 9TH AVE N STE 200	SAFETY HARBOR	FL	34695-3559	12-27-15-89982-006-0112	LIVE OAK	
C & R PURCELL LLLP		339 ANCLOTE RD	TARPON SPRINGS	FL	34689-6910	06-27-16-89388-000-0430	JASMINE	
C D C L HOLDINGS III LLC		1803 MAGDALENE MANOR I	TAMPA	FL	33613-1916	24-27-15-39960-000-0140	PINELLAS	1810
C J R T LLC		809 BAY ESPLANADE	CLEARWATER	FL	33767-1302	12-27-15-53352-007-0060	ROOSEVELT	
C K PHARMA LLC		1933 N PINELLAS AVE	TARPON SPRINGS	FL	34689-5780	01-27-15-19152-006-0010	FARNAM	
C K R H PROPERTIES LLC		22 N SAFFORD AVE	TARPON SPRINGS	FL	34689-3424	12-27-15-52218-000-0070	SAFFORD	22
C M C REALTY INC		875 CYPRESS ST	TARPON SPRINGS	FL	34689-5904	12-27-15-89982-022-0400	CYPRESS	875
C MILLER CONSTRUCTION INC		109 S DISSTON AVE	TARPON SPRINGS	FL	34689-4219	07-27-16-32958-001-0070	DISSTON	109
C MILLER CONSTRUCTION INC		4884 CARDINAL TRL	PALM HARBOR	FL	34683-1103	07-27-16-32958-001-0100	DISSTON	
C R P II-TARPON SPRINGS LLC		2501 S MACDILL AVE	TAMPA	FL	33629-7217	13-27-15-57285-000-0002	PINELLAS	1181
CABALO, GERRY	GUNTER, KATHY OLIVER	505 SQUIRE CT	NORTH WILKESBORO	NC	28659-8184	18-27-16-85514-000-0950	US HIGHWAY 19	39820
CABAN, JORGE L	CABAN, ANGELICA	5 VENETIAN CT	TARPON SPRINGS	FL	34689-3250	12-27-15-93867-000-0030	VENETIAN	5
CABRERA, TONY JAMES	CABRERA, JOHN	147 HIGHLAND RD	TARPON SPRINGS	FL	34689-1913	24-27-15-39348-002-0470	HIGHLAND	147
CADY, STEVEN E	CADY, KAREN S	119 ATHENIAN WAY	TARPON SPRNGS	FL	34689-6209	12-27-15-00967-000-0320	ATHENIAN	119
CAFEO, MARK V		1730 CAPRI LN	TARPON SPRINGS	FL	34689-6233	06-27-16-90005-001-0030	CAPRI	1730
CALANDRA, DANIELLE	CALANDRA, DOMINIC	708 HAVEN PL	TARPON SPRINGS	FL	34689-4806	18-27-16-65938-009-7080	HAVEN	708
CALDWELL, DILLARD Y JR	CALDWELL, MARIBETH A	420 N GROSSE AVE	TARPON SPRINGS	FL	34689-4033	12-27-15-47592-000-0110	GROSSE	420
CALLAN, JOHN PATRICK		103 S SPRING BLVD	TARPON SPRINGS	FL	34689-3503	12-27-15-52128-000-0010	SPRING	103
CALLISTA CAY HOA, INC	C/O W D DEVELOPMENT LLC 20 S OLIVE ST STE 203	2ND FLOOR	MEDIA	PA	19063-3228	13-27-15-12988-000-0003	CALLISTA CAY	
CALLISTA CAY HOA, INC		3527 PALM HARBOR BLVD	PALM HARBOR	FL	34683-1416	13-27-15-12988-000-0001	CALLISTA CAY	
CALSADA, RICHARD A	CALSADA, JEAN H	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0720	US HIGHWAY 19	39820
CALVO DE SANTI, MARCELLO	FUNISCELLO DE SANTI, SELMA	1774 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0120	BIARRITZ	1774

Affected Properties and 500 Foot Buffer

CAMACHO, LINDA M		56 DRURY LN	TARPON SPRINGS	FL	34689-5031	18-27-16-89929-000-0560	DRURY	56
CAMARINOS, WILLIAM J		1134 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1700	POINTE ALEXIS	1134
CAMBRICK, GWENDOLYN M	MCCRARY, LINDA T	438 E BOYER ST	TARPON SPRINGS	FL	34689-4406	13-27-15-32508-002-0030	BOYER	438
CAMDEN, KRISTINA MARIE	DILL, TRAVIS LAWRENCE	1499 GOPHER LOOP	TARPON SPRINGS	FL	34689-5406	19-27-16-23630-000-0500	GOPHER	1499
CAMERON, DENNIS R	CAMERON, DEBRA M	1837 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1837	GOLFVIEW	1837
CAMM, MARTHA L		1900 RICHARD ERVIN PKWY	TARPON SPRINGS	FL	34688-4924	08-27-16-20430-000-0206	RICHARD ERVIN	1900
CAMPBEL, JOHN	CAMPBELL, BRIDGET	1141 AUGUSTA RD	WINSLOW	ME	04901-0709	18-27-16-85514-000-0570	US HIGHWAY 19	39820
CAMPBELL, DIANNE H		98 S HIGHLAND AVE UNIT 23	TARPON SPRINGS	FL	34689-5392	08-27-16-89880-023-2301	HIGHLAND	98
CAMPBELL, EMILY M	CAMPBELL, CRAIG E	882 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0320	CALLISTA CAY	
CAMPBELL, GARY D	CAMPBELL, JO ANN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1460	US HIGHWAY 19	39820
CAN, GABRIEL		3071 S DALE MABRY HWY	TAMPA	FL	33629-6820	07-27-16-99612-006-0040	COURT	1208
CAN, GABRIEL		626 MULRENNAN RD	VALRICO	FL	33594-3970	13-27-15-89946-078-0010	PINELLAS	413
CANESA, STEPHEN	CANESA, LUCILLE	3513 SHORELINE CIR	PALM HARBOR	FL	34684-1727	07-27-16-75996-007-0110	WALTON	805
CANNING, CAROLINE W		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1800	US HIGHWAY 19	39820
CANNON, ALBERT CLIFTON JR	CANNON, DIXIE	902 LIVE OAK ST	TARPON SPRINGS	FL	34689-4140	18-27-16-65938-002-6200	HAVEN	620
CANON, JOSE R	TORRES, MARIA CARO	825 PINE ST	TARPON SPRINGS	FL	34689-5902	07-27-16-26928-011-0390	PINE	825
CANZONERI, ANTHONY	CANZONERI, CYNTHIA	8355 BULL RD	LEWISBERRY	PA	17339-9776	13-27-15-33286-010-0106	PINELLAS	1250
CAPATIDES, DEBORAH ANN		1735 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1735	GOLFVIEW	1735
CAPE TO GULF PROPERTIES LLC		9 POND VIEW RD	CAPE ELIZABETH	ME	04107-2603	13-27-15-33286-030-0316	PINELLAS	1250
CAPEZUTTO, JAMES ALAN		115 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0110	KATHLEEN	115
CAPITAL RESOURCES OF FLORIDA LLC		1375 S FORT HARRISON AVE	CLEARWATER	FL	33756-3348	18-27-16-89424-000-0494	US HIGHWAY 19	40050
CAPON CORP		1209 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2003	24-27-15-89280-000-2400	PINELLAS	
CAPOZZOLI, JOSEPH		1602 GREEN DOLPHIN BLVD	TARPON SPRINGS	FL	34689-6107	13-27-15-33289-001-1602	GREEN DOLPHIN	1602
CAPUANO, JOSEPH		101 W LEMON ST	TARPON SPRINGS	FL	34689-3679	12-27-15-89982-074-0100	LEMON	101
CARDINALE, RICHARD M	CARDINALE, CAROL L	114 OAK ST	GENEVA	NY	14456-1621	18-27-16-89929-000-1650	MELODY	165
CAREY, THOMAS JR		1250 S PINELLAS AVE UNIT 3	TARPON SPRINGS	FL	34689-3741	13-27-15-33286-030-0310	PINELLAS	1250
CARIOTI, AIMEE L	CARIOTI, JAMES V	716 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0230	BOSTON	716
CARLETON, JOHN THOMAS TRE	CARLETON, ANNE KNOX TRE	143 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0060	RING	143
CARLETON, JONATHAN		139 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0080	RING	139
CARLIN, DEBORAH J		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1840	US HIGHWAY 19	39820
CARLISLE FAMILY TRUST	CARLISLE, LINDA L TRE	90 S HIGHLAND AVE APT 14C	TARPON SPRINGS	FL	34689-5353	08-27-16-48829-000-1404	HIGHLAND	90
CARLSON, ALAN J	CARLSON, RAYMOND H	1023 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5514	07-27-16-99612-017-0130	OAKWOOD	1023
CARLTON, JEFFREY		606 N GROSSE AVE	TARPON SPRINGS	FL	34689-4002	12-27-15-60264-000-0200	GROSSE	606
CARMACK, RICHARD L	CARMACK, NANCY A	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2150	US HIGHWAY 19	39820
CARNEY, DENISE J		695 ANCLOTE DR	TARPON SPRINGS	FL	34689-2174	10-27-15-87822-008-0210	ANCLOTE	695
CARNEY, KEN		1304 TRAVIS CT	TARPON SPRINGS	FL	34689-5225	07-27-16-50959-000-1240	OAKWOOD	847
CARONE, RICHARD J	CARONE, ELAINE R	7 SAMUEL HILL RD	COLUMBIA	CT	06237-1425	18-27-16-89929-000-1280	MELODY	128
CAROSELLA, JULIA LIVING TRUST	CAROSELLA, JULIA TRE	1250 S PINELLAS AVE UNIT 8	TARPON SPRINGS	FL	34689-3750	13-27-15-33286-080-0807	PINELLAS	1250
CARPENTER, JANICE S		1754 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0200	BIARRITZ	1754
CARR, LOU	CARR, JUDI	6444 OLD MAIN ST	NEW PORT RICHEY	FL	34653-3354	12-27-15-89982-028-0102	RING	212
CARR, SCOTT B	DONAJKOWSKI, RAMONA	1263 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0160	WINDY BAY	1263
CARRARO, PAUL PHILLIP		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1010	US HIGHWAY 19	39820
CARRERA, NICHOLAS S	CARRERA, JENNIFER ANN	98 S HIGHLAND AVE UNIT 21	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-021-2102	HIGHLAND	98
CARRIAGE HOMES ON RING OWNERS ASSN INC		202 E CENTER ST	TARPON SPRINGS	FL	34689-4360	12-27-15-13189-000-0001	RING	

Affected Properties and 500 Foot Buffer

CARRIER, GERAD	CARRIER, RHONDA	10406 WILLOWBRAE DR	TAMPA	FL	33624-5222	07-27-16-50959-000-0670	OAKWOOD	835
CARRIER, MIA		101-2860 CH DES QUATRE B	QUEBEC QC G1V 1Y3			12-27-15-00965-000-0120	ATHENIAN	151
CARRION, HELEN		1250 S PINELLAS AVE UNIT 6	TARPON SPRINGS	FL	34689-3746	13-27-15-33286-060-0607	PINELLAS	1250
CARROLL, LESLIE JOHN & MARY BETH A REV	CARROLL, MARY BETH A TRE	53 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-89820-000-0270	PARK	53
CARSEY, KAREN R	SULLIVAN, OSLYN L	1725 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0210	SOMMARIE	1725
CARSON PINELLAS PROPERTIES LLC		1114 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2950	13-27-15-00000-310-0600	PINELLAS	1259
CARSON, THOMAS E	CARSON, SUSAN K	1114 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2950	18-27-16-98555-001-0582	US HIGHWAY 19	39650
CARTANA PROPERTIES I LLC		9400 ROOKERY RD	NEW PORT RICHEY	FL	34654-5545	24-27-15-39960-000-0081	PINELLAS	1738
CARTER FAMILY TRUST	CARTER, DAVID R TRE	353 HIGHLAND AVE N	TARPON SPRINGS	FL	34688-8948	08-27-16-20430-000-0105	HIGHLAND	353
CARTER, FAITH		617 LOCUST ST	TARPON SPRINGS	FL	34689-4152	07-27-16-75996-007-0060	LOCUST	617
CARTER, JUSTIN	CARTER, JENNIFER	1656 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0600	COUNTRYWOOD	1656
CARVOTTA, ERIK	CARVOTTA, JULIE	321 BATH ST	TARPON SPRINGS	FL	34689-3510	13-27-15-06120-001-0070	BATH	321
CASE, DARCY		712 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0240	BOSTON	712
CASE, GEORGE BARRY		90 S HIGHLAND AVE APT 312	TARPON SPRINGS	FL	34689-5363	08-27-16-48831-001-3120	HIGHLAND	90
CASE, HENRY BRADFORD FAMILY TRUST	CASE, HENRY BRADFORD SR TRE	1553 SAVANNAH AVE	TARPON SPRINGS	FL	34689-6706	02-27-15-00000-420-0800	SAVANNAH	1553
CASECO GROUP PROPERTY LLC		PO BOX 7423	CLEARWATER	FL	33758-7423	24-27-15-62939-002-0620	SILVER OAK	1411
CASEY, LYNNE LEONE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8301	18-27-16-85514-000-0810	US HIGHWAY 19	39820
CASH FLOW CAPITAL KEY WEST LLC	224 W RAINBOW BLV	PMB 272	SALIDA	CO	81201-2347	12-27-15-27684-000-0030	DIVISION	553
CASH JAMES HOLDINGS LLC		109 DISSTON AVE	TARPON SPRINGS	FL	34689-4219	07-27-16-32958-002-0010	TARPON	638
CASHNER, BRYCE A	LEFFEW, GABRIELLE M	324 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4424	13-27-15-21348-001-0221	MARTIN LUTHER KING JR	324
CASKANETTE, RENE	CASKANETTE, CATHY	4-481 BEECHWOOD DR	WATERLOO ON N2T 1H8			18-27-16-89929-000-2490	HARMONY	249
CASPERSEN, REGINA A		2403 CYPRESS POND RD	PALM HARBOR	FL	34683-1515	30-27-16-31000-024-2403	CYPRESS POND	2403
CASS, ROBERT A JR	CASS, ANTONIA	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3932	18-27-16-98560-000-1740	US HIGHWAY 19	39650
CASSEL, SCOTT A	CASSEL, CHERYL L	345 OAK SPRING DR	TARPON SPRINGS	FL	34689-1722	24-27-15-36271-000-0440	OAK SPRING	345
CASTAGNA, DAN J		212 W FRONT ST STE 20B	MEDIA	PA	19063-3156	18-27-16-85514-000-0160	US HIGHWAY 19	39820
CASTAING, ROBERT E	CASTAING, CARLA J	2528 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-011-0030	SILVERBACK	2528
CASTEEL, KELLY LYNN	CASTEEL, DEWAYNE ALLEN	863 MANOR CIR	HOWARD	OH	43028-9119	13-27-15-58916-001-0014	MOORINGS COVE	312
CASTIGLIONE, ANGELA		3825 TARPON POINTE CIR	PALM HARBOR	FL	34684-2438	18-27-16-85514-000-1120	US HIGHWAY 19	39820
CASTRO, ERNESTO ROJAS	CASTRO, MAIRIM	1385 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	19-27-16-62936-008-0710	DISSTON	1385
CASWELL, MICHAEL R	CASWELL, JULIE M	1327 SUNSET CT	TARPON SPRINGS	FL	34689-2755	14-27-15-34132-000-0050	SUNSET	1327
CATALANO, KRYSTAL A		2263 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0380	ANDOVER	2263
CATAPULT ENTERPRISES LLC		5260 MOUNT BURNHAM DR	SAN DIEGO	CA	92111-3948	06-27-16-00000-120-0310	US HIGHWAY 19	43899
CATENAC, CALLI A	OWENS, BRANDON L	4676 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0100	TUDOR	4676
CATEY-CARMICHAEL, ERIN C	CARMICHAEL, JERROD W	1502 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2316	11-27-15-87841-000-0540	TALLAHASSEE	1502
CATHERINE- CLAYTON, SARAH	CLAYTON, KIAH	425 E ORANGE ST	TARPON SPRINGS	FL	34689-4352	12-27-15-80460-000-0040	ORANGE	425
CATT, ROBERT	CATT, SANDRA	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0360	US HIGHWAY 19	39820
CATT, ROBERT L	CATT, SANDRA J	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0270	US HIGHWAY 19	39820
CAUDILL, CHARLES J	CAUDILL, COLLEEN	90 S HIGHLAND AVE APT 14C	TARPON SPRINGS	FL	34689-5353	08-27-16-48829-000-1406	HIGHLAND	90
CAUDILL, CHARLES J	CAUDILL, COLLEEN M	90 S HIGHLAND AVE UNIT 14	TARPON SPRINGS	FL	34689-5353	08-27-16-48829-000-1408	HIGHLAND	90
CAUDILL, RANDY	CAUDILL, KENDRA LEAH	1568 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0240	CITRINE	1568
CAVOURAS, STANLEY J	CAVOURAS, DEMITRIOS P	627 UMBRA ST	BALTIMORE	MD	21224-4628	12-27-15-73674-000-0070	CEDAR	
CAYER, RONALD LOUIS	OTERO, NOMAR OSVALDO	1414 N RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0350	NORTH RIVER	1414
CBSM II LLC		204 HOUSTON MILL RD	ROME	GA	30161-8470	18-27-16-89424-000-0600	US HIGHWAY 19	39522
CDPRE2 LLC		21365 CYPRESS HAMMOCK I	BOCA RATON	FL	33428-1981	07-27-16-99612-015-0170	LIME	1111

Affected Properties and 500 Foot Buffer

CECCHINI, ALFRED L	CECCHINI, TERESA A		953 OAKVIEW RD	TARPON SPRINGS	FL	34689-2613	14-27-15-97070-000-0700	OAKVIEW	953
CEDAR HILL APARTMENTS REALTY TRUST	ZAGARIS, VARNAVAS TRE		96 PLEASANT ST	CLAREMONT	NH	03743-2608	19-27-16-89442-000-0270	KLOSTERMAN	851
CENTER FOR SPECIAL NEEDS TRUST ADMIN INC TRE			PO BOX 17296	CLEARWATER	FL	33762-0296	08-27-16-20430-000-0205	RICHARD ERVIN	
CENTRO N P TARPON MALL LLC			200 E BROWARD BLVD STE 1	FT LAUDERDALE	FL	33301	12-27-15-89982-046-0100	US HIGHWAY 19	40908
CERULLO, LOUIS B			1724 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1724	GOLFVIEW	1724
CHABATOR, JOSHUA GEORGE			1260 CENTER AVE	TARPON SPRINGS	FL	34689-6956	01-27-15-27072-009-0070	CENTER	1260
CHABINA, RYAN			537 PENT ST	TARPON SPRINGS	FL	34689-4047	12-27-15-47610-000-0250	PENT	537
CHAGARIS, NICHOLAS P	CHAGARIS, KALOTINA N		426 PINE ST	TARPON SPRINGS	FL	34689-4006	12-27-15-47592-000-0060	PINE	426
CHAMBERS, JOHN ERIC	CHAMBERS, WENDY A		408 BRANDYWINE CIR	RALEIGH	NC	27614-9672	13-27-15-33286-010-0113	PINELLAS	1250
CHAMPION, CHARLOTTE R	FOX, JENNIFER		91 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-0910	RACHEL	91
CHANCE, KARRAH	CHANCE, KEVIN		2106 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0040	TARPON LANDINGS	2106
CHANCE, THELMA			13 DRURY LN	TARPON SPRINGS	FL	34689-5029	18-27-16-89929-000-0130	DRURY	13
CHANDRA, SUBHAS	CHANDRA, PAZ M		98 S HIGHLAND AVE UNIT 19	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-019-1902	HIGHLAND	98
CHANEY, CRAIG A			638 HAVEN PL	TARPON SPRINGS	FL	34689-4812	18-27-16-65938-004-6380	HAVEN	638
CHANSYGRAM LLC			32 W TARPON AVE	TARPON SPRINGS	FL	34689-3432	12-27-15-89982-065-0010	TARPON	32
CHAPMAN, ARON J			1190 BAYOU DR	TARPON SPRINGS	FL	34689-6928	12-27-15-11214-006-0001	BAYOU	
CHAPMAN, MICHAEL JERE TRE	CHAPMAN, JOCELYN S TRE		1637 KISMET CT	TARPON SPRINGS	FL	34689-2038	03-27-15-87374-000-0730	KISMET	1637
CHAPMAN, PATRICIA SUSAN	MORIN, DANA		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2330	US HIGHWAY 19	39650
CHAPMAN, ROBIN A			71 FORT HILL AVE	CANANDAIGUA	NY	14424-1105	11-27-15-87876-015-0200	RIVERSIDE	805
CHARLIES PROPERTY LLC			2992 SUNSET BLVD	BELLEAIR BLUFFS	FL	33770-1707	12-27-15-57294-000-0040	SAFFORD	221
CHARREZ, MANUEL	RIVERA, BERTHA		614 LINCOLN AVE	TARPON SPRINGS	FL	34689-4530	13-27-15-21348-002-0200	LINCOLN	614
CHARREZ, MICHELLE CLERC	PEREZ, SELENE CHARREZ		17604 BOYSCOUT RD	ODESSA	FL	33556-5109	12-27-15-27684-000-0010	DIVISION	
CHASE N GREEN RECYCLING INC			765 WESLEY AVE	TARPON SPRINGS	FL	34689-6711	02-27-15-00978-000-0040	WESLEY	765
CHEN, JIANMING			2521 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-015-0030	SILVERBACK	2521
CHESNUT, DOUGLAS	CHESNUT, JOYCE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1000	US HIGHWAY 19	39820
CHESTER, ALLISON			1648 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0610	COUNTRYWOOD	1648
CHESTNUT LAND SERVICES LLC TRE	RING AVE LAND TRUST	C/O JOHNSON POPE E	311 PARK PLACE BLVD STE 3(	CLEARWATER	FL	33759-3994	12-27-15-15210-000-0120	RING	136
CHESTNUT LAND TRUST SERVICES LLC TRE	119 EAST LAND TRUST		311 PARK PLACE BLVD STE 3(	CLEARWATER	FL	33759-3994	12-27-15-75852-000-0440	CEDAR	
CHESTNUT LAND TRUST SERVICES LLC TRE	751 SUNSET DRIVE LAND TRUST		401 E SPRUCE ST	TARPON SPRINGS	FL	34689-4015	12-27-15-60264-000-0190	GROSSE	602
CHESTNUT LAND TRUST SERVICES LLC TRE	126 E BOYER STREET LAND TRUST		911 CHESTNUT ST	CLEARWATER	FL	33756-5643	13-27-15-89946-077-0190	BOYER	126
CHESTNUT LAND TRUST SERVICES LLC TRE	515 TRIPLETT ST LAND TRUST		911 CHESTNUT ST	CLEARWATER	FL	33756-5643	12-27-15-66573-000-0460	TRIPLETT	515
CHESTNUT LAND TRUST SERVICES LLC TRE	624 N GROSSE AVE LAND TRUST		911 CHESTNUT ST	CLEARWATER	FL	33756-5643	12-27-15-60264-000-0220	GROSSE	624
CHESTNUT LAND TRUST SVCS LLC TRE	212 CYPRESS STREET LAND TRI	ATTN: LITTLE, MICHAE	911 CHESTNUT ST	CLEARWATER	FL	33756-5643	12-27-15-95508-000-0040	CYPRESS	212
CHICARELLI, LINNEAH GAY			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-1970	US HIGHWAY 19	39820
CHIN, PATRICIA JUNE			1207 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0560	WINDY BAY	1207
CHINKIJKARN, NIPAPON			1114 E BOYER ST	TARPON SPRINGS	FL	34689-5504	07-27-16-99612-015-0070	BOYER	1114
CHIRAKOS, SAM R	CHIRAKOS, LORI J		6707 FALLEN TIMBERS DR	DUBLIN	OH	43017-2853	08-27-16-48831-001-3050	HIGHLAND	90
CHLADNICEK, BRIAN C			519 MEACHAM AVE	ELMONT	NY	11003-3857	08-27-16-48829-000-1407	HIGHLAND	90
CHLEVOR INC		DBA LAKE TARPON LE	1030 BEAVER DR	TARPON SPRINGS	FL	34689-8045	14-27-15-43074-009-0010	GULF	1029
CHMIELOWIEC, ANDRZEJ			919 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5748	06-27-16-11561-000-0160	BRITTANY PARK	919
CHMURA, LUKRECJA M	CHMURA, SLAWOMIR		2205 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0240	ANDOVER	2205
CHOCO, KENNETH B REVOCABLE TRUST			1038 NORTHRIDGE DR	PALM HARBOR	FL	34683-2719	12-27-15-89982-028-0109	CYPRESS	310
CHONG, DAVID	CHONG, VONGDUAN V		1180 GULF BLVD APT 2003	CLEARWATER	FL	33767-2773	10-27-15-15678-000-0220	TALLAHASSEE	1606
CHORAZY, CHRIS	CHORAZY, URSZULA		821 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-000-0550	CALLISTA CAY	821

Affected Properties and 500 Foot Buffer

CHORLEY, CARLA L			122 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0013	CENTER	
CHRAPPA, BARBARA FAMILY REV TRUST	CHRAPPA, BARBARA J TRE		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0332	US HIGHWAY 19	39650
CHRISTAKOS, EMANUEL	CHRISTAKOS, MARY E		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0344	US HIGHWAY 19	39650
CHRISTIAN, NIKUNJ D			1115 E COURT ST	TARPON SPRINGS	FL	34689-5408	07-27-16-99612-002-0170	COURT	1115
CHRISTIANO, SANDRA H EST			740 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0490	DRIFTWOOD	740
CHRISTIE, DENNISE R			356 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0047	MOORINGS COVE	356
CHRISTMAN, GEORGE	CHRISTMAN, MARION		18 LINDA DR	WALNUTPORT	PA	18088	18-27-16-85514-000-2020	US HIGHWAY 19	39820
CHRISTMAS, JOHN T & PATRICIA M REVOCABLE TRUST			1074 ISLAND AVE	TARPON SPRINGS	FL	34689-6916	12-27-15-60282-002-0005	ISLAND	1074
CHRISTODOULOU, YIANNIS			5005 SUNRIDGE PALMS DR	TAMPA	FL	33617-1427	08-27-16-89880-017-1702	HIGHLAND	98
CHRISTOFOROS, PETE	CHRISTOFOROS, THELMA		424 TREASURE DR	TARPON SPRINGS	FL	34689-2246	10-27-15-26539-000-0790	TREASURE	424
CHRISTOPOUL, CHRISTINE M 2012 TRUST	CHRISTOPOUL, THOMAS D TRE		392 SADDLE BACK TRL	FRANKLIN LAKES	NJ	07417-1507	13-27-15-33289-003-2301	GREEN DOLPHIN	2301
CHRISTOPOULOS, CHRIS	CHRISTOPOULOS, ELENI M		1402 FORDE AVE	TARPON SPRINGS	FL	34689-2274	12-27-15-89982-054-0105	DODECANESE	698
CHRISTOPOULOS, CHRIS			1406 FORDE AVE	TARPON SPRINGS	FL	34689-2274	11-27-15-87876-015-0140	FORDE	1406
CHRISTOPOULOS, DIMITRIOS	SBOUKIS, VICKEY J		50 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0130	READ	50
CHRISTOPOULOS, EFTHYMIOS			48 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0370	PARK	48
CHRISTOPOULOS, ELENI MICHELLE			1402 FORDE AVE	TARPON SPRINGS	FL	34689-2274	11-27-15-87876-015-0150	FORDE	1402
CHRISTOPOULOS, MARY BILLIRIS REVOCABLE	CHRISTOPOULOS, MARY BILLIRIS TRE		1402 FORDE AVE	TARPON SPRINGS	FL	34689-2274	12-27-15-89982-054-0115	DODECANESE	694
CHRISTY, DEANNA K			505 WHISPERING OAK DR	TARPON SPRINGS	FL	34689-3849	24-27-15-62939-001-0070	WHISPERING OAK	505
CHRYSOSTOMOU, CHRYSOULLA K REV LIV TR	CHRYSOSTOMOU, CHRYSOULLA K TRE		427 WAYFARER CT	TARPON SPRINGS	FL	34689-2251	10-27-15-26539-000-0810	WAYFARER	427
CHURCH OF CHRIST OF TARPON SPRINGS INC			PO BOX 742	TARPON SPRINGS	FL	34688-0742	12-27-15-10872-000-0080	ORANGE	670
CHURCH OF GOD IGLESIA DE DIOS		C/O PASTOR EDWIN M	PO BOX 2133	TARPON SPRINGS	FL	34688-2133	12-27-15-47610-000-0010	DISSTON	401
CHURCH OF GOD IN CHRIST OF TARPON SPRINGS		C/O CRAWFORD, VIRG	4935 VISION AVE	HOLIDAY	FL	34690-5808	18-27-16-47520-003-0040	MANGO	703
CHURCH ON THE BAYOU PRESBYTERIAN CHURCH U S A			409 WHITCOMB BLVD	TARPON SPRINGS	FL	34689-2605	14-27-15-00000-110-0200	WHITCOMB	407
CHURCH, GREGORY S			2527 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-015-0040	SILVERBACK	2527
CHYZHOVA, VALENTYNA			1751 W GROVELEAF AVE	PALM HARBOR	FL	34683-3930	07-27-16-99612-010-0170	BOYER	1115
CILAIRE, ARIELLE	CILAIRE, PETERSON		961 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0540	AUSSI	961
CIOFFI, ALEXANDRA	AGUIAR, KEVIN		1111 E LEMON ST	TARPON SPRINGS	FL	34689-5418	07-27-16-99612-007-0170	LEMON	1111
CIRCLE K STORES INC		ATTN: REAL ESTATE D	PO BOX 52085 DC-17	PHOENIX	AZ	85072-2085	12-27-15-89982-126-0200	TARPON	1001
CISNEROS, RICHARD R	CISNEROS, JOCELYN		113 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0290	ATHENIAN	113
CITIZENS ALLIANCE FOR PROGRESS			401 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4451	13-27-15-77868-000-0011	OAKWOOD	
CITIZENS ALLIANCE FOR PROGRESS INC			401 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4451	13-27-15-77868-000-0010	OAKWOOD	
CITIZENS ALLIANCE FOR PROGRESS INC			401 MARTIN LUTHER KING JI	TARPON SPRINGS	FL	34689-4451	13-27-15-60246-000-0060	OAKWOOD	438
CITY OF TARPON SPRINGS COMMUNITY REDEV AGENCY			324 E PINE ST	TARPON SPRINGS	FL	34689-4004	12-27-15-64998-000-0091	TARPON	143
CLADAKIS, BILL REVOCABLE TRUST	CLADAKIS, HARRIET TRE		215 W LEMON ST	TARPON SPRINGS	FL	34689-3522	13-27-15-21348-002-0100	SAFFORD	709
CLADAKIS, CRISSY TRE	CLADAKIS, CRISSY REVOCABLE TRUST		301 BANANA ST	TARPON SPRINGS	FL	34689-3670	13-27-15-15282-000-0080	BANANA	301
CLADAKIS, HARRIET			215 W LEMON ST	TARPON SPRINGS	FL	34689-3522	13-27-15-21348-002-0060	SAFFORD	
CLADAKIS, HARRIET REV TRUST AGREEMENT	CLADAKIS, HARRIET TRE		215 W LEMON ST	TARPON SPRINGS	FL	34689-3522	12-27-15-00288-002-0030	PINELLAS	1052
CLADAKIS, HARRIET TRE	CLADAKIS, HARRIET REVOCABLE TRUST		215 W LEMON ST	TARPON SPRINGS	FL	34689-3522	18-27-16-91080-002-0030	DISSTON	705
CLADEK, DEREK RAY	CLADEK, MELISSA		3247 LONGLEAF ESTATES DR	RALEIGH	NC	27616-4013	06-27-16-90005-001-0310	BIARRITZ	1773
CLADGROUP INC			1056 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3352	12-27-15-00288-002-0010	PINELLAS	1056
CLANTON, FLOYD			272 JERU BLVD	TARPON SPRINGS	FL	34689-6920	01-27-15-38772-001-0130	JERU	272
CLARE, VIVIAN L			587 VILLAGE DR	TARPON SPRINGS	FL	34689-2883	14-27-15-96926-000-0530	VILLAGE	587
CLARIDA, JUSTIN A	CLARIDA, ALEXANDRA A		503 WHITE OAK DR	TARPON SPRINGS	FL	34689-3854	24-27-15-62932-001-0150	WHITE OAK	503
CLARK, BARBARA J	GLEICHAUF, WILLIAM R		7439 SALMON CREEK RD	WILLIAMSON	NY	14589-9577	13-27-15-33286-080-0803	PINELLAS	1250

CLARK, DOROTHY L		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2320	US HIGHWAY 19	39650
CLARK, DWAYNE EDWARD		1250 S PINELLAS AVE UNIT 9	TARPON SPRINGS	FL	34689-3753	13-27-15-33286-090-0913	PINELLAS	1250
CLARK, EDWARD L		90 S HIGHLAND AVE APT 107	TARPON SPRINGS	FL	34689-5301	08-27-16-48831-001-1070	HIGHLAND	90
CLARK, GALE E		505 BERKLEY AVE	TARPON SPRINGS	FL	34689-5711	01-27-15-19152-005-0130	BERKLEY	505
CLARK, GARY K	CLARK, BRENDA L	75 GLADES AVE	TARPON SPRINGS	FL	34689-2319	11-27-15-87786-008-0110	GLADES	75
CLARK, JAMES O	CLARK, THOMAS S	502 WHITE OAK DR	TARPON SPRINGS	FL	34689-3855	24-27-15-62932-001-0020	WHITE OAK	502
CLARK, JULIE HUNTER	CLARK, MICHAEL P	1745 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1745	GOLFVIEW	1745
CLARK, KATHERINE		39650 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2611	US HIGHWAY 19	39650
CLARK, MYRTLE RHENA MCGREGOR		668 HAVEN PL	TARPON SPRINGS	FL	34689-4847	18-27-16-65938-007-6680	HAVEN	668
CLARK, NICOLE	CLARK, SEAN	18810 SNAILS PACE WAY	ODESSA	FL	33556-5040	08-27-16-48831-001-3090	HIGHLAND	90
CLARKE, JEAN M		1744 GOLFVIEW DR UNIT 17	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1744	GOLFVIEW	1744
CLARKE, MATTHEW WHITMORE	BRUNNER, REBECCA JAYNE	225 S LEVIS AVE	TARPON SPRINGS	FL	34689-4425	12-27-15-89982-043-0203	LEVIS	225
CLARKE, SHERI ANN		1600 GULF RD	TARPON SPRINGS	FL	34689-2719	10-27-15-15678-000-0180	GULF	1600
CLAYTON, DAVIS HETRICK	CLAYTON, ASHLEY ANN	1593 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0020	NORTH RIVER	1593
CLAYTON, ROBERT F		PO BOX 5213	LARGO	FL	33779-5213	24-27-15-72162-001-0010	ROBERTS	
CLEAR CHAIN OF TITLE LLC		1881 WASHINGTON AVE UN	MIAMI BEACH	FL	33139-7412	18-27-16-65938-010-7380	HAVEN	738
CLELAND, DAWN		29 WINDRUSH BAY DR UNIT	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0290	WINDRUSH BAY	29
CLEMENTS, NIGEL		574 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0030	RIVERCREST	574
CLINE, CAROLE JEAN REVOCABLE TRUST	CLINE, CAROLE J TRE	1240 N JASMINE AVE	TARPON SPRINGS	FL	34689-5222	05-27-16-77855-001-0020	JASMINE	1240
CLOUTIER, SHELLY ANNE	CLOUTIER, LAMONT	1581 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0040	NORTH RIVER	1581
COAKLEY, JOHN	COAKLEY, MICHELLE	98 HIGHLAND AVE UNIT 180	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-018-1801	HIGHLAND	98
COBB, CANDACE		39650 US HWY 19 N UNIT 56	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0566	US HIGHWAY 19	39650
COBB, RACE R		623 LOCUST ST	TARPON SPRINGS	FL	34689-4152	07-27-16-75996-007-0100	LOCUST	623
COBBLESTONE MANAGEMENT GROUP LLC		21 N SAFFORD AVE	TARPON SPRINGS	FL	34689-3447	12-27-15-64998-000-0120	SAFFORD	13
COBBLESTONE MANAGEMENT GROUP LLC		411 S SPRING BLVD	TARPON SPRINGS	FL	34689-3554	12-27-15-64998-000-0010	SAFFORD	21
COBLE, ROBERT S II	COBLE, HEATHER L	411 ROOSVELT BLVD	TARPON SPRINGS	FL	34689-3157	12-27-15-53352-007-0230	ROOSEVELT	411
COCCARO, MICHAEL B	COCCARO, MARGUERITE	4673 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0040	TUDOR	4673
COCHRAN, LLOYD C	COCHRAN, CINDY L	1845 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1845	GOLFVIEW	1845
COCHRAN, WESLEY L	COCHRAN, JANET L	1840 S PINELLAS AVE	TARPON SPGS	FL	34689-1940	24-27-15-89280-000-2501	PINELLAS	1840
COE, ZOIE		82 NASSAU ST STE 912	NEW YORK	NY	10038-3703	12-27-15-77796-711-0030	TARPON	47
COHEN, ANNE G	VIGNATO, GARY A	300 S FLORIDA AVE APT 100	TARPON SPRINGS	FL	34689-2736	15-27-15-88225-100-0005	FLORIDA	300
COHN, ELIZABETH S	COHN, STEVEN	963 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0620	RIDGEWOOD	963
COHN, RICHARD D TRE	COHN, RICHARD D & BARBARA F TRUST	90 S HIGHLAND AVE APT 141	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1414	HIGHLAND	90
COLANGELO, DEAN		722 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0540	DRIFTWOOD	722
COLE, EDDIE L	COLE, ALEASE C	430 HIBISCUS ST	TARPON SPGS	FL	34689-3328	12-27-15-89982-043-0300	LIME	
COLE, MARGARET A		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0351	US HIGHWAY 19	39650
COLE, ROBERT A		526 LINCOLN AVE	TARPON SPRINGS	FL	34689-4458	13-27-15-45540-000-0120	LINCOLN	526
COLE, STEVEN G		51 ADA ST	TARPON SPRINGS	FL	34689-3201	12-27-15-89838-000-0230	ADA	51
COLEMAN, GARY V	FULLAGAR, RICHARD K	67 RACHEL DR	TARPON SPRINGS	FL	34689-5039	18-27-16-89929-000-0670	RACHEL	67
COLEMAN, GERALD P JR	COLEMAN, MARGARET T	230 MAGNOLIA DR	SOUTHAMPTON	PA	18966-1416	07-27-16-75798-000-0560	DRIFTWOOD	714
COLEMAN, KENT S		98 S HIGHLAND AVE UNIT 70	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-007-0702	HIGHLAND	98
COLEMAN, MACKENZIE RAE		59 ADA ST	TARPON SPRINGS	FL	34689-3201	12-27-15-89838-000-0220	ADA	59
COLLIER FAMILY REVOCABLE LIVING TRUST	COLLIER, KENNETH H TRE	918 SHUMAKER DR	BELLEVUE	OH	44811-1656	18-27-16-85514-000-0410	US HIGHWAY 19	39820
COLLINS, LAURIE N	SCHULTZ, RICHARD L	293 DU LAC AVE	LAVIGNE ON P0H 1R0			18-27-16-89929-000-2730	NORTHGATE	273

COLLINS, LISA A		615 PINE ST	TARPON SPRINGS	FL	34689-4229	07-27-16-26928-012-0350	PINE	615
COLLINS, MAUREEN		1004 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7138	03-27-15-72383-000-2450	BLUE HERON	1004
COLLINS, SAFIYA		1560 S MADISON AVE	CLEARWATER	FL	33756-2113	01-27-15-27072-010-0220	ANCLOTE	
COLLISTER, WILLIAM H	COLLISTER, JANICE E	614 SPRINGFIELD AVE	PINE BEACH	NJ	08741-1236	18-27-16-89929-000-0120	DRURY	12
COLON, KIMBERLY A		117 RACHEL DR	TARPON SPRINGS	FL	34689-5013	18-27-16-89929-000-1170	RACHEL	117
COLON, OCTAVIO MANUEL		837 PARADISE BLVD	TARPON SPRINGS	FL	34689-5206	07-27-16-50958-000-1160	PARADISE	837
COLON-VEGA, CARLOS M	VILLARRUBIA, NOELIA ECHEVARRIA	320 BATH ST	TARPON SPRINGS	FL	34689-3511	13-27-15-06120-002-0150	BATH	320
COLOSSI, BETTY		2933 GLEN HAVEN DR	PALM HARBOR	FL	34684-3200	12-27-15-27756-002-0050	LEMON	
COMBS, JOANNE	COMBS, RICHARD M	7 WAHINE LN	NEW PALTZ	NY	12561-4244	18-27-16-89929-000-0960	RACHEL	96
COMBS, LENA		826 LINCOLN AVE	TARPON SPRINGS	FL	34689-4546	13-27-15-21348-005-0070	LINCOLN	826
COMBS, LENA M	MACK, CORA L EST	821 LINCOLN AVE	TARPON SPRINGS	FL	34689-4545	13-27-15-21348-006-0050	LINCOLN	821
COMBS, MARK	EHREN, JOCELYN	1343 ASTER DR	YORK	PA	17408-4079	18-27-16-89929-000-1530	MELODY	153
COMMISSO, JOSEPH S	COMMISSO, JOSEPH J	43 DRURY LN	TARPON SPRINGS	FL	34689-5003	18-27-16-89929-000-0430	DRURY	43
COMMUNITY OF CHRIST		11236 MERGANSER WAY	NEW PORT RICHEY	FL	34654-5056	01-27-15-89136-000-0520	RAINVILLE	140
COMMUNITY REDEV AGENCY OF CITY OF TARPON SPGS		324 PINE ST	TARPON SPRINGS	FL	34689-4004	12-27-15-89982-067-0300	TARPON	144
COMMUNITY REDEV AGENCY TARPON SPRINGS FLORIDA		PO BOX 5004	TARPON SPRINGS	FL	34688-5004	12-27-15-14814-000-0090	TARPON	61
COMPLETE WALL & COATING SYSTEMS INC	HART TRUST LLC	318 N JOHN YOUNG PKWY S	KISSIMMEE	FL	34741-4927	01-27-15-29055-000-1080	WOOD DOVE	
CONDE, DONA J		4561 GLENBROOK DR	PALM HARBOR	FL	34683-1565	19-27-16-30998-000-0130	GLENBROOK	4561
CONDON, CYNTHIA E		306 BANANA ST	TARPON SPRINGS	FL	34689-3606	13-27-15-06120-001-0020	BANANA	306
CONDON, JOHN W	CONDON, FRANCES A	1431 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0290	NORTH RIVER	1431
CONKLIN, TAYLOR	WATKINS, NOAH	416 N DISSTON AVE	TARPON SPRINGS	FL	34689-4020	12-27-15-89982-020-0201	DISSTON	416
CONLEY, ROBERT G	CONLEY, ROSANNE M	7270 REMLINGER RD	CRESTLINE	OH	44827-9775	18-27-16-89929-000-2190	SEAGULL	219
CONLON, WILLIAM J	CONLON, LISA A	316 BATH ST	TARPON SPRINGS	FL	34689-3511	13-27-15-06120-002-0130	BATH	316
CONNELLY, BRIAN J		1290 RALEIGH CT	TARPON SPRINGS	FL	34689-3930	18-27-16-62937-011-0090	RALEIGH	1290
CONNERS, ANGELA T		839 PARADISE BLVD	TARPON SPRINGS	FL	34689-5206	07-27-16-50958-000-1170	PARADISE	839
CONNOLLY, GALE		207 SEAGULL DR	TARPON SPRINGS	FL	34689-5018	18-27-16-89929-000-2070	SEAGULL	207
CONNOLLY, RICHARD V	OLIVER-CONNOLLY, LISA	2483 JESSICA DR	GILBERTSVILLE	PA	19525-9314	08-27-16-48829-000-1309	HIGHLAND	90
CONQUEST HOLDINGS LLC		4834 SKY BLUE DR	LUTZ	FL	33558-8058	15-27-15-89928-002-0070	VENTNOR	1391
CONSIDINE, CODY	CONSIDINE, ANGELA	3921 N MARRILL RD	BYRON	IL	61010-9741	03-27-15-79344-000-0100	SEA BREEZE	
CONSTANTINO, ANTHONY	CONSTANTINO, JOHN	614 SPRING LAKE CIR	TARPON SPRINGS	FL	34688-4973	08-27-16-48831-001-3080	HIGHLAND	90
CONTINERE, MARY LOU	BERRIOS, HECTOR JR	402 E SPRUCE ST	TARPON SPRINGS	FL	34689-4016	12-27-15-60264-000-0180	SPRUCE	402
COOK, DEBORAH L TRE	COOK TRUST	513 RIVERVIEW LN	TARPON SPRINGS	FL	34689-4113	07-27-16-75798-000-0151	RIVERVIEW	513
COOK, HOWARD E TRE	COOK, MICHELLE H TRE	1507 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0530	EMBER	1507
COOK, STEVE H	COOK, JUDY D	157 W KLOSTERMAN RD	TARPON SPRINGS	FL	34689-1933	24-27-15-39348-001-0400	KLOSTERMAN	157
COOK, VINCENT S	COOK, MARCELLA A	1518 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0090	HILLVIEW	1518
COOLING, DONALD ALAN	COOLING, VEDA DARLENE	504 4TH CT	SAINT JOSEPH	IL	61873-8813	18-27-16-89929-000-1940	ROYAL PALM	194
COONAN, SANDRA LEA		302 ONTARIO AVE	PALM HARBOR	FL	34681	06-27-16-90005-001-0360	BIARRITZ	1751
COONS, CLINT TRE	820 PINELLAS TRUST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257	12-27-15-75852-000-0530	PINELLAS	820
COOPER, DEBRA LEE		2302 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2302	LENNOX	2302
COOPER, WILLIAM	COOPER, TAMARA	817 SAINT CHARLES DR	TARPON SPRINGS	FL	34689-5220	07-27-16-99612-004-0200	COURT	1309
COPELAND, BRUCE LEE	COPELAND, RENEE RUBY	117 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0310	ATHENIAN	117
COPPOLA, FELICE		815 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0230	RIVERSIDE	815
CORBELL, CODY J	CORBELL, SUSAN L	517 E SPRUCE ST	TARPON SPRINGS	FL	34689-4049	12-27-15-89982-006-0202	SPRUCE	517
CORDERO, JOSE		RR1 BOX 11828	MANATI	PR	00674-9722	24-27-15-62932-001-0220	BAMBOO	501

COREN, VIVIAN	PRICE, JEFFREY	845 OAKWOOD DR LOT 39	TARPON SPRINGS	FL	34689-5217	07-27-16-50959-000-1230	OAKWOOD	845
CORIATY, MARK		601 E ORANGE ST	TARPON SPRINGS	FL	34689-4221	12-27-15-89982-025-0300	ORANGE	601
CORINO, KEITH	CORINO, JENNIFER R	6 VENETIAN CT	TARPON SPRINGS	FL	34689-3251	12-27-15-93867-000-0200	VENETIAN	6
CORKERY, AIDAN K	CORKERY, ELIZABETH A	502 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0270	VILLAGE	502
CORMIER, PAUL J	CORMIER, SHARON	381 7TH LINE	DOURO DUMMER ON K9J 6Y1			18-27-16-85514-000-0970	US HIGHWAY 19	39820
CORNELL, DANIEL C	CORNELL, DARLA IRENE	167 N 1050 E	PLEASANT GROVE	UT	84062-2521	15-27-15-88225-200-0010	FLORIDA	300
CORNETT, ANN K		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8301	18-27-16-85514-000-0920	US HIGHWAY 19	39820
CORRADO, HEATHER M 2018 REV TRUST	CORRADO, HEATHER M TRE	51 LINDA ANN DR	MILFORD	CT	06461-1963	13-27-15-33287-001-1716	GOLFVIEW	1716
CORREIRA, EARL JAMES TRE	CORREIRA, EARL J MASTER TRUST	2319 S FAIRWAY DR	PLANT CITY	FL	33566-0917	08-27-16-89881-027-2701	HIGHLAND	94
CORREIRA, JOANNE TRE	CORREIRA, ALAN TRE	281 SWEETGUM CT	PALM HARBOR	FL	34683-5921	08-27-16-89881-026-2601	HIGHLAND	94
CORTES, LARA	CORTES, GIANCARLOS LUCIANO	1465 MEYER LN	TARPON SPRINGS	FL	34688-5341	12-27-15-89982-155-0000	MEYER	1465
CORTES, RAUL	CORTES, JAIME	1334 GROVE AVE	TARPON SPRINGS	FL	34689-6952	01-27-15-27072-007-0040	GROVE	1334
CORTIS, ELIZABETH MARVIN		4801 MICHELLE LN	PALM HARBOR	FL	34684-1064	19-27-16-89925-010-0060	MICHELLE	4801
COSMER, ROBERT J	COSMER, DEBORAH A	22 JOSHUA RD	SARATOGA SPRINGS	NY	12866-5141	18-27-16-65938-003-6240	HAVEN	624
COSTA, ANDREW J		1396 GREENLEAF CT	TARPON SPRINGS	FL	34689-3926	19-27-16-62936-008-0010	GREENLEAF	1396
COSTAS, GEORGE	COSTAS, PANGIOTA PENNY	509 E CENTER ST	TARPON SPRINGS	FL	34689-4327	12-27-15-47628-000-0230	CENTER	509
COTLER, TIMOTHY I	COTLER, GEORGIA ANN	98 S HIGHLAND AVE UNIT 50	TARPON SPRINGS	FL	34689-5383	08-27-16-89880-005-0502	HIGHLAND	98
COTO, JORGE A	COTO, FLORA H	1310 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-009-0120	GULF	1310
COTTON, LARRY JOE REVOCABLE LIVING TRU	COTTON, LARRY JOE TRE	3076 EASTLAND BLVD UNIT :	CLEARWATER	FL	33761-4146	07-27-16-75996-001-0600	LIVE OAK	805
COTTRELL, DONALD		86 HIGHLAND RD	TARPON SPRINGS	FL	34689-1919	24-27-15-39348-001-0060	HIGHLAND	86
COUGAR INVESTMENT MGMT LLC		541 PARK ST	DUNEDIN	FL	34698-7016	07-27-16-99612-007-0060	COURT	1110
COURTER, TERRY L	COURTER, PEGGY A	1771 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0320	BIARRITZ	1771
COUTROULIS, CALIOPE G		318 BANANA ST	TARPON SPRINGS	FL	34689-3606	13-27-15-06120-001-0050	BANANA	318
COVEOS, BILL	COVEOS, ELAINE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1030	US HIGHWAY 19	39820
COVEY, JUDITH E		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1240	US HIGHWAY 19	39650
COVIELLO, ANDREW J		98 S HIGHLAND AVE UNIT 22	TARPON SPRINGS	FL	34689-5392	08-27-16-89880-022-2202	HIGHLAND	98
COWAN-DOYLE, KATHLEEN	DOYLE, ROBERT	416 ADMIRAL CV	TARPON SPRINGS	FL	34689-2202	10-27-15-26539-000-0740	ADMIRAL	416
COWLEY, LAURALEI	COWLEY, THEODORE E	524 E CENTER ST	TARPON SPRINGS	FL	34689-4328	12-27-15-47628-000-0330	CENTER	524
COX FAMILY TRUST	COX, PETER C TRE	3941 MARINE PKWY	NEW PORT RICHEY	FL	34652-3143	08-27-16-48829-000-1213	HIGHLAND	90
COX, BEVERLY		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8301	18-27-16-85514-000-0880	US HIGHWAY 19	39820
COX, IRVIN B TRE	COX, MARTHA T TRE	90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5377	08-27-16-48829-000-1108	HIGHLAND	90
COX, JOHN E		19136 TYLER RD	ODESSA	FL	33556-5242	12-27-15-53352-001-0090	ROOSEVELT	1003
COX, KURTIS TRE	COX, JULIE TRE	3415 W 31ST ST	JOPLIN	MO	64804-1540	03-27-15-72383-000-1730	BLUE HERON	1003
COY, CORNELIA		315 E OAKWOOD ST	TARPON SPRINGS	FL	34689-4445	13-27-15-67896-000-0120	OAKWOOD	315
CRABB, HUGH S		1602 GULF RD	TARPON SPRINGS	FL	34689-2719	10-27-15-15678-000-0170	GULF	1602
CRAFT, ROBERT T	CRAFT, BEVERLY B	1161 FLYING FISH LN	TARPON SPRINGS	FL	34689-7007	12-27-15-00960-000-0060	FLYING FISH	1161
CRAFTON, JOHN P		215 N DISSTON AVE	TARPON SPRINGS	FL	34689	12-27-15-47628-000-0040	DISSTON	
CRAIG, JAMES K	CRAIG, KATHLEEN M	1834 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1834	GOLFVIEW	1834
CRAIG, MATTHEW	CRAIG, KELLY L	1600 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2242	10-27-15-15678-000-0190	TALLAHASSEE	1600
CRAMER, BRUCE L	RINGLEMANN, ROSE ANN	1200 E COURT ST	TARPON SPRINGS	FL	34689-5411	07-27-16-99612-006-0010	COURT	1200
CRANE, ELEANOR I		534 E LIVE OAK ST	TARPON SPRINGS	FL	34689-4052	12-27-15-89982-006-0102	LIVE OAK	534
CRAYTON, JOHN F SR	CRAYTON, VESTINA F	1072 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7118	03-27-15-72383-000-1630	POINTE ALEXIS	1072
CRDV TARPON SPRINGS LLC		1733 W LANE AVE	COLUMBUS	OH	43221-3341	12-27-15-64998-000-0071	TARPON	121
CREECH, CAPRI		1215 E COURT ST	TARPON SPRINGS	FL	34689-5410	07-27-16-99612-003-0160	COURT	1215

CREEGAN, KELLY P	CREEGAN, DONNA M		PO BOX 47	ELBA	NY	14058-0047	13-27-15-58916-009-0093	MOORINGS COVE	375
CREIGHTON, MELISSA E			1383 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3919	19-27-16-62936-008-0570	FOREST LAWN	1383
CRENSHAW, MARY JEAN			306 S DISSTON AVE	TARPON SPRINGS	FL	34689-4412	12-27-15-89982-043-0406	DISSTON	306
CRICHLOW, KENNETH L	CRICHLOW, SHERRY A		1575 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0480	HILLVIEW	1575
CRISAFULLI, WILLIAM	CRISAFULLI, GEORGIA		90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5301	08-27-16-48831-001-1120	HIGHLAND	90
CRITCHLOW, MICHAEL J	CRITCHLOW, NIKKI L		508 N DISSTON AVE	TARPON SPRINGS	FL	34689-4022	07-27-16-26928-012-0320	DISSTON	508
CROCEVERA, TONIA LAEL			316 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-001-0018	MOORINGS COVE	316
CROCKETT, HENRY M III	WILLIAMS, COLLEEN M		501 TRIPLETT ST	TARPON SPRINGS	FL	34689-3357	12-27-15-66573-000-0430	TRIPLETT	501
CRON, JEFFREY R			507 E CURLEW PL	TARPON SPRINGS	FL	34689-4605	13-27-15-61541-003-5070	CURLEW	507
CRONIN, ELISHA M			457 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0420	VILLAGE	457
CROSS, SIMON	BOHARA, SHILPA		STE 2506 CENTRAL PLAZA 34	JALAN SULTAN ISMAIL KUALA L			13-27-15-12988-000-0060	CALLISTA CAY	810
CROSS, SIMON	BOHARA, SHILPA		SUITE 2506 CENTRAL PLAZA	JALAN SULTAN ISMAIL KUALA L			13-27-15-12988-999-0500	CALLISTA CAY	
CROSS, VYRTICE A			PO BOX 1894	TARPON SPRINGS	FL	34688-1894	13-27-15-64944-004-0100	MORGAN	457
CROSS, VYRTICE ARCHIE			558 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0050	RIVERCREST	558
CROSWELL, TINA MARIE	KROLL, DENNIS EARL		1250 S PINELLAS AVE UNIT 1	TARPON SPRINGS	FL	34689-3754	13-27-15-33286-100-1006	PINELLAS	1250
CROTTY, JENNIFER C			1396 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	15-27-15-89928-001-0070	VENTNOR	1396
CROUCH, CHARLES D	CROUCH, HEATHER D		1128 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1690	POINTE ALEXIS	1128
CROUSHORN, WAYNE			2703 MANNING DR	TRINITY	FL	34655-5150	13-27-15-89898-000-0030	PINELLAS	1501
CROWN CASTLE GT CO		PMB 353	4017 WASHINGTON RD	MCMURRAY	PA	15317-2510	12-27-15-89982-003-0202	LIVE OAK	
CROXTON, ANTHONY	CROXTON, MICHELLE		969 OAKVIEW RD	TARPON SPRINGS	FL	34689-2613	14-27-15-97070-000-0740	OAKVIEW	969
CRUMBLIN, THOMAS F	CRUMBLIN, DEBORAH J		608 KENNETH WAY	TARPON SPRINGS	FL	34689-2295	10-27-15-31482-004-0240	KENNETH	608
CRUMP, JOEL	PASSI, SUJATA		96 S HIGHLAND AVE	TARPON SPRINGS	FL	34689-5314	12-27-15-89982-153-0002	HIGHLAND	96
CSAK, ORSOLYA	PAPP, GYORGY		607 HAVEN PL UNIT 607	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-001-6070	HAVEN	607
CSX TRANSPORTATION INC		ATTN TAX DEPT	500 WATER ST (C910)	JACKSONVILLE	FL	32202-4423	01-27-15-00000-110-0100	ANCLOTE	
CUFFE ESTATES HOMEOWNERS ASSN INC			1101 ASHLAND AVE	TARPON SPRINGS	FL	34689-2681	14-27-15-43074-007-0010	ASHLAND	
CULLU, ALEXANDER S			979 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0100	CELTIC	979
CULVER, DAVID A	CULVER, MARY KIM		1479 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0210	NORTH RIVER	1479
CUMINGS, EDWARD K	CUMINGS, CHARLOTTE A		719 E SPRUCE ST	TARPON SPRINGS	FL	34689-4123	07-27-16-75996-008-0390	SPRUCE	719
CUMINGS, TERRI	CUMINGS, DAVID		736 E SPRUCE ST	TARPON SPRINGS	FL	34689-4124	07-27-16-26928-011-0010	SPRUCE	736
CUMMINGS, BILLY J	CUMMINGS, MARY M		3204 GREEN DOLPHIN ST	TARPON SPRINGS	FL	34689-6128	13-27-15-33289-005-3204	GREEN DOLPHIN	3204
CUMMINGS, TIMOTHY A	CUMMINGS, LYNDA C		224 WESTGATE RD	TARPON SPRINGS	FL	34688-7401	02-27-15-75816-000-0021	SAVANNAH	1502
CUNNINGHAM, DOROTHY C	CUNNINGHAM, THOMAS F		121 N HARRISON AVE	CONGERS	NY	10920-1900	18-27-16-98560-000-1620	US HIGHWAY 19	39650
CUNNINGHAM, TERRI LEE	CUNNINGHAM, JANET K		1579 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1820	MAC CHESNEY	1579
CURCIO LLC			5018 TAMPA WEST BLVD	TAMPA	FL	33634-2412	12-27-15-64998-000-0070	TARPON	119
CURINGA, LESLIE ANN	CAFARO, CHRISTOPHER MICHAEL		816 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0090	CALLISTA CAY	816
CURL, BARBARA A			39820 US HIGHWAY 19 LOT !	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0560	US HIGHWAY 19	39820
CURRAN, CARA			200 MERES BLVD UNIT B17	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-002-0170	MERES	200
CURRAN, HELEN V			1548 OAKMONTE BLVD	WEBSTER	NY	14580-7224	06-27-16-06117-000-0390	HILLVIEW	1519
CURRENT, JUANITA			716 NORTH AVE	TARPON SPRINGS	FL	34689-4542	18-27-16-91080-002-0170	NORTH	716
CURREY, MARY			8 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0080	WINDRUSH BAY	8
CURTIS, BERYL M			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1520	US HIGHWAY 19	39820
CURVIN, RONALD E & MARGARET R TRUST	CURVIN, RONALD E TRE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0120	US HIGHWAY 19	39820
CUSICK, LE ANN	ATKINSON, LAURA		106 N LEVIS AVE	TARPON SPRINGS	FL	34689-4345	12-27-15-90000-000-0010	LEVIS	106
CUSMANO, MARIA			514 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0080	WAYFARER	514

Affected Properties and 500 Foot Buffer

CUTSURIES LLC			119 WATERBERRY DR	TARPON SPRINGS	FL	34688-4903	13-27-15-89946-001-0040	PINELLAS	518
CUTTITTA, CHRISTINE M	WAITE, STEPHANIE I		1554 LAVELLO LN	PALM HARBOR	FL	34683-0002	12-27-15-98227-001-0081	DODECANESE	761
CYNEWSKI, RICHARD L	CYNEWSKI, JANICE E		PO BOX 103	CORINTH	ME	04427-0103	15-27-15-88225-500-0001	FLORIDA	300
CYNEWSKI, RUSSELL LEE	CYNEWSKI, KIMBERLY FULLER		7644 SPEAR ST	CHARLOTTE	VT	05445-8222	15-27-15-88225-600-0009	FLORIDA	300
CYPRESS FALLS AT PALM HARBOR CONDO ASSN INC			2350 CYPRESS POND RD	PALM HARBOR	FL	34683-1535	30-27-16-20192-000-0001	CYPRESS POND	2480
CYPRESS PARK OF TARPON SPRINGS LOT OWNERS ASSN INC			600 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	06-27-16-20229-000-0002	SANDY HILLS	
CYPRESS PLACE HOLDINGS LLC			3211 PONCE DE LEON BLVD	CORAL GABLES	FL	33134-7274	12-27-15-89982-022-0100	CYPRESS	825
CYPRESS TRAILS TOWNHOMES OF TARPON SPRINGS HOA			222 E TARPON AVE	TARPON SPRINGS	FL	34689-4318	07-27-16-20235-000-0002	GRAND CYPRESS	
CZAJKA, JOSEPH J	CZAJKA, SANDRA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1160	US HIGHWAY 19	39820
D H M INVESTMENT PROPERTIES LLC			3633 FIDDLERS GREEN LOOP	WESLEY CHAPEL	FL	33544-7300	13-27-15-25272-000-0150	BOYER	316
D N A PROPERTIES GROUP INC			433 PLAZA DR	TARPON SPRINGS	FL	34689-5778	01-27-15-00864-001-0280	PLAZA	433
D N L PROPERTIES LLC			3922 BLOOMING HILL LN	PALM HARBOR	FL	34684-4104	06-27-16-94122-004-0040	BECKETT	952
D O N PARTNERS			2529 TRANQUILITY DR	PALM HARBOR	FL	34684-1062	02-27-15-75760-002-0150	NORTH BEND	1567
DA SILVA, TERRENCE			699 MERLINS CT	TARPON SPRINGS	FL	34689-2877	14-27-15-35355-000-0290	MERLIN'S	699
DAANE, MARK B	DAANE, PATRICIA A		225 N DISSTON AVE	TARPON SPRINGS	FL	34689-4216	12-27-15-47628-000-0070	DISSTON	225
DABBS, ANNIE DORIS EST			803 S DISSTON AVE	TARPON SPRINGS	FL	34689-4509	18-27-16-47520-004-0110	DISSTON	803
DACUS, DAVID			90 S HIGHLAND AVE UNIT 14	TARPON SPRINGS	FL	34689-5353	08-27-16-48829-000-1409	HIGHLAND	90
DACUS, DEVYN ALIA REV LIV TRUST	DACUS, DAVID TRE		7610 DUNBRIDGE DR	ODESSA	FL	33556-2258	08-27-16-48829-000-1205	HIGHLAND	90
DADO, SCOTT	DADO, KYLE ANDREW		1336 LAKE AVE	WHITING	IN	46394-1026	18-27-16-85514-000-1990	US HIGHWAY 19	39820
DAILEY, PHILLIP A	WINE, PATRICIA		4660 N 300 E	MARION	IN	46952-6818	18-27-16-85514-000-1640	US HIGHWAY 19	39820
DALACOS, PETER S			514 ASHLAND AVE	TARPON SPRINGS	FL	34689-2652	14-27-15-43074-002-0130	ASHLAND	514
DALEY, ANNMARIE			90 S HIGHLAND AVE APT 12C	TARPON SPRINGS	FL	34689-5351	08-27-16-48829-000-1201	HIGHLAND	90
DALEY, WILLIAM R JR	DALEY, ANNE S		1567 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0630	EMBER	1567
DALRYMPLE, JAMES E	DALRYMPLE, TAMMARA J		2816 WESTON TER	PALM HARBOR	FL	34685-1311	24-27-15-21636-003-0130	CAROLINA	1973
DALY, GEORGE J	DALY, FRANCES T		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-2080	US HIGHWAY 19	39820
DALY, WILLIAM M EST		C/O DALY, CHARLES L	8150 BRENT ST APT 741	PORT RICHEY	FL	34668-6120	18-27-16-89929-000-0230	DRURY	23
DAMALOS, ANGELOS			474 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0300	VILLAGE	474
DAMALOS, MARIA			600 KENNETH WAY	TARPON SPRINGS	FL	34689-2295	10-27-15-31482-004-0220	KENNETH	600
DAMALOS, STAMATIS ANTHONY	DAMALOS, MARIA KALIOPE		840 CYPRESS TRL	TARPON SPRINGS	FL	34688-9049	13-27-15-43578-000-0011	OAKWOOD	
DAMALOS, STEVEN	DAMALOS, FRANCES		1602 MEXICO AVE	TARPON SPRINGS	FL	34689-2224	01-27-15-89136-000-0535	RAINVILLE	1575
DAMIANAKIS, ANTHONE R			1111 N BAYSHORE BLVD APT	CLEARWATER	FL	33759-3315	12-27-15-41238-000-0060	CROSS	624
DAMIANAKIS, ELAINE			434 ATHENS ST	TARPON SPRINGS	FL	34689-3161	12-27-15-41202-000-0250	ATHENS	434
DAMIANAKIS, NIKITAS			434 ATHENS ST	TARPON SPRINGS	FL	34689-3161	12-27-15-41202-000-0260	ATHENS	438
DAMICO, ROBERT A	DAMICO, CHRISTINE		830 15TH ST	OAKMONT	PA	15139-1008	18-27-16-85514-000-2040	US HIGHWAY 19	39820
DAMRON, GREGORY	DAMRON, LAURIE		4592 GLENBROOK CIR	PALM HARBOR	FL	34683-1500	19-27-16-30998-000-0110	GLENBROOK	4592
DANAPAS, GUS ANDREW	DANAPAS, SYLVIA M		637 KENNETH WAY	TARPON SPRINGS	FL	34689-2221	12-27-15-39834-000-0590	ATHENS	227
DANES, ERIC	ARGENTO, LAURA		8426 TUTTLE RD	BRIDGEPORT	NY	13030-9457	10-27-15-98260-015-0200	WINDRUSH BAY	20
DANG, BRIAN			1107 E LEMON ST	TARPON SPRINGS	FL	34689-5418	07-27-16-99612-007-0200	LEMON	1107
DANG, HANG THI BICH			10862 111TH PL N	LARGO	FL	33778-3300	03-27-15-79344-000-0110	SEA BREEZE	
D'ANGELO, MICHAEL A			1112 E BOYER ST	TARPON SPRINGS	FL	34689-5504	07-27-16-99612-015-0040	BOYER	1110
DANIEL, CALEB	DANIEL, LINDSEY		614 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5782	06-27-16-20229-000-0140	CYPRESS PARK	614
DANIELS, THOMAS	DANIELS, TINA		229 CALEF HILL RD	TILTON	NH	03276-5629	18-27-16-65938-007-6620	HAVEN	662
DANIKAS, MARINA	DANIKAS STEPHANIE		614 BOSTON ST	TARPON SPRINGS	FL	34689-4102	07-27-16-26928-012-0260	BOSTON	614
DANLEY, PAUL M			387 CHATEAU CT	PALM HARBOR	FL	34683-1839	03-27-15-87858-000-1670	MAC CHESNEY	

DANOS, GEORGE	DANOS, ANASTASIA	411-50 BAIF BLVD	RICHMOND HILL ON L4C 5L1			13-27-15-33287-001-1715	GOLFVIEW	1715
DANSON, STAMATIA K		305 BATH ST	TARPON SPRINGS	FL	34689-3510	13-27-15-06120-001-0120	BATH	305
DAPATSI LLC		5210 WEBB RD	TAMPA	FL	33615-4518	18-27-16-68160-000-0020	BOYER	1005
DARDEN, CHRISTOPHER JR		143 E ORANGE ST	TARPON SPRINGS	FL	34689-3441	12-27-15-89982-063-0405	ORANGE	143
D'AREZZO, EVA	D'AREZZO, GUY A	203 SEAGULL DR	TARPON SPRINGS	FL	34689-5018	18-27-16-89929-000-2030	SEAGULL	203
DAREZZO, GUY A		192 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5014	18-27-16-89929-000-1920	ROYAL PALM	192
DARFLER, CARRIE ANTOINETTE	DARFLER, LINDA J	422 ATHENS ST	TARPON SPRINGS	FL	34689-3104	12-27-15-41202-000-0120	ATHENS	422
DARO, MEGHAN ELIZABETH		1492 GOPHER LOOP	TARPON SPRINGS	FL	34689	19-27-16-23630-000-0150	GOPHER	1492
DAROWICHE, MANUEL K	DAROWICHE, SUSAN	1286 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0040	WINDY BAY	1286
DARROW, ROBERT EDWARD	DARROW, SUSAN RUTH	98 S HIGHLAND AVE UNIT 70	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-007-0701	HIGHLAND	98
DASENBROCK, DOUGLAS	DASENBROCK, SHARON	1608 JACK CT	EFFINGHAM	IL	62401-1874	18-27-16-89929-000-0390	DRURY	39
DASKAROLIS, FRANCES TRE	DASKAROLIS, FRANCES REV LIV TRUST	1406 GULF RD	TARPON SPRINGS	FL	34689-2715	11-27-15-87876-012-0230	GULF	1406
DAUTI, MARIONIDA TRE	DAUTI, KLODIAN TRE	155 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0140	ATHENIAN	155
DAVENPORT, JACQUELYN SMITH		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1470	US HIGHWAY 19	39820
DAVENPORT, L H	MOORE, CARLTON H	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689	18-27-16-85514-000-1330	US HIGHWAY 19	39820
DAVID, RAYMOND W		161 MELODY LN	TARPON SPRINGS	FL	34689-5008	18-27-16-89929-000-1610	MELODY	161
DAVIDE, THOMAS R	DAVIDE, KERRY B	1542 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1430	RIVERSIDE	1542
DAVINA, JANIS ROMANIW	YOUNG, MICHAEL	302 N SPRING BLVD	TARPON SPRINGS	FL	34689-3249	12-27-15-27792-002-0010	SPRING	302
DAVIS, BRYAN		217 SEAGULL DR	TARPON SPRINGS	FL	34689-5048	18-27-16-89929-000-2170	SEAGULL	217
DAVIS, DONALD F	DAVIS, BONNIE H	1003 SUNSET DR	TARPON SPRINGS	FL	34689-2300	10-27-15-87822-008-0420	SUNSET	1003
DAVIS, ERICK MICHAEL	MURDOCK, JARROD EDWARD	66 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0171	READ	66
DAVIS, GLENN A	DAVIS, JEAN	444 PINE ST	TARPON SPRINGS	FL	34689-4006	12-27-15-47592-000-0040	PINE	444
DAVIS, JAMEO L	THOMAS, TARYN	2504 HUTCHINSON FERRY RI	QUINCY	FL	32352-6355	12-27-15-66573-000-0150	PINE	
DAVIS, JAMEO LEVAUGHN	THOMAS, TARYN	2504 HUTCHINSON FERRY RI	QUINCY	FL	32352-6355	12-27-15-66573-000-0530	TRIPLETT	
DAVIS, LUKE E	DAVIS, MONIQUE A	1741 MAPLELEAF BLVD	OLDSMAR	FL	34677-2729	13-27-15-62930-000-0210	KATHLEEN	100
DAVIS, MARYANN		123 N SAFFORD AVE	TARPON SPRINGS	FL	34689-3423	12-27-15-89982-063-0410	SAFFORD	123
DAVIS, ROBERT A	PEASE, VICTORIA L	11224 HOLBROOK ST	SPRING HILL	FL	34609-3843	07-27-16-75798-000-0700	RIVER VILLAGE	635
DAVIS, ROBERT C JR		2346 WESTERN AVE	KNOXVILLE	TN	37921-4612	08-27-16-48831-002-3170	HIGHLAND	90
DAVIS, ROBERT L	DAVIS, TERESA A	1101 E COURT ST	TARPON SPRINGS	FL	34689-5408	07-27-16-99612-002-0240	COURT	1101
DAVIS, RONALD C		637 LINCOLN AVE	TARPON SPRINGS	FL	34689-4529	13-27-15-21348-001-0070	LINCOLN	637
DAVIS, SANDRA MARCELL		579 BERKLEY AVE	TARPON SPRINGS	FL	34689-5711	01-27-15-19152-005-0220	BERKLEY	579
DAVIS, SHANE A		541 E CENTER ST	TARPON SPRINGS	FL	34689-4327	12-27-15-47628-000-0250	CENTER	541
DAVIS, VICKI L		707 E SPRUCE ST	TARPON SPRINGS	FL	34689-4123	07-27-16-75996-008-0340	SPRUCE	707
DAVY, CHRISTINE A TRUST	DAVY, CHRISTINE A TRE	90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5355	08-27-16-48829-000-1111	HIGHLAND	90
DAWKINS, JOE	DAWKINS, TERRY TRE	209 N LEVIS AVE	TARPON SPRINGS	FL	34689-4346	12-27-15-89982-027-0107	LEVIS	209
DAWSON, MICHAEL		5770 CATSKILL RD	HOLIDAY	FL	34690-4506	06-27-16-00000-130-0310	BECKET	1761
DAWSON, MICHAEL G SR TRE		5770 CATSKILL RD	HOLIDAY	FL	34690-4506	06-27-16-00000-130-0200	US HIGHWAY 19	
DAY, BERNARD L	DAY, BERTHA M	619 E CENTER ST	TARPON SPRINGS	FL	34689-4209	07-27-16-26928-025-0190	CENTER	619
DAY, CHRISTOPHER	DAY, MELODY	710 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0570	DRIFTWOOD	710
DAY, DIANE		314 BATH ST	TARPON SPRINGS	FL	34689-3511	13-27-15-06120-002-0120	BATH	314
DAY, ROY JAMASON		422 WAYFARER CT	TARPON SPRINGS	FL	34689-2252	10-27-15-26539-000-0900	WAYFARER	422
DB MIM I LLC		27 N WACKER DR STE 435	CHICAGO	IL	60606-2800	13-27-15-64944-003-0030	MORGAN	505
DE BELLO, DANIEL F	DE BELLO, CARMEN B	1965 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6264	06-27-16-75861-000-1230	ANCLOTE	1965
DE DONNO, SALVATORE RALPH	CAIN, KAREN	55 GREGGS AVE	PORT MONMOUTH	NJ	07758-1509	13-27-15-33289-003-2201	PINE	2201

Affected Properties and 500 Foot Buffer

DE FAZIO, GAETANO J	DE FAZIO, JANICE		12241 GADWELL PLACE	INDIAN LAND	SC	29707-5904	08-27-16-89880-006-0601	HIGHLAND	98
DE FIORES, JEWEL	DE FIORES, CHRISTOPHER		1388 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	15-27-15-89928-001-0010	VENTNOR	1388
DE LA BASTIDE, RIC			2305 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2305	LENNOX	2305
DE LA ROSA, FRANCISCO	DE LA ROSA, WANDA IBET		90 S HIGHLAND AVE UNIT 21	TARPON SPRINGS	FL	34689-5367	08-27-16-48831-002-2180	HIGHLAND	90
DE LEON, DANILO			418 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0370	VILLAGE	418
DE LEON, WYATT T	DE LEON, TRENT R		90 S HIGHLAND AVE APT 111	TARPON SPRINGS	FL	34689-5355	08-27-16-48829-000-1113	HIGHLAND	90
DE LUKSCH, SANDRA VELASQUEZ		C/O ALL COUNTY PRO	RILKESTR 27	74078 HEILBRONN			13-27-15-61541-013-5330	CURLEW	533
DE MOORS, RICHARD A	DE MOORS, LINDA E		2737 BRUTUS ST	WEEDSPORT	NY	13166	18-27-16-89929-000-1890	ROYAL PALM	189
DE MUCCI, JOYCE M		C/O JACKIE FERRACON	1939 EAGLE FARMS RD	CHESTER SPRINGS	PA	19425-2108	06-27-16-06117-000-0300	HILLVIEW	1451
DE ROCHEMONT, URLY L	MATTILA, KAROLYN JEAN		22072 COTTONTAIL DR	CROSBY	MN	56441-2111	13-27-15-33287-001-1717	GOLFVIEW	1717
DE SAAB, ISEL	ANDRADE, RAMZY DAVID SAAB		524 S GROSSE AVE	TARPON SPRINGS	FL	34689-4420	13-27-15-67914-000-0120	GROSSE	
DE SANTO, CARMINE	MEO TINA, DE SANTO		153 WIRT AVE	STATEN ISLAND	NY	10309-4257	08-27-16-89880-001-0102	HIGHLAND	98
DEAN, BRENDA			636 N LAKE BLVD	TARPON SPRINGS	FL	34689-5247	07-27-16-60846-000-0150	LAKE	636
DEANS, ROBERT E			522 MIDWAY LN	TARPON SPRINGS	FL	34689-4044	12-27-15-85050-002-0050	MIDWAY	522
DEARTH, SHARON R			10014 JACKPINE CT	CINCINNATI	OH	45231-2503	18-27-16-89929-000-2600	DIXIE	260
DEBOARD, JOHN	STAMPFER, CHRISTINE		907 SALISBURY WAY	STEVENSVILLE	MD	21666-2761	18-27-16-89929-000-0820	RACHEL	82
DEBOARD, STEPHEN			178 MELODY LN	TARPON SPRINGS	FL	34689-5026	18-27-16-89929-000-1780	MELODY	178
DECASTRO, RAINE ANTHONY			2209 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0260	ANDOVER	2209
DECELLE, SHEILA T			64 RHODES CIR	HINGHAM	MA	02043-1530	18-27-16-89929-000-2760	NORTHGATE	276
DECK, ROBERTA V	GERMANN, JAMES MATTHEW		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2110	US HIGHWAY 19	39650
DECKROW, JOE	WOOD, SUSAN K		144 TERRACE RD	TARPON SPRINGS	FL	34689-1904	24-27-15-39348-002-0120	TERRACE	144
DECUBBER, JOHN			8146 CAPSTONE RANCH DR	NEW PORT RICHEY	FL	34655-0083	08-27-16-48831-002-1220	HIGHLAND	90
DEDRICKSON, PAUL A			1648 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0110	CITRINE	1648
DEFOE, BRIANNE			1236 CENTER AVE	TARPON SPRINGS	FL	34689-6956	01-27-15-27072-009-0040	CENTER	1236
DEIMEL, CHRISTOPHER	DEIMEL, LINDA		1527 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0390	CITRINE	1527
DELAPORTAS, LOUISA D TRE	DELAPORTAS, LOUISE REV TRUST		1007 SUNSET DR	TARPON SPRINGS	FL	34689-2300	10-27-15-87822-008-0400	SUNSET	1007
DELAPORTAS, VISSARIO R TRE	DELAPORTAS, VISSARIO TRUST		761 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3131	11-27-15-87786-004-0350	RIVERSIDE	
DELAPORTAS, VISSARIO R TRE	DELAPORTAS, VISSARIO TRUST		761 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3131	11-27-15-87786-009-0150	GULF	
DELAPORTAS, VISSARIO TRUST	DELAPORTAS, VISSARIO TRE		1300 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-009-0080	GULF	1300
DELAQUIL, ALICE			98 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5390	08-27-16-89880-011-1101	HIGHLAND	98
DELCONTE, RICHARD L	DELCONTE, NANCY J		174 MELODY LN	TARPON SPRINGS	FL	34689-5026	18-27-16-89929-000-1740	MELODY	174
DELGADO, ELLEN			1250 S PINELLAS AVE APT 60	TARPON SPRINGS	FL	34689-3746	13-27-15-33286-060-0602	PINELLAS	1250
DELGADO, MATTHEW	DELGADO, MEGAN		1819 LEXINGTON PL	TARPON SPRINGS	FL	34688-4965	08-27-16-78763-000-0150	LEXINGTON	1819
DELGADO, SANDRA	DELGADO, JOSE A		335 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-012-0121	MOORINGS COVE	335
DELLAGROTTE, JOSEPH A			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0533	US HIGHWAY 19	39650
DELL'AQUILA, JANET			34 FENWICK ST	GREENLAWN	NY	11740-1406	18-27-16-65938-006-6580	HAVEN	658
DELLEDERA, ANTHONY			1632 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0630	COUNTRYWOOD	1632
DELLIS, GEORGE			1412 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0480	TALLAHASSEE	1412
DELOGES, TONY E	DELOGES, CYNTHIA		608 E SPRUCE ST	TARPON SPRINGS	FL	34689-4122	07-27-16-26928-012-0080	SPRUCE	608
DELONG, LORRI A			2408 CYPRESS POND RD	PALM HARBOR	FL	34683-1515	30-27-16-31000-024-2408	CYPRESS POND	2408
DELONG, LOYD DONALD JR	DELONG, DOROTHY JOAN		7308 E 400 N	WINDFALL	IN	46076-9442	18-27-16-89929-000-2540	DIXIE	254
DELPH, ANN J			504 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0030	WAYFARER	504
DELUCA, JOSEPH P	DELUCA, GARY		272 NORTHGATE DR	TARPON SPRINGS	FL	34689-5037	18-27-16-89929-000-2720	NORTHGATE	272
DELVECCHIO, MICHAEL J			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3953	18-27-16-99082-000-4110	US HIGHWAY 19	39650

Affected Properties and 500 Foot Buffer

DEMAS FAMILY LIVING TRUST	DEMAS, STEPHAN TRE		5809 BELLE CHASSE LN	FRISCO	TX	75035-8306	13-27-15-58916-012-0124	MOORINGS COVE	325
DEMICK, JOANNE			626 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0890	RIVER VILLAGE	626
DEMKO, JUDY L	WIECZOREK, JOHN SR		51 DRURY LN	TARPON SPRINGS	FL	34689-5003	18-27-16-89929-000-0510	DRURY	51
DENAMI HOLDING LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-41202-000-0210	ACACIA	35
DENAMI HOLDINGS LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-57294-000-0010	CENTER	
DENEAL, AUDREY			415 E HARRISON ST	TARPON SPRINGS	FL	34689-4521	13-27-15-64962-001-0030	HARRISON	415
DENHOF, STEVEN J	DENHOF, DONNA M		1556 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0260	CITRINE	1556
DENMAN, FREDERICK W	DENMAN, SHERYL D		3204 LAFAYETTE DR	TRENTON	MI	48183-3477	07-27-16-75798-000-0910	RIVER VILLAGE	618
DENMAN, SARAH ELIZABETH	DENMAN, FREDERICK HASTEN		3204 LAFAYETTE	TRENTON	MI	48183-3477	07-27-16-75798-000-0900	RIVER VILLAGE	622
DENNEY, DOUGLAS			311 BATH ST	TARPON SPRINGS	FL	34689-3510	13-27-15-06120-001-0100	BATH	311
DENNIS, KIT			814 PINE ST	TARPON SPRINGS	FL	34689-5901	07-27-16-26928-021-0030	PINE	814
DENOFRIO, GREGORY			224 SEAGULL DR	TARPON SPRINGS	FL	34689-5019	18-27-16-89929-000-2240	SEAGULL	224
DENZER, MILLICENT M TRUST	DENZER, MILLICENT M TRE		59 PUTNAM PL	GROSSE POINTE SHORES	MI	48236-1223	18-27-16-85514-000-2280	US HIGHWAY 19	39820
DENZER, PAUL JAY			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2380	US HIGHWAY 19	39820
DERKSEN, VERONICA			10045 RED FOX DR	NEW PORT RICHEY	FL	34654-3531	01-27-15-19152-005-0090	BERKLEY	521
DERMOTT, BRIAN P TRE	DERMOTT, MAINA M TRE		101 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0230	ATHENIAN	101
DEROIAN, PAMELA L			1105 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5531	07-27-16-99612-018-0190	OAKWOOD	1105
DEROUCHE, RENEE	DEROUCHE, JAMES		326 E RIVER RD	SKOWHEGAN	ME	04976-4537	18-27-16-85514-000-1630	US HIGHWAY 19	39820
DESTEFANO, WILLIAM A	DESTEFANO, DEBORAH		2622 JARVIS CIR	PALM HARBOR	FL	34683-7223	13-27-15-33286-060-0613	PINELLAS	1250
DETORO, SHARON			1019 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1100	SAWGRASS	1019
DETREVILLE, ALBERTA			610 S GROSSE AVE	TARPON SPRINGS	FL	34689-4522	13-27-15-21348-001-0200	GROSSE	610
DEVINCENTIS, NICHOLAS	DEVINCENTIS, STELLA		300 S FLORIDA AVE APT 300	TARPON SPRINGS	FL	34689-2752	15-27-15-88225-300-0008	FLORIDA	300
DEVIVO, VINCENT REV TRUST	DEVIVO, VINCENT TRE		170 PATTY ANN BLVD	PALM HARBOR	FL	34683-5044	12-27-15-94145-001-2060	GRAND	100
DEVLIN, THOMAS J	DEVLIN, KARLA J		1681 OAK PARK CT	TARPON SPRINGS	FL	34689-3892	24-27-15-36271-000-1170	OAK PARK	1681
DEWAN, VAIL	DEWAN, EVAN		207 MANATEE LN	TARPON SPRINGS	FL	34689-3660	07-27-16-75798-000-0390	DRIFTWOOD	727
DEXCO LAND HOLDING CO OF TAMPA BAY		ATTN: HILLSIDE LANDI	1513 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5301	08-27-16-40004-000-0001	KEYSTONE	
DEZES, ALEXANDER C	DEZES, PAULA J		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0323	US HIGHWAY 19	39650
DHM INVESTMENT PROPERTIES II LLC			3633 FIDDLERS GREEN LOOP	WESLEY CHAPEL	FL	33544-7300	13-27-15-25272-000-0130	BOYER	318
DI BERARDO, ROBERT J	LEE, CURTIS A		609 HAVEN PL UNIT 609	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-001-6090	HAVEN	609
DI MARIA, MARLENE			10 VILLA ST	TARPON SPRINGS	FL	34688-5348	08-27-16-48870-000-0300	VILLA	10
DIAMANDIS, ALYCE			646 W SMITH ST UNIT 215	ORLANDO	FL	32804-5376	13-27-15-33286-010-0108	PINELLAS	1250
DIAMANDIS, THIANNA MARIE	DIAMANDIS, BILL		515 GRAND BLVD	TARPON SPRINGS	FL	34689-3219	12-27-15-89874-000-0240	GRAND	515
DIAMOND, GEORGIA	EDWARDS, HELEN DIAMOND		79 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-25776-000-0010	PARK	79
DIAZ, ELBA I	INDRIERI, LISA MARIA		509 W SPRUCE ST	TARPON SPRINGS	FL	34689-3355	12-27-15-39834-000-0150	SPRUCE	509
DIAZ, LUIS ROBERT			157 MELODY LN	TARPON SPRINGS	FL	34689-5008	18-27-16-89929-000-1570	MELODY	157
DIAZ, LUISA JENINA			805 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0510	CALLISTA CAY	
DIAZ, MARIANNE			2122 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0120	TARPON LANDINGS	2122
DIAZ, RAMON	DIAZ, HILDA C		703 LAUREL BLVD	LANOKA HARBOR	NJ	08734-2632	13-27-15-58916-011-0112	MOORINGS COVE	349
DIBENARDO, SALVATORE			553 BERKLEY AVE	TARPON SPRINGS	FL	34689-5711	01-27-15-19152-005-0190	BERKLEY	553
DIBLASI, JAMES			8520 ROLL RD	CLARENCE CENTER	NY	14032-9534	01-27-15-27072-010-0060	HIGHLAND	
DICKERSON, DIANE E EST			226 N GROSSE AVE	TARPON SPRINGS	FL	34689-4343	12-27-15-89982-027-0203	GROSSE	226
DICKERSON, KATHLEEN D			509 WAYFARER DR	TARPON SPRINGS	FL	34689-2249	10-27-15-26539-000-0320	WAYFARER	509
DICKEY-BERRY JOINT REVOCABLE TRUST	DICKEY, KIMBERLY J TRE		1526 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1310	RIVERSIDE	1526
DIDONATO, LOUIS F	DIDONATO, DEBRA A		811 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-000-0500	CALLISTA CAY	811

DIEDE, JUDY K		1723 GOLF VIEW DR UNIT 17	TARPON SPRINGS	FL	34689	13-27-15-33287-001-1723	GOLFVIEW	1723
DIETERS, DARRIN		200 MERES BLVD UNIT 13	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-002-0130	MERES	200
DIGBY, CHARLES D	DIGBY, CLAUDIA	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2540	US HIGHWAY 19	39650
DIGREGORIO, FRANK L		428 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2683	13-27-15-58916-007-0076	MOORINGS COVE	428
DIGREGORIO, ISABELLA		376 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-006-0063	MOORINGS COVE	376
DILIZIA, CARLO J	BELLUCCI-DILIZIA, GINA L	23 INGERSOLL GROVE	SPRINGFIELD	MA	01109-4047	12-27-15-00972-002-0050	CEDAR	116
DIMELFI, PATRICIA		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0551	US HIGHWAY 19	39650
DINA MONSTER INC		1304 RIDGE TOP DR	TARPON SPRINGS	FL	34688-8148	12-27-15-77778-401-0060	TARPON	218
DINOFF, JEAN T TRUST	DINOFF, JEAN T TRE	525 W SPRUCE ST	TARPON SPRINGS	FL	34689-3355	12-27-15-39834-000-0100	SPRUCE	525
DIOCESE OF ST PETERSBURG		PO BOX 40200	ST PETERSBURG	FL	33743-0200	07-27-16-26928-024-0140	ORANGE	715
DIORIO, ANTHONY	DIORIO, HANNAH	2160 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0270	TARPON LANDINGS	2160
DIPERNA, NICOLE		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1220	US HIGHWAY 19	39650
DIPIERO, MARC		1421 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0320	RIDGE	1421
DISPARTI, JOSEPH		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2240	US HIGHWAY 19	39650
DISTALEX INC		1404 CIRCLE DR	TARPON SPRINGS	FL	34689-2010	12-27-15-00972-001-0050	LIVE OAK	80
DITTMAR, SCOTT	DITTMAR, LISA	305 GRAND BLVD	TARPON SPRINGS	FL	34689-3215	12-27-15-77760-000-0010	GRAND	305
DIVISION STREET 10 LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89874-000-0100	DIVISION	
DIVISION STREET 9 LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89874-000-0090	DIVISION	
DIXON, FREDDIE JR		8006 ELIZABETH LN	LARGO	FL	33777	12-27-15-89982-043-0105	DISSTON	214
DIXON, KRISTEN M		1867 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0350	SOMMARIE	1867
DIXON, MICHAEL H	DIXON, TERESE A	92 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5314	08-27-16-48829-000-1306	HIGHLAND	90
DOAN, MELINA T		2206 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0200	ANDOVER	2206
DOAN, SON THANH	DOAN, NGUYEN THUY	12317 4TH CT NE	BLAINE	MN	55434-1989	02-27-15-75760-003-0080	NORTH RIVER	1557
DOBBINS, JANET DENESE	RAMKISSOON, AMARNATH	320 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4424	13-27-15-21348-001-0220	MARTIN LUTHER KING JR	320
DOBIES, JOSEPH W	DOBIES, JUNE C	455 E ORANGE ST	TARPON SPRINGS	FL	34689-4352	12-27-15-80460-000-0080	ORANGE	455
DOBIES, THOMAS B FUNERAL HOME		701 E TARPON AVE	TARPON SPRINGS	FL	34689-4249	12-27-15-89982-033-0200	TARPON	701
DOBKOWSKI, JOHN M	DOBKOWSKI-BETTROSS, CARLA L	160 ISLAND DR	POLAND	OH	44514-1603	18-27-16-89929-000-1580	MELODY	158
DOCHNAHL, RICHARD	DOCHNAHL, KERRY	1579 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0650	EMBER	1579
DODD, BARBARA LYNN		214 SEAGULL DR	TARPON SPRINGS	FL	34689-5019	18-27-16-89929-000-2140	SEAGULL	214
DODGIN, BENJAMIN J	DODGIN, JAYNE L	878 BECKETT WAY	TARPON SPRINGS	FL	34689-5708	06-27-16-89388-000-0502	BECKETT	878
DODSON, MARK WADE	DODSON, KARA L	1020 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8052	23-27-15-76447-000-0260	GREYWOOD	1020
DOERING, CHRISTINE		41 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3615	13-27-15-89946-010-0120	MARTIN LUTHER KING JR	41
DOERRER, STEVEN K	DOERRER, ANN S	203 HEATHRIDGE LN	CARY	NC	27513-4797	15-27-15-88225-500-0008	FLORIDA	300
DOGEDIN LLC		136 E OAKWOOD ST	TARPON SPRINGS	FL	34689-3646	13-27-15-89946-002-0060	OAKWOOD	136
DOHERTY, GERI LYN		1250 S PINELLAS AVE UNIT 4	TARPON SPRINGS	FL	34689-3742	13-27-15-33286-040-0406	PINELLAS	1250
DOHRMAN, BOBBIE		829 ST CHARLES DR	TARPON SPRINGS	FL	34689-5220	07-27-16-50959-000-0710	ST CHARLES	829
DOIEL, DAVID CHARLES	DOIEL, TAMMY RENAE	370 ALT 19 S	PALM HARBOR	FL	34683-5544	07-27-16-50959-000-1220	OAKWOOD	843
DOLZONEK, ALISON		1394 WELLINGTON ST	TARPON SPRINGS	FL	34689-3853	24-27-15-62935-006-0030	WELLINGTON	1394
DOMBROWSKI, PENNY PAULINE		49 DRURY LN	TARPON SPRINGS	FL	34689-5003	18-27-16-89929-000-0490	DRURY	49
DOMINEY, PEGGY	KAMP, THOMAS R	503 SUMMERWOOD CT	TARPON SPRINGS	FL	34689-3862	24-27-15-62944-000-0230	SUMMERWOOD	503
DONAHUE, MARIA L M		1387 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3919	19-27-16-62936-008-0550	FOREST LAWN	1387
DONALDSON, EMMA MOIRA		2202 LENNOX RD E	PALM HARBOR	FL	34683-1538	30-27-16-31000-022-2202	LENNOX	2202
DONAT IRREVOCABLE TRUST	DONAT, HAGAI TRE	7747 115TH ST	SEMINOLE	FL	33772-5306	18-27-16-91080-003-0050	NORTH	709
DONATELLI, MARIO	DONATELLI, PATRICIA	307 ODOM RD	BLAIRSVILLE	GA	30512-2543	03-27-15-87374-000-0480	EMBER	1530

Affected Properties and 500 Foot Buffer

DONNELL, LORI	STEPHANSKI, CRAIG	2215 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0290	ANDOVER	2215	
DONNELLY, PAUL V	DONNELLY, HILARY A	98 S HIGHLAND AVE APT 11C	TARPON SPRINGS	FL	34689-5390	08-27-16-89880-011-1102	HIGHLAND	98	
DONOVAN, WALTER J JR	DONOVAN, BETSY	120 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2232	10-27-15-66683-000-0200	PARKSIDE COLONY	120	
DOOLEY, KARLY	DOOLEY, BRANDON	1501 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0360	HILLVIEW	1501	
DOORNBOS, CAROL A		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1410	US HIGHWAY 19	39820	
DORADO CUSTOM BOATS LLC		1375 S FORT HARRISON AVE	CLEARWATER	FL	33756-3348	01-27-15-89136-000-0562	L AND R INDUSTRIAL	1300	
DORAN, TIMOTHY M	CRISTOFORI, GINA M	1439 WHITE OAK CT	TARPON SPRINGS	FL	34689-3827	24-27-15-62932-001-0080	WHITE OAK	1439	
DORLING, MATTHEW	DORLING, NATASHA	1655 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8040	23-27-15-18468-003-0150	COUNTRYWOOD	1655	
DORMEYER, PIERS		218 MANATEE LN	TARPON SPRINGS	FL	34689-3659	13-27-15-97071-000-0110	MANATEE	218	
DORROUGH, MATTHEW A	DORROUGH, MARIA E	1749 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0370	BIARRITZ	1749	
DORSALFIN L L C		PO BOX 388	TARPON SPRINGS	FL	34688-0388	13-27-15-21348-006-0010	LINCOLN		
DORSETT, JAMES E II		610 LINCOLN AVE	TARPON SPRINGS	FL	34689-4530	13-27-15-21348-002-0220	LINCOLN	610	
DOSECK, ROBERT L	DOSECK, CAROLENE K	4679 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0010	TUDOR	4679	
DOSHI TRUST LLC		22075 AUCTION BARN DR	ASHBURN	VA	20148-4111	18-27-16-89929-000-0070	DRURY	7	
DOSTIE, DONALD J	DOSTIE, GAIL M	54 SPARROW DR	AUGUSTA	ME	04330-3700	18-27-16-89929-000-0680	RACHEL	68	
DOWNIE, CAROL FANNETTI	BICKFORD, STEPHEN ANDREW	12 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0120	WINDRUSH BAY	12	
DOYLE, CARL F	DOYLE, GEORGETTA M	706 LANSDEN CT	TARPON SPRINGS	FL	34689-2654	07-27-16-32958-001-0030	TARPON	622	
DOYLE, JOHN III		1244 CENTER AVE	TARPON SPRINGS	FL	34689-6956	01-27-15-27072-009-0050	CENTER	1244	
DRAFFKORN, JAY R	DRAFFKORN, CRYSTAL A	10140 SUNSET DR	ROSCOE	IL	61073-7228	13-27-15-58916-009-0096	MOORINGS COVE	385	
DRELICH, MARK J	DRELICH, JEAN	1076 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7118	03-27-15-72383-000-1640	POINTE ALEXIS	1076	
DREW, DAVID	DREW, DARLENE	36 DRURY LN	TARPON SPRINGS	FL	34689-5004	18-27-16-89929-000-0360	DRURY	36	
DREW, DOUGLAS	DREW, PATRICIA	4575 KINCARDINE RD	MILFORD	MI	48381-3956	18-27-16-89929-000-1800	MELODY	180	
DREW, KIMBERLY MARIE	DREW, DANIEL MARTIN	309 E BAY ST	EAST TAWAS	MI	48730-1455	18-27-16-89929-000-0970	RACHEL	97	
DREW, MICHAEL LYNN	DREW, DEBORAH WITT	39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2390	US HIGHWAY 19	39820	
DRIS, KALIOPE		432 ATHENS ST	TARPON SPRINGS	FL	34689-3161	12-27-15-41202-000-0240	ATHENS	432	
DRIS, NIKI		22 ACACIA ST	TARPON SPRINGS	FL	34689-3102	12-27-15-41202-000-0150	ACACIA	22	
DRIVEN BRANDS INC		440 S CHURCH ST STE	ATTN GENERAL COUNSEL	CHARLOTTE	NC	28202-2059	07-27-16-99612-001-0080	TARPON	1008
DRIVER, CHARLES L	DRIVER, DIANA M	427 E HARRISON ST	TARPON SPRINGS	FL	34689-4521	13-27-15-64962-001-0060	HARRISON	427	
DROBET, PETER C	DROBET, KAREN E	1399 GREENLEAF CT	TARPON SPRINGS	FL	34689-3925	19-27-16-62936-008-0030	GREENLEAF	1399	
DROBISCH, JUSTIN		1539 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1480	RIVERSIDE	1539	
DROBISH PROPERTIES INC		113 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	24-27-15-39348-001-0011	HIGHLAND	26	
DROBISH, DAVID A		113 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0100	KATHLEEN	113	
DROBNEY, BARBARA R		4238 STEPNEY DR	GAINESVILLE	VA	20155-1105	08-27-16-48831-002-3190	HIGHLAND	90	
DRUM, JEFF J	PIKE-DRUM, DENA R	817 CALLISTA CAY LP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0450	CALLISTA CAY		
DRUMMOND, THOMAS E	DALY, FRANCES T	141 MELODY LN	TARPON SPRINGS	FL	34689-5049	18-27-16-89929-000-1410	MELODY	141	
DRY DOCK CENTER INC		PO BOX 1197	TARPON SPRINGS	FL	34688-1197	24-27-15-39978-000-0070	PINELLAS	1733	
D'SOUZA, FRANCIS A REVOCABLE TRUST	D'SOUZA, FRANCIS TRE	301 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4423	13-27-15-67914-000-0100	MARTIN LUTHER KING JR	301	
DUBACH, MATTHEW	DUBACH, ANGELA	804 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0550	CALLISTA CAY		
DUBACH, MATTHEW D	DUBACH, ANGELA S	804 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0560	CALLISTA CAY		
DUBAY, DAWN L		719 N DISSTON AVE	TARPON SPRINGS	FL	34689-4025	12-27-15-89910-000-0030	DISSTON	719	
DUBAY, HEATHER		90 S HIGHLAND AVE APT 418	TARPON SPRINGS	FL	34689-5346	08-27-16-48831-002-4180	HIGHLAND	90	
DUBUC, DANA A	DUBUC, MARIE CHEVAUX	1114 MARINA DR	TARPON SPRINGS	FL	34689-6712	11-27-15-00952-000-0040	MARINA	1114	
DUCOS REALTY INC		217 KARINS BLVD	TOWNSEND	DE	19734-3028	06-27-16-91524-000-0070	CELTIC	955	
DUFF, TROY C	DUFF, TERESA L	420 E LEMON ST	TARPON SPRINGS	FL	34689-4312	13-27-15-06138-000-0020	LEMON	420	

Affected Properties and 500 Foot Buffer

DUFFIELD, SHIRLEY ANN	NITTE, FRANK ARTHUR JR		1562 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0530	NORTH RIVER	1562
DUFRESNE, JULIE A	DUFRESNE, MARK		929 LINN HARBOR CT	TARPON SPRINGS	FL	34689-5736	06-27-16-11561-000-0010	LINN HARBOR	929
DUHME ROAD INVESTMENTS INC			326 N BELCHER RD	CLEARWATER	FL	33765-2635	01-27-15-89136-000-0481	ANCLOTE	
DUKE ENERGY FLORIDA, INC		C/O PROPERTY TAX DI	PO BOX 37996	CHARLOTTE	NC	28237-7996	12-27-15-89982-034-0201	CYPRESS	
DUMAS, ALLAN			90 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5316	08-27-16-48831-001-3020	HIGHLAND	90
DUMIT, ALAN			1770 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0140	BIARRITZ	1770
DUMOND, GLENNA C			1412 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0190	POINSETTIA	1412
DUMONT, BRAM			KLIPOPWINDESTRAAT 32	MENEN 8930			12-27-15-00965-000-0150	ATHENIAN	157
DUNCAN, JIMMIE D & CHERYL S TRUST			3748 E MONROE RD	MIDLAND	MI	48642-8836	18-27-16-89929-000-1670	MELODY	167
DUNN, DEBORAH T			1201 E COURT ST	TARPON SPRINGS	FL	34689-5410	07-27-16-99612-003-0240	COURT	1201
DUNN, SUSANNE J TRE	DUNN, SUSANNE J TRUST		90 S HIGHLAND AVE APT 131	TARPON SPRINGS	FL	34689-5381	08-27-16-48829-000-1310	HIGHLAND	90
DUNNE, TAMMY			425 GRAND BLVD	TARPON SPRINGS	FL	34689-3217	12-27-15-61128-000-0020	GRAND	425
DUNSTALL, THOMAS OWEN	DUNSTALL, PATRICIA LYNN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0760	US HIGHWAY 19	39820
DUONG, DUC MINH	LE, MIMI HONG		1851 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0330	SOMMARIE	1851
DUPI, NIKOLLAQ	BARDHI-DUPI, ILDA		2876 ZULETTE AVE	BRONX	NY	10461-5410	18-27-16-65938-006-6590	HAVEN	659
DURFEY, LESLEY			96 RANDALL RD	CAMBRIDGE ON N3C 3C9			08-27-16-48831-001-1030	HIGHLAND	90
DURR, JOSHUA	DURR, DYANNA		1680 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1705	24-27-15-36271-000-0660	HARBOR OAKS	1680
DUVALL, TRAVIS	DUVALL, CHRISTINA		1637 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8040	23-27-15-76447-000-0700	COUNTRYWOOD	1637
DUVOISIN, MARC E			1250 S PINELLAS AVE UNIT 1	TARPON SPRINGS	FL	34689-3755	13-27-15-33286-100-1011	PINELLAS	1250
DYBA, ANTHONY	DYBA, CLARA J		505 VILLAGE OAK DR	TARPON SPRINGS	FL	34689-3845	24-27-15-62939-001-0130	VILLAGE OAK	505
DYDZUHN, MARK	DYDZUHN, KAREN		90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5354	08-27-16-48829-000-1318	HIGHLAND	90
DYER, LINDA R			832 BOXHILL RD	VIRGINIA BEACH	VA	23464-3005	18-27-16-85514-000-0530	US HIGHWAY 19	39820
DYER, PENNY MARGARET			154 MELODY LN	TARPON SPRINGS	FL	34689-5035	18-27-16-89929-000-1540	MELODY	154
DYMTROW, JAMES F			90 S HIGHLAND AVE APT 404	TARPON SPRINGS	FL	34689-5364	08-27-16-48831-001-4040	HIGHLAND	90
DZIEDZIC, DAVID PETER	DZIEDZIC, ANNA		600 E CENTER ST	TARPON SPRINGS	FL	34689-4210	12-27-15-89982-025-0301	CENTER	600
E COURT STREET LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	07-27-16-99612-003-0180	COURT	1211
E I P ENTERPRISE LLC			1668 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	12-27-15-66573-000-0553	HIBISCUS	621
EAGLE CREEK ESTATES PROPERTY OWNERS ASSN INC			18940 N DALE MABRY HWY S	LUTZ	FL	33548-4906	19-27-16-23630-000-0001	GOPHER	1552
EAKES, EDWARD			2108 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0050	TARPON LANDINGS	2108
EARLY, WILLIAM E			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0523	US HIGHWAY 19	39650
EASON, LORANCE	EASON, SUZANNE		1640 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0130	CITRINE	1640
EAST TARPON AVENUE LAND TRUST # 651	A S A LLC TRE		3820 TAMPA RD STE 202	PALM HARBOR	FL	34684-3609	12-27-15-89982-032-0100	TARPON	651
EAVES, DONALD S	CERRONE, MARIA C		1610 SEA BREEZE DR	TARPON SPRINGS	FL	34689-2028	03-27-15-79344-000-0070	SEA BREEZE	1610
EBERHARDT, NICHOLAS			67 FULTON ST	TARPON SPRINGS	FL	34689-6959	01-27-15-27072-010-0110	FULTON	67
ECHEVARRIA, MIGUEL	ECHEVARRIA, TRACEY M		521 VILLAGE DR	TARPON SPGS	FL	34689-2883	14-27-15-96926-000-0510	VILLAGE	521
ECK, AUGUST V	ECK, LUCY J		938 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0130	CELTIC	938
ECKERT, RODNEY J			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2260	US HIGHWAY 19	39650
ECKLUND, PAUL E			1729 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1945	24-27-15-39978-000-0060	PINELLAS	1729
ECONOMOS, ANGELO II			1106 EAST COURT ST	TARPON SPRINGS	FL	34689-5409	07-27-16-99612-007-0020	COURT	1106
EDDINS, CHRISTOPHER	EDDINS, SARINA ARGENTO		1522 OHIO AVE	PALM HARBOR	FL	34683-4634	24-27-15-39348-002-0160	TERRACE	238
EDDY, HANNAH ELIZABETH			441 CYPRESS ST	TARPON SPRINGS	FL	34689	12-27-15-89982-018-0404	CYPRESS	441
EDDY, ROBERT A TRE	EDDY, ROBERT A FAMILY REV TRUST		7315 SIR WALTER WAY UNIT	KNOXVILLE	TN	37919-2048	12-27-15-00960-000-0110	STARFISH	1182
EDENFIELD, JANE			39650 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-3953	18-27-16-99082-000-4130	US HIGHWAY 19	39650
EDRINGTON, GRACE	EDRINGTON, LESLIE TYLER		200 MERES BLVD UNIT 16	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-002-0160	MERES	200

Affected Properties and 500 Foot Buffer

EDWARDS, ALJ	EDWARDS, LINDA	1836 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0460	SOMMARIE	1836
EDWARDS, GLADYS M		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0140	US HIGHWAY 19	39820
EDWARDS, JASON	EDWARDS, GINGER LORI	307 CYPRESS ST	TARPON SPRINGS	FL	34689-4332	12-27-15-95490-000-0131	CYPRESS	307
EDWARDS, SANDRA ELLEN		232 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5229	07-27-16-60847-000-0170	SAND CRANE	
EFANTIS, ARTHUR JAMES		30 MARTEL RD	SPRINGFIELD	MA	01119-2436	13-27-15-33286-100-1003	PINELLAS	1250
EFANTIS, ARTHUR JAMES JR	BONAVITA, CHERELYN ANN	30 MARTEL RD	SPRINGFIELD	MA	01119-2436	07-27-16-20235-000-0010	GRAND CYPRESS	813
EGAN, ELIZABETH E		9043 MORNING MIST DR	CLARKSTON	MI	48348-2880	13-27-15-33287-001-1748	GOLFVIEW	1748
EHRLICH FAMILY TRUST	EHRLICH, BRYAN P TRE	3026 WENTWORTH WAY	TARPON SPRINGS	FL	34688-8445	01-27-15-38772-002-0060	JERU	337
EHTARAMIAN, FARROKH		412 N GROSSE AVE	TARPON SPRINGS	FL	34689-4033	12-27-15-47592-000-0131	GROSSE	412
EICHER, PATRICIA L		2205 LENNOX RD E	PALM HARBOR	FL	34683-1538	30-27-16-31000-022-2205	LENNOX	2205
EICHNER, JULIE RENEE	EICHNER, SIMON SHIME	11 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0110	WINDRUSH BAY	11
EICKMEIER, EUGENE I	EICKMEIER, JULIE K	25 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0250	WINDRUSH BAY	25
EIDE, CURTIS BRYON	EIDE, BONNIE MARIE	2216 RIDGEWOOD DR	FERGUS FALLS	MN	56537-3908	18-27-16-85514-000-0830	US HIGHWAY 19	39820
EINFELDT, CLARAN	GRINSTEAD, GENE R	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-2060	US HIGHWAY 19	39820
EINHORN, LAURA THORNTON		37 THIRD STREET	FRENCHTOWN	NJ	08825-1140	18-27-16-85514-000-1150	US HIGHWAY 19	39820
EISNER, LINDA TRE	EISNER, LINDA REV TRUST	1515 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2031	03-27-15-87858-000-1280	RIVERSIDE	1515
EISNER, NEAL		93 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-0930	RACHEL	93
EL ALAMI, OSAMA TRE	VIRGINIA AVE LOT 1 LAND TRUST	4365 PALM HARBOR BLVD	PALM HARBOR	FL	34683-1425	24-27-15-21636-003-0010	VIRGINIA	1900
EL STEPH MAR LLC		PO BOX 90353	BROOKLYN	NY	11209-0353	12-27-15-89982-064-0306	ORANGE	12
EL-ALAMI, AMRO	ABUSALEEM, ORYNAB	1740 PERCHERON DR	NEW PORT RICHEY	FL	34655-4502	19-27-16-89442-000-0141	US HIGHWAY 19	38795
ELGUTS/HOLZMAN REVOCABLE LIVING TRUS	ELGUTS, EGILS A TRE	PO BOX 422	TARPON SPRINGS	FL	34688-0422	12-27-15-47610-000-0190	LEVIS	420
ELIA, TIM	ELIA, DESIREE	1449 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0260	NORTH RIVER	1449
ELIADIS, DINO	ELIADIS, PAMELA A	117 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2207	11-27-15-87804-025-0070	FLORIDA	117
ELISSEOS, IRAKLIS	ELISSEOS, IPAPANTI	1804 SEA OATS ST	TARPON SPRINGS	FL	34689-5791	06-27-16-20229-000-0190	SEA OATS	1804
ELKINS, TRACEY ANN	ELKINS, BRADLEY	1429 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0310	RIDGE	1429
ELLINGSON, TERRY W TRE	ELLINGSON, KAY L TRE	4992 ELLINGSON RD	POPLAR GROVE	IL	61065-9776	18-27-16-85514-000-0750	US HIGHWAY 19	39820
ELLIOTT, BRIAN J	ELLIOTT, JENNIFER L	403 S ATLANTIC AVE	ORMOND BEACH	FL	32176-7127	11-27-15-87786-009-0010	PENINSULA	102
ELLIOTT, CHRISTOPHER H		4564 GLENBROOK LN	PALM HARBOR	FL	34683-1567	08-27-16-89893-000-0110	TARPON LANDINGS	2120
ELLIS, AMANDA J	VAN PATTEN-STEIGER, MARC	823 LINCOLN AVE	TARPON SPRINGS	FL	34689-4545	13-27-15-21348-006-0060	LINCOLN	823
ELLIS, GEORGE EDWARD	ELLIS, DONNA JEAN	20 GREEN LN	NEWPORT	RI	02840-1713	18-27-16-85514-000-1420	US HIGHWAY 19	39820
ELLIS, NICOLE ELIZABETH		1450 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0070	HIDDEN	
ELLISON, BARRY E		PO BOX 162	CENTRAL VILLAGE	CT	06332-0162	18-27-16-85514-000-2250	US HIGHWAY 19	39820
ELSTON, MICHAEL THOMAS		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2570	US HIGHWAY 19	39820
ELTON, RICHARD F	ELTON, SUSAN C	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2610	US HIGHWAY 19	39820
ELYSEE SUN LLC		5523 CHEYENNE DR	HOLIDAY	FL	34690-6428	12-27-15-16902-000-0010	PARK	103
EM INVESTMENT GROUP LLC		39048 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-3957	19-27-16-89442-000-0200	US HIGHWAY 19	39046
EMDEN, PHILIP KENT	EMDEN, BEATRICE SHIRLEY	90 S HIGHLAND AVE APT 14	TARPON SPRINGS	FL	34689-5372	08-27-16-48830-000-0140	HIGHLAND	90
EMERALD GARDEN REAL ESTATE INC		2159 MCMULLEN BOOTH RD	CLEARWATER	FL	33759-1418	18-27-16-91080-004-0120	NORTH	623
EMERSON, GALE		328 2ND ST S	SAFETY HARBOR	FL	34695-4011	07-27-16-99612-004-0220	COURT	1301
EMERSON, LAUREN		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0343	US HIGHWAY 19	39650
EMMONS, SUSAN J REV TRUST	EMMONS, SUSAN J TRE	107 LAKESIDE COLONY DR	TARPON SPRINGS	FL	34689-2809	14-27-15-48655-000-0070	LAKESIDE COLONY	107
ENEDY, DONALD G	ENEDY, MARLENE	218 WHISKEY SPRINGS RD	SUMMERHILL	PA	15958-4900	18-27-16-85514-000-1740	US HIGHWAY 19	39820
ENGALA, PRISCILLA M		1109 E ROHE ST	TARPON SPRINGS	FL	34689-4170	07-27-16-47538-001-0130	ROHE	1109
ENGDAHL, DAVID C	ENGDAHL, BARBARA D	4490 ALT 19 STE 201	PALM HARBOR	FL	34683-1410	07-27-16-75798-000-0340	DRIFTWOOD	709

Affected Properties and 500 Foot Buffer

ENGDAHL, DAVID C	ENGDAHL, BARBARA D	711 WATERVIEW LN	TARPON SPRINGS	FL	34689-2641	12-27-15-89982-089-0000	HAYS	1336
ENGELMAN, RICHARD J	ENGELMAN, NANCY A	506 VILLAGE OAK DR	TARPON SPRINGS	FL	34689-3846	24-27-15-62939-001-0120	VILLAGE OAK	506
ENGELMANN, JES	ENGELMANN, MARY ANN	3440 ENTERPRISE RD E	SAFETY HARBOR	FL	34695-5405	08-27-16-89881-026-2602	HIGHLAND	94
ENGLISH, BARBARA	ENGLISH, RANDALL W	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-1960	US HIGHWAY 19	39820
ENNIS, JEANNE C		337 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-012-0126	MOORINGS COVE	337
ENTRUST GROUP INC CDN		555 12TH ST STE 900	OAKLAND	CA	94607-3637	12-27-15-89874-000-0360	GRAND	540
EON, KENNETH R	EON, KANDACE B	762 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0260	GRAND CYPRESS	762
EQUITY TRUST COMPANY CDN		716 DOMINGUEZ DR	THE VILLAGES	FL	32159-8790	13-27-15-33286-020-0202	PINELLAS	1250
ERFOURTH, GEOFFREY A	ERFOURTH, SHERI L	803 N WALTON AVE	TARPON SPRINGS	FL	34689-4129	07-27-16-75996-007-0111	WALTON	803
ERGAS, FRED M		229 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2290	DIXIE	229
ERGAS, MICHAEL J FAMILY TRUST		6245 CARDINAL CREST DR	NEW PORT RICHEY	FL	34655-6007	12-27-15-75852-000-0560	LIVE OAK	
ERIKSEN, WENKE	HALVORSEN, TOM	BJORN FARMENNS VEI 9 174	FJELLHAMAR 1742			03-27-15-87374-000-0470	EMBER	1524
ERKISI, HADI		14273 BLUE DASHER DR	RIVERVIEW	FL	33569-6509	18-27-16-65938-007-6730	HAVEN	673
ERWIN, NICK C	ERWIN, DEBORAH K	311 BLUE STONE TRCE	ERWIN	TN	37650-3629	18-27-16-89929-000-0400	DRURY	40
ERWIN, PAUL W TRE	ERWIN, CORBY L G TRE	404 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2683	13-27-15-58916-007-0074	MOORINGS COVE	404
E-SEA RIDER LLC		1596 NORTH BEND DR	TARPON SPRINGS	FL	34689-6886	02-27-15-75760-001-0100	NORTH BEND	1596
ESHETU, FARAH		635 HAVEN PL	TARPON SPRINGS	FL	34689-4812	18-27-16-65938-004-6350	HAVEN	635
ESLAVA, RAMON	LOPEZ, EVELYN OCASIO	7658 ST ANDREWS BLVD	WEEKI WACHEE	FL	34613-5166	18-27-16-65938-007-6610	HAVEN	661
ESPEJO, RICARDO B		531 E SPRUCE ST	TARPON SPRINGS	FL	34689-4049	12-27-15-89982-006-0109	SPRUCE	531
ESPOSITO, SALVATORE R	ESPOSITO, GINA	236 HARMONY WAY	TARPON SPRINGS	FL	34689-5006	18-27-16-89929-000-2360	HARMONY	236
ESSENTIALLY BARE HAIR REMOVAL INC		1219 E TARPON AVE	TARPON SPRINGS	FL	34689-5441	12-27-15-89982-124-0102	TARPON	1219
ESSER, JAMES M		98 S HIGHLAND AVE UNIT 22	TARPON SPRINGS	FL	34689-5392	08-27-16-89880-022-2201	HIGHLAND	98
ESSEX, FRANK	ESSEX, JOLENE R	824 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0390	CALLISTA CAY	
ESTEP, ANTHONY G	ESTEP, VANESSA S	1519 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1300	RIVERSIDE	1519
ESTEVA, GABRIEL		614 E SPRUCE ST	TARPON SPRINGS	FL	34689-4122	07-27-16-26928-012-0060	SPRUCE	614
ESTRELA, JADE N	ESTRELA, FABIANO	505 TIMBER LN	TARPON SPRINGS	FL	34689-3864	24-27-15-62944-000-0300	TIMBER	505
ETEMAD, MICHAEL ANTHONY		1843 LEXINGTON PL	TARPON SPRINGS	FL	34688-4965	08-27-16-78763-000-0130	LEXINGTON	1843
EUBANKS, RUSSEL G		14797 CHERRY ST	SESSER	IL	62884-2554	18-27-16-85514-000-0940	US HIGHWAY 19	39820
EVANS, PHILLIP JR	EVANS, KARI	4553 GRAND PRESERVE PL	PALM HARBOR	FL	34684-1024	02-27-15-89894-000-0220	WINDY BAY	1251
EVERS, DANIEL	FAUGHN, JILL ANN	2154 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0240	TARPON LANDINGS	2154
EVERS, DANIEL J	EVERS, MARY N	39820 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0340	US HIGHWAY 19	39820
EVERTON, ALAN	HENRY, BRENDA KAY	1433 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0040	HILLSIDE LANDING	1433
EVYENOPOULOS-BROUN, BYRON		5829 21ST AVE S	GULFPORT	FL	33707-4053	12-27-15-94145-003-2010	ORANGE	40
EWELL, CONNIE M		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1290	US HIGHWAY 19	39820
EXARCHOS, ARISTIDES		41 ROMAN DR	SHREWSBURY	MA	01545-5819	15-27-15-88225-200-0005	FLORIDA	300
EXARCHOS, ARISTIDES E		41 ROMAN DR	SHREWSBURY	MA	01545-5819	15-27-15-88225-200-0009	FLORIDA	300
EYRAUD, ROBERT		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1570	US HIGHWAY 19	39820
EZSWEEP CORP		201 TARPON INDUSTRIAL DR	TARPON SPRINGS	FL	34689-6824	01-27-15-89890-000-0010	TARPON INDUSTRIAL	201
F & R LEASING INC		523 ANCLOTE RD	TARPON SPRINGS	FL	34689-6702	02-27-15-00000-410-0100	ANCLOTE	
F & Y INC		PO BOX 1485	TARPON SPRINGS	FL	34688-1485	12-27-15-35622-000-0010	ROOSEVELT	1000
F C P T HOLDINGS LLC	ATTN GENERAL COUN	591 REDWOOD HWY STE 11	MILL VALLEY	CA	94941-6007	18-27-16-00000-240-0100	US HIGHWAY 19	40584
F M A T 2 LLC		400 ISLAND WAY APT 703	CLEARWATER	FL	33767-2134	24-27-15-39978-000-0111	PINELLAS	
F P K PROPERTIES		623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	12-27-15-89982-032-0200	WALTON	
F P K PROPERTIES LLC		623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	12-27-15-52218-000-0080	RING	27

Affected Properties and 500 Foot Buffer

FAFARA, CHARLES J	FAFARA, MARY A	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0640	US HIGHWAY 19	39820
FAHEY, CATHY	FAHEY, ROBBY LYNN	291 N DAVIS RD	ELMA	NY	14059-9518	12-27-15-94145-001-2070	GRAND	100
FAIRBANK, PERRY H	FAIRBANK, MARY LOU	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0230	US HIGHWAY 19	39820
FAIRBERT, ROBERT T		PO BOX 97	PITTSVILLE	WI	54466-0097	08-27-16-48831-002-2160	HIGHLAND	90
FAIRBERT, ROBERT T JR		PO BOX 97	PITTSVILLE	WI	54466	08-27-16-48831-002-2230	HIGHLAND	90
FAIRHURST, TERRY	HARRISON, HEATHER	134 CHEMIN DAWSON	RIVIERE-BEAUDETTE QC J0P 1R(			18-27-16-89929-000-0830	RACHEL	83
FAIRVIEW ESTS VILLAS DEV CORP		C/O FIRST CHOICE ASS	4174 WOODLANDS PKWY	PALM HARBOR	FL	34685-3494	01-27-15-27072-009-0014	CENTER	
FAIRVIEW ESTS VILLAS HMOWN ASSN INC	RAYEL TIFFANY	C/O ELLIOTT, HERBER	35 W LEMON ST	TARPON SPRINGS	FL	34689-3621	01-27-15-27072-009-0010	CENTER	
FAISON, ANDREW PHILLIP	FAISON, KIMBERLEY ANN	1544 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0500	NORTH RIVER	1544
FAISON, PENELOPE K		732 PALM AVE	TARPON SPRINGS	FL	34689-2457	11-27-15-87786-006-0010	PALM	732
FAITH WORLD INC		PO BOX 125	TARPON SPRINGS	FL	34688-0125	01-27-15-89136-000-0570	RAINVILLE	1355
FAKHRY, MARY	JOUARJE, RIMON	1208 N JASMINE AVE	TARPON SPRINGS	FL	34689-5222	05-27-16-77855-001-0010	JASMINE	1208
FAKLIS FAMILY TRUST	FAKLIS, KATIE B TRE	1210 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2004	12-27-15-64998-000-0090	TARPON	135
FAKLIS, MICHAEL		139 E TARPON AVE	TARPON SPRINGS	FL	34689-3451	12-27-15-89838-000-0320	PINELLAS	401
FAKLIS, MICHAEL V		139 E TARPON AVE	TARPON SPRINGS	FL	34689-3451	12-27-15-64998-000-0080	TARPON	139
FAKLIS, MICHAEL V	FAKLIS, ANNA	139 E TARPON AVE	TARPON SPRINGS	FL	34689-3451	12-27-15-89838-000-0330	PARK	26
FAMIGLIETTI, GARY	WRIGHT, DON	121 PRESERVATION WAY	WAKEFIELD	RI	02879-8236	03-27-15-87374-000-0600	EMBER	1549
FANGMAN, MICHAEL J	FANGMAN, BARBARA A	98 S HIGHLAND AVE UNIT 80	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-008-0801	HIGHLAND	98
FANNIN, PATRICIA SUE		6223 104TH AVE N	PINELLAS PARK	FL	33782-2523	01-27-15-27072-012-0110	PINELLAS	1290
FANOUDIS, APOSTOLOS	FANOUDIS, ALEXANDROS	2172 COLONIAL BLVD W	PALM HARBOR	FL	34683-2205	08-27-16-48831-001-4070	HIGHLAND	90
FANTASIA, PATRICK V		3800 CATTAIL MARSH CT	PALM HARBOR	FL	34684-4342	08-27-16-89406-000-0080	HIGHLAND	
FARAGO, JOSEPH F	FARAGO, ROBIN L	142 59TH ST	NIAGARA FALLS	NY	14304-3812	15-27-15-88225-300-0004	FLORIDA	300
FARINA, LOUIS A	FARINA, DIANNE	1841 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1841	GOLFVIEW	1841
FARLEY, PAULINE EST		521 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0410	LIME	521
FARLOW, KYLE		542 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0070	RIVERCREST	542
FARMER, DON H	FARMER, KATHERINE H	4443 RANCHWOOD LN	TAMPA	FL	33624-1730	13-27-15-58916-007-0073	MOORINGS COVE	408
FARMER, JOSEPH JAMES		416 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2683	13-27-15-58916-007-0077	MOORINGS COVE	416
FARNESKI, DAVID M		1104 MISTY LN	TARPON SPRINGS	FL	34689-2725	14-27-15-89226-000-0244	MISTY	1104
FAROH, TOMMY L TRE	FAROH, HELENE M TRE	1153 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0140	MARINA	1153
FATOLITIS, LISA M		727 PENT ST	TARPON SPRINGS	FL	34689-4227	07-27-16-26928-021-0190	PENT	727
FATOLITIS, NICHOLAS		1504 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2325	11-27-15-88254-000-0110	POINSETTIA	1504
FATZINGER, DAVID	FATZINGER, KATHLEEN M	624 PINE ST	TARPON SPRINGS	FL	34689-4230	07-27-16-26928-020-0040	PINE	624
FAULKNER, RONALD LEE	FAULKNER, DAWN	305 AVONDALE DR	SYLVANIA	GA	30467-8649	18-27-16-89929-000-2160	SEAGULL	216
FAY, NATALIE		2128 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0150	TARPON LANDINGS	2128
FAZELIPOUR, MAHMOUD		10 DRURY LN	TARPON SPRINGS	FL	34689-5021	18-27-16-89929-000-0100	DRURY	10
FAZIO, JOHN L REV LIV TRUST	FAZIO, JOHN L TRE	200 MERES BLVD APT 4	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0040	MERES	200
FAZLE MEHREEN INVESTMENT LLC		1199 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3717	13-27-15-00000-310-0400	PINELLAS	1199
FEDORIS, SHAUN E	FEDORIS, DANA J	605 IVEY LN	TARPON SPRINGS	FL	34689-3927	18-27-16-62937-011-0130	IVEY	605
FEES, JULIA		18311 JORENE RD	ODESSA	FL	33556-4909	12-27-15-89982-063-0403	SAFFORD	111
FEITH, RICHARD A		200 MERES BLVD APT 24	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0240	MERES	200
FELDMANN, DEBORAH REV TRUST		365 OLD EAST RD	TARPON SPRINGS	FL	34688	12-27-15-89874-000-0030	DIVISION	508
FELICIANO, DAMARIS		922 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5742	06-27-16-11561-000-0460	BRITTANY PARK	922
FELLOWHIP OF BELIEVERS IN CHRIST JESUS INC		699 PALM AVE	TARPON SPRINGS	FL	34689-2426	12-27-15-89982-064-0402	ORANGE	34
FENISON, EVVA		90 S HIGHLAND AVE UNIT 32	TARPON SPRINGS	FL	34689-5374	08-27-16-48831-002-3240	HIGHLAND	90

FENORCHITO, MICHAEL	FENORCHITO, LINDA	5105 SHERLIN AVE NW	MASSILLON	OH	44646-8709	18-27-16-65938-011-7500	HAVEN	750
FERFIRIS, VASILIOS	FERFIRIS, HELEN	621 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5785	06-27-16-20229-000-0060	CYPRESS PARK	621
FERGUSON, CHARLES L JR		39 W ORANGE ST	TARPON SPRINGS	FL	34689-3443	12-27-15-89982-065-0006	ORANGE	39
FERGUSON, DONALD S	FERGUSON, BARBARA A	1108 E BOYER ST	TARPON SPRINGS	FL	34689-5504	07-27-16-99612-015-0030	BOYER	1108
FERGUSON, MARK DOUGLAS	FERGUSON, KERRY ROBIN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-2050	US HIGHWAY 19	39820
FERNALD, LEON F TRUST	GARDNER, WILLIE C TRE	4387 S BERKELEY LAKE RD N	BERKELEY LAKE	GA	30096-3056	12-27-15-89982-094-0001	US HIGHWAY 19	
FERNANDES, MARIO J	FERNANDES, LUCIA M	36 FITZGERALD DR	CAMBRIDGE ON N1T 0B2			18-27-16-85514-000-1900	US HIGHWAY 19	39820
FERNANDEZ, ALAN		6348 WOODEN ST	NEW PORT RICHEY	FL	34653-4168	24-27-15-39348-002-0100	TERRACE	132
FERNANDEZ, ANTIONETTE	HEWETT, CAROLYN	85 HIGHLAND RD	TARPON SPRINGS	FL	34689-1912	13-27-15-89946-010-0010	PINELLAS	630
FERNANDEZ, ANTOINETTE		98 HIGHLAND RD	TARPON SPRINGS	FL	34689-1919	24-27-15-39348-001-0070	HIGHLAND	98
FERNANDEZ, ANTOINETTE	HEWETT, CAROLYN	98 HIGHLAND RD	TARPON SPRINGS	FL	34689-1919	24-27-15-39348-002-0510	HIGHLAND	97
FERNANDEZ, LOUISE E	LACH, JERZY S	1471 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0110	HIDDEN	1471
FERNANDEZ, REBECCA L		301 S LEVIS AVE	TARPON SPRINGS	FL	34689-4427	12-27-15-89982-043-0304	LEVIS	301
FEROLIE, JOHN ALFRED TRE	FEROLIE, HELEN TRE	275 S HIGHLAND AVE	TARPON SPRINGS	FL	34689-5317	08-27-16-48829-000-1202	HIGHLAND	90
FERRARO, PAUL V		8400 SW 28TH PL	GAINESVILLE	FL	32608-9513	12-27-15-89918-001-0020	TARPON	536
FERREIRA, OMAR	FERREIRA, SANDRA I	918 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5742	06-27-16-11561-000-0450	BRITTANY PARK	918
FERREIRA, SANDRA I		918 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5742	18-27-16-65938-008-7060	HAVEN	706
FERREL, CHARLES C	FERREL, GAIL C	1501 PINE DR	TARPON SPRINGS	FL	34689-6103	13-27-15-33289-002-1501	PINE	1501
FERRER, FREDERICK ANTHONY		606 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0960	RIVER VILLAGE	606
FERRERA, DIGBY	FERRERA, GLORIA S	50 DRURY LN	TARPON SPRINGS	FL	34689-5031	18-27-16-89929-000-0500	DRURY	50
FERRERI, ROSALIE A	FERRERI, DENNIS J	119 E CENTER ST	TARPON SPRINGS	FL	34689-3401	12-27-15-57294-000-0100	CENTER	119
FERRETTI, MICHAEL	FERRETTI, MARY A	1148 MARINA DR	TARPON SPRINGS	FL	34689-6712	11-27-15-00952-000-0190	MARINA	1148
FERRITER, DEBORAH D		1526 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0470	NORTH RIVER	1526
FEST, DARWIN D TRE	FEST, SARA J TRE	493 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0480	VILLAGE	493
FETRIDGE, FRANK S		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2590	US HIGHWAY 19	39820
FEUER, DAVID	FEUER, OFELIA	PO BOX 1045	DOWNEY	CA	90240-0045	01-27-15-19152-005-0110	PINELLAS	1904
FGHA PROPERTIES LLC		1251 SAN CHRISTOPHER DR	DUNEDIN	FL	34698-5329	12-27-15-27792-003-0003	HIGH	220
FICO, ASTA TRE	FICO REVOCABLE TRUST	1244 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0480	WINDY BAY	1244
FICS, KRISTIAN T P	VASILAKIS, IOANNA	13 TARPON DR	TARPON SPRINGS	FL	34689-2446	11-27-15-87786-006-0131	TARPON	13
FIELD, MICHAEL	SEAGLE, MILLIE EST	731 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0400	DRIFTWOOD	731
FIERBAUGH, NORMAN R	FIERBAUGH, MELINDA A	5544 GREYSTON ST	PALM HARBOR	FL	34685-1136	08-27-16-89406-000-0261	HIGHLAND	
FIG, PAMELA R		714 MERLINS CT	TARPON SPRINGS	FL	34689-2850	14-27-15-35355-000-0220	MERLIN'S	714
FIGOLAH, MELVIN E & BARBARA J TRUST	FIGOLAH, MELVIN E TRE	196 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5014	18-27-16-89929-000-1960	ROYAL PALM	196
FILARETOU, THOMAS		133 HOPE ST	TARPON SPRINGS	FL	34689-3329	12-27-15-21078-000-0030	ROOSEVELT	
FILARETOU, THOMAS M		133 HOPE ST	TARPON SPRINGS	FL	34689-3329	12-27-15-21078-000-0020	HOPE	131
FILIPCZYK, KRZYSZTOF	FILIPCZYK, ELZBIETA	1702 CAPRI LN	TARPON SPRINGS	FL	34689-6233	06-27-16-90005-001-0010	CAPRI	1702
FILIPOVSKI, GEORGE JR	FILIPOVSKI, PACKA PANDORA	528 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0010	WIDEVIEW	528
FILLIAN, CAROL GLORIA	FILLIAN, LARRY LEE JR	161 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0170	ATHENIAN	161
FILPO, GUILLERMO ANTONIO		1250 S PINELLAS AVE UNIT 2	TARPON SPRINGS	FL	34689-3739	13-27-15-33286-020-0208	PINELLAS	1250
FINDLAY, JUSTIN M	FINDLAY, JENNA L	1278 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0080	WINDY BAY	1278
FINKELBERG, JOSEPH	FINKELBERG, ARCELIA	36181 EAST LAKE RD UNIT 2	PALM HARBOR	FL	34685-3142	18-27-16-62937-008-0820	IVEY	600
FINLEY FAMILY TRUST	FINLEY, RODEAN TRE	214 E BOYER ST	TARPON SPRINGS	FL	34689-4402	13-27-15-01692-002-0050	BOYER	
FINLEY, RODEAN		214 E BOYER ST	TARPON SPRINGS	FL	34689-4402	13-27-15-01692-002-0020	BOYER	214
FINLEY-DONOHUE, JEAN T	FINLEY-DONOHUE, DONNA L	19 BROOKVIEW DR	WADDINGTON	NY	13694-3102	18-27-16-85514-000-0820	US HIGHWAY 19	39820

Affected Properties and 500 Foot Buffer

FIORELLA, DOREEN P			14 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0140	WINDRUSH BAY	14
FIRST AMD NOVELTIES CORP		C/O BRETT PHILLIPS	40440 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-4821	18-27-16-00000-240-0500	US HIGHWAY 19	40440
FIRST BAPT CHURCH OF TARPON SPRINGS INC			1021 GULF RD	TARPON SPRINGS	FL	34689-2531	14-27-15-43074-010-0010	GULF	1021
FIRST BAPTIST CHURCH OF TARPON SPRINGS INC			1021 GULF RD	TARPON SPRINGS	FL	34689-2531	12-27-15-27792-003-0020	HIGH	336
FIRST CHURCH OF CHRIST SCIENTIST			46 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3616	13-27-15-89946-001-0180	MARTIN LUTHER KING JR	46
FIRST DOWN REALTY INC			PO BOX 39	PORT RICHEY	FL	34673-0039	12-27-15-11214-006-0005	BAYOU	
FIRST KIOUSIS FAMILY LTD PTNSP	KAVOUKLIS, HARRY		PO BOX 764	TARPON SPRINGS	FL	34688-0764	01-27-15-27072-011-0110	FULTON	
FIRST UNITED METHODIST CHURCH OF TARPON SPRINGS INC			501 E TARPON AVE	TARPON SPRINGS	FL	34689-4323	12-27-15-47628-000-0370	CENTER	
FISCHER, RODNEY S			534 66TH ST N	PALM HARBOR	FL	34684-4601	07-27-16-47538-002-0130	SPRUCE	1115
FISHER, KENNETH T & VALERIE REV LIV TRUS	FISHER, KENNETH T TRE		949 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0550	AUSSI	949
FISHER, PRISCILLA MCCLURE			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1380	US HIGHWAY 19	39820
FISHMAN, KENNETH	FISHMAN, CHRISTINA		203 S SPRING BLVD	TARPON SPRINGS	FL	34689-3504	12-27-15-29700-000-0010	SPRING	203
FITCHET, SCOTT JOSEPH			66 W LIME ST	TARPON SPRINGS	FL	34689-3626	13-27-15-15282-000-0120	LIME	66
FITZ, DAVID J	FITZ, BETH K		3616 MOUNTSHANNON ROA	COLUMBUS	OH	43221-5237	18-27-16-89929-000-1130	RACHEL	113
FITZGERALD, DESMOND			201 BOCELLI DR	NOKOMIS	FL	34275-1201	02-27-15-00978-000-0080	WESLEY	743
FITZGERALD, PAUL J	FITZGERALD, CAMILLE S		70 FOX RUN RD	WATERTOWN	CT	06795-3056	15-27-15-88225-600-0005	FLORIDA	300
FITZGERALD, VERONICA			90 S HIGHLAND AVE UNIT 31	TARPON SPRNGS	FL	34689-5363	08-27-16-48831-001-3100	HIGHLAND	90
FKH SFR PROPCO B-HLD LP		C/O FIRST KEY HOMES	1850 PARKWAY PL SE STE 90	MARIETTA	GA	30067-8261	14-27-15-35355-000-0250	MERLIN'S	702
FL DEPT OF TRANS		ATTN PROPERTY MGM	11201 N MCKINLEY DR	TAMPA	FL	33612-6456	07-27-16-99612-023-0010	OAKWOOD	
FL DEPT OF TRANS		ATTN PROPERTY MGM	315 COURT ST	CLEARWATER	FL	33756-5165	12-27-15-00000-140-0100	LIVE OAK	
FL INT IMP FUND TRE		C/O SOMERS, BERNIC	17393 KENNEDY DR	N REDINGTON BEACH	FL	33708-1350	12-27-15-00000-210-1200	ISLAND	
FL INT IMP FUND TRE		C/O THE LANDINGS A	21 OSCAR HILL RD	TARPON SPRINGS	FL	34689-6931	12-27-15-00000-210-0110	OSCAR HILL	
FL INT IMP FUND TRE		C/O SAIL HARBOR YAC	34266 US HIGHWAY 19 N	PALM HARBOR	FL	34684-2147	02-27-15-00000-440-0120	ANCLOTE	511
FL INT IMP FUND TRE		C/O GREENWAYS & TI	3900 COMMONWEALTH BLV	TALLAHASSEE	FL	32399-6575	07-27-16-00000-110-0100	PINELLAS	
FL INT IMP FUND TRE		C/O ZUTES FAMILY HL	46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-00000-220-0100	ANCLOTE	
FL INT IMP FUND TRE	KITSOS LAND LLC		510 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3128	12-27-15-00000-210-1100	DODECANESE	
FL INT IMP FUND TRE		C/O F & R LEASING IN	523 ANCLOTE RD	TARPON SPRINGS	FL	34689-6702	02-27-15-00000-440-0220	ANCLOTE	
FL INT IMP FUND TRE		C/O PORT TARPON M	527 ANCLOTE RD STE 200	TARPON SPRINGS	FL	34689-6718	02-27-15-00000-430-0110	ANCLOTE	
FL INT IMP FUND TRE	LEVENTIS, PETROS LSE		776 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3132	12-27-15-00000-230-0200	DODECANESE	
FL INT IMP FUND TRE		C/O DUCKWORTH, ER	8946 ROSS LN	NEW PORT RICHEY	FL	34654-5423	12-27-15-00000-220-0300	ISLAND	
FL TARPON SQUARE H A LLC			8816 SIX FORKS RD STE 201	RALEIGH	NC	27615-2983	12-27-15-89982-023-0100	US HIGHWAY 19	41256
FLAGSHIP BANK			29750 US HIGHWAY 19 N	CLEARWATER	FL	33761-1510	13-27-15-00000-420-0120	PINELLAS	1101
FLAMMER, MARK R	FLAMMER, TAMMIE M		24 BURTON PL	TARPON SPRINGS	FL	34688-5302	08-27-16-48870-000-0050	BURTON	24
FLANIGAN, RAYMOND L	FLANIGAN, PATRICIA J		188 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5015	18-27-16-89929-000-1880	ROYAL PALM	188
FLATHMANN, JOAN L EST			18 ETHAN LN	RONKONKOMA	NY	11779-2161	08-27-16-48831-001-1050	HIGHLAND	90
FLESHMAN, WILL A TRE	FLESHMAN, BETTY J TRE		1539 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0110	NORTH RIVER	1539
FLETCHER MARINE II LLC			1040 ISLAND AVE	TARPON SPRINGS	FL	34689-6916	12-27-15-60282-002-0009	ISLAND	1046
FLETCHER MARINE LLC			1040 ISLAND AVE	TARPON SPRINGS	FL	34689-6916	12-27-15-60282-002-0010	ISLAND	1040
FLETTY, DEAN	FLETTY, EMILY		112 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2754	15-27-15-89235-000-0104	FLORIDA	112
FLEYTLIKH, MARK	FLEYTLIKH, MARINA		90 S HIGHLAND AVE APT 204	TARPON SPRINGS	FL	34689-5362	08-27-16-48831-001-2040	HIGHLAND	90
FLIPS BY THE SEA LLC			536 AUSTIN DR	TARPON SPRINGS	FL	34688-8409	11-27-15-87786-003-0190	GULF	1014
FLOAN, BRIAN	FLOAN, PAMELA		12417 MAPLE LAKE DR SE	MENTOR	MN	56736-9446	24-27-15-36271-000-1090	OAK PARK	1668
FLOOD, TORY JANE	FLOOD, THOMAS PAUL		1569 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0060	NORTH RIVER	1569
FLORIDA DREDGE & DOCK INC			1040 ISLAND AVE	TARPON SPGS	FL	34689-6916	12-27-15-60282-002-0001	ISLAND	

Affected Properties and 500 Foot Buffer

FLORIDA FAMILY 13 PROPERTIES LLC			18514 US HIGHWAY 19 N ST	CLEARWATER	FL	33764-2764	18-27-16-98560-000-1720	US HIGHWAY 19	39650
FLORIDA GETAWAY RENTALS LLC			1342 SADDLE CT	PALM HARBOR	FL	34683-6212	23-27-15-18468-003-0270	SILKWOOD	1099
FLORIE, JOHN	FLORIE, ANDREW J		1219 E COURT ST	TARPON SPRINGS	FL	34689-5410	07-27-16-99612-003-0140	COURT	1219
FLYNN, ADAM W	FLYNN, BRITNEY LEIGH		1485 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0070	DISSTON	1485
FODERINGHAM, JEAN TRUST	DIETZ, JEAN FODERINGHAM TRE		4818 BLUE JAY CIR	PALM HARBOR	FL	34683-1101	13-27-15-06120-002-0090	BATH	302
FOLDS, NANCY			1915 GRAND BLVD	HOLIDAY	FL	34690-4502	12-27-15-15264-000-0390	ATHENS	126
FOLEY, TERRENCE II	SANDERS, JULIET		438 E ORANGE ST	TARPON SPRINGS	FL	34689-4353	12-27-15-90000-000-0060	ORANGE	438
FOLTZ, JEFF			174 ANCLOTE RD	TARPON SPRINGS	FL	34689-6955	01-27-15-27072-007-0020	ANCLOTE	174
FONTANA, CHARLES TRE			941 SAINT ANNES CT	TARPON SPRINGS	FL	34688-6331	13-27-15-33286-040-0410	PINELLAS	1250
FONTANA, DEBRA LYNN FAMILY TRUST	FONTANA, DEBRA LYNN TRE		941 SAINT ANNES CT	TARPON SPRINGS	FL	34688-6331	24-27-15-21636-005-0010	PINELLAS	1883
FONZO, DOREEN F			90 S HIGHLAND AVE UNIT 14	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1413	HIGHLAND	90
FORAKER, DENNIS M			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1330	US HIGHWAY 19	39650
FORANT, MARY LOU	FORANT, DANIEL E		300 S FLORIDA AVE APT 600	TARPON SPRINGS	FL	34689-2712	15-27-15-88225-600-0012	FLORIDA	300
FORBES, BARBARA A	HICKS, SONJA E		322 N BAY HILLS BLVD	SAFETY HARBOR	FL	34695-4905	12-27-15-89982-043-0306	BOYER	508
FORD, HENRY J	FORD, LORI M		222 SEAGULL DR	TARPON SPRINGS	FL	34689-5019	18-27-16-89929-000-2220	SEAGULL	222
FORD, JOSHUA D	KAMPMAN-FORD, TARA J		36 BURTON PL	TARPON SPRINGS	FL	34688-5302	08-27-16-48870-000-0040	BURTON	36
FORD, LENA BELLE			3901 11TH AVE S	ST PETERSBURG	FL	33711-2134	18-27-16-91080-001-0240	NORTH	
FORD, MICHAEL A			814 S GROSSE AVE	TARPON SPRINGS	FL	34689-4550	13-27-15-21348-006-0100	GROSSE	814
FORDHAM, DANIEL H			98 S HIGHLAND AVE UNIT 14	TARPON SPRINGS	FL	34689-5387	08-27-16-89880-014-1401	HIGHLAND	98
FORE, WESLEY			3129 EDWARDS PL APT 302	MARYLAND HEIGHTS	MO	63043-1832	07-27-16-47538-001-0190	ROHE	1159
FOREST RIDGE HMOWNS ASSN INC		C/O SENTRY MANAGE	2180 W SR 434 STE 5000	LONGWOOD	FL	32779-5042	01-27-15-29055-000-1190	WOOD DOVE	
FOREST RIDGE HMOWNS ASSN INC		C/O QUALIFIED PROPI	5901 US HWY 19 STE 7Q	NEW PORT RICHEY	FL	34652-2940	01-27-15-29055-000-1070	WOOD DOVE	
FOREST ROW LLC			33 N GARDEN AVE STE 120	CLEARWATER	FL	33755-6616	12-27-15-29700-000-0020	SPRING	217
FORRETTE, MAYNARD D TRE	FORRETTE, CYNTHIA A TRE		1727 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1727	GOLFVIEW	1727
FORSHIER, RHONDA			1250 S PINELLAS AVE APT 71	TARPON SPRINGS	FL	34689-3749	13-27-15-33286-070-0710	PINELLAS	1250
FORSYTHE, JAMES MALCOLM	FORSYTHE, MELISSA LEIGH		149 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0110	ATHENIAN	149
FORTIER, WILLIAM E	FORTIER, NANCY L		20 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0200	DRURY	20
FORTNEY, GEORGE E JR	FORTNEY, VIKKI LOUISE		1519 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0550	EMBER	1519
FORTSERAS, JANETTE			526 FAIRWOOD DR	TALLMADGE	OH	44278-2026	12-27-15-94145-001-2040	GRAND	100
FOSS, KELLY			1114 FLYING FISH LN	TARPON SPRINGS	FL	34689-7006	12-27-15-00960-000-0020	FLYING FISH	1114
FOSTER, DONNA M TRE			738 NATALIE LN	PALM HARBOR	FL	34683-4237	07-27-16-75996-008-0120	LOCUST	707
FOSTER, SHERILYN	FOSTER, GARY L		375 DIXIE HWY	TARPON SPRINGS	FL	34689-5775	01-27-15-63799-000-0020	DIXIE	375
FOSTER, THOMAS PAUL JR			714 PALM AVE	TARPON SPRINGS	FL	34689	11-27-15-87786-003-0030	PALM	714
FOUNTAIN, BROOKS & MURPHY, SUZANNE T	FOUNTAIN, BROOKS L TRE		1505 E TESSIER DR	TARPON SPRINGS	FL	34689-2150	11-27-15-89208-000-3015	TESSIER	1505
FOURKAS, ANTHONY MICHAEL	FOURKAS, NICOLE		727 LOCUST ST	TARPON SPRINGS	FL	34689-4154	07-27-16-75996-008-0190	LOCUST	727
FOURKAS, CHRIST A	FOURKAS, DIANNA K		210 ALBION AVE	PARK RIDGE	IL	60068-4912	12-27-15-27756-002-0110	GROSSE	101
FOURNIER, JOSEPH D	FOURNIER, NANCY L		16 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0160	DRURY	16
FOWLER, JEROME			312 E BOYER ST	TARPON SPRINGS	FL	34689-4404	13-27-15-67896-000-0110	LINCOLN	
FOWLER, PIERRE			312 E BOYER ST	TARPON SPRINGS	FL	34689-4404	13-27-15-21366-078-0410	LIME	122
FOWLER, TIMOTHY D	FOWLER, SHEILA A		1110 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8054	23-27-15-76447-000-0710	GREYWOOD	1110
FOX, CHARLOTTE ELLEN	FOX, JASON ZECHARIAH		649 E ORANGE ST	TARPON SPRINGS	FL	34689-4221	07-27-16-26928-025-0440	ORANGE	649
FOX, DONNA M	FOX, DAVID C		1243 OAK PARK DR	GALLOWAY	OH	43119-9558	18-27-16-89929-000-2410	HARMONY	241
FOX, ERNEST T JR	FOX, MAVIS F		90 S HIGHLAND AVE APT 222	TARPON SPRINGS	FL	34689-5367	08-27-16-48831-002-2220	HIGHLAND	90
FRAGKOS, GEORGIOS			1250 S PINELLAS AVE APT 21	TARPON SPRINGS	FL	34689-3739	13-27-15-33286-020-0214	PINELLAS	1250

FRANCO, JOSEPH A	FRANCO, ELIZABETH M	1949 ANCLOTE VIS	TARPON SPRINGS	FL	34689	06-27-16-75861-000-1220	ANCLOTE	1949
FRANGOS, NIKOLAS	FRAGKOU, ATHANASIA	451 ATHENS ST	TARPON SPRINGS	FL	34689-3103	14-27-15-97070-000-0600	RIDGEWOOD	971
FRANGOS, STEPHANOS		711 MAIN ST	LITTLE FALLS	NJ	07424-1054	12-27-15-80460-000-0030	ORANGE	415
FRANTZIS PROPERTIES II LLC		1005 ROSETREE LN	TARPON SPRINGS	FL	34689-2854	12-27-15-89856-000-0050	PINELLAS	535
FRANTZIS, THEODOSIOS G REV TRUST	FRANTZIS, THEODOSIOS G TRE	15 ATHENS ST	TARPON SPRINGS	FL	34689-3301	12-27-15-89856-000-0010	ATHENS	15
FRATELLO, DOMINICK J TRE	FRATELLO, MARIA R TRE	1509 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2326	11-27-15-15696-000-0470	POINSETTIA	1509
FRAZIER, MARTHA C		1250 S PINELLAS AVE UNIT 5	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-050-0502	PINELLAS	1250
FREEDOM MARINE SALES LLC		897 E VENICE AVE	VENICE	FL	34285-7038	01-27-15-89136-000-0512	RAINVILLE	1444
FREEDOM MARINE SALES LLC		897 EAST VENICE AVE	VENICE	FL	34285-7038	01-27-15-00864-001-0210	PINELLAS	1844
FREEMAN, CAROLYN		233 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2330	DIXIE	233
FREEMAN, LANNY M		509 RIVERVIEW LN	TARPON SPRINGS	FL	34689-4113	07-27-16-75798-000-0170	RIVERVIEW	509
FREEMAN, MARK ANDREW	FREEMAN, SUSAN LEIGH	1253 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0210	WINDY BAY	1253
FREGRA HOLDINGS LLC		3 PLUFF AVE	NORTH READING	MA	01864-1342	13-27-15-61541-001-5010	CURLEW	501
FREY, STEVEN T	FREY, JENNIFER L	4240 CALKINS RD	YOUNGSTOWN	NY	14174-9602	18-27-16-89929-000-2740	NORTHGATE	274
FREY, TIMOTHY		983 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0250	SUNRISE	983
FRIEDMAN, ADAM	FRIEDMAN, NICOLE	608 BANANA ST	TARPON SPRINGS	FL	34689-3677	13-27-15-01998-000-0130	BANANA	608
FRIEDMAN, ALAN E		706 WATERVIEW LN	TARPON SPRINGS	FL	34689-2626	14-27-15-97070-000-0670	WATERVIEW	706
FRIEL, CRAIG A	FRIEL, NANCY G	300 S FLORIDA AVE APT 600	TARPON SPRINGS	FL	34689-2712	15-27-15-88225-600-0002	FLORIDA	300
FRIENDS TARPON SPRINGS PUBLIC LIBRARY INC		PO BOX 2113	TARPON SPRINGS	FL	34688-2113	12-27-15-89982-076-0100	LEMON	160
FRISBIE POLLARD DEVELOPEMENT LLC		PO BOX 2268	TARPON SPRINGS	FL	34688-2268	10-27-15-26539-000-0910	WAYFARER	424
FRISTER, RICHARD A		618 HAVEN PL	TARPON SPRINGS	FL	34689-4843	18-27-16-65938-002-6180	HAVEN	618
FRITZ, DANIEL A	KELLER-FRITZ, TIFFANY R	1133 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1450	POINTE ALEXIS	1133
FROHLICH, BONITA A		98 S HIGHLAND AVE UNIT 15	TARPON SPRINGS	FL	34689-5387	08-27-16-89880-015-1501	HIGHLAND	98
FRONTIER FLORIDA LLC	C/O DUFF AND PHELP	PO BOX 2749	ADDISON	TX	75001-2749	12-27-15-89982-032-0201	TARPON	621
FRUIT BOWL LAND TRUST		6156 KRISTA DR	SPRING HILL	FL	34609-8955	13-27-15-32508-001-0010	LEMON	460
FRYATT, GERALD T	HOPKINS, JANE M	410 HOPE ST	TARPON SPRINGS	FL	34689-3140	12-27-15-82980-000-0110	HOPE	410
FULCRUM LLC		5901 US HIGHWAY 19	NEW PORT RICHEY	FL	34652-2960	12-27-15-89982-048-0200	WALTON	501
FULLER, MATTIE L HARDY EST	DENEAL, JIMMY	711 NORTH AVE	TARPON SPRINGS	FL	34689-4541	18-27-16-91080-003-0060	NORTH	711
FULMER, BRYAN	FULMER, JODIE	1436 MEYER LN	TARPON SPRINGS	FL	34688-5342	08-27-16-48870-000-0140	MEYER	1436
FULTON, NIKI		59 W LIME ST	TARPON SPRINGS	FL	34689-3625	13-27-15-43578-000-0020	LIME	59
FULTON, VIRGINIA G	SCHULTZ, WILHELMINA A	503 SPRING TREE CT	TARPON SPRINGS	FL	34689-3866	24-27-15-62944-000-0170	SPRING TREE	503
FURLER, LARRY D	FURLER, JANET T	1417 LONESOME PINE LN	TARPON SPRINGS	FL	34689-5333	18-27-16-46656-006-0110	MARTIN LUTHER KING JR	609
FURSTENBERG, WERNER	FURSTENBERG, MAGRIETHA	1422 CIRCLE DR	TARPON SPRINGS	FL	34689-2059	02-27-15-00978-000-0130	WESLEY	723
FURSTENBERG, WERNER	FURSTENBERG, MAGRIETHA G	1422 CIRCLE DR	TARPON SPRINGS	FL	34689-2059	02-27-15-75760-001-0080	NORTH BEND	1568
FUSCIARDI, GIUSEPPE	FUSCIARDI, FIDELMA	58 DRURY LN	TARPON SPRINGS	FL	34689-5031	18-27-16-89929-000-0580	DRURY	58
FUTRAL, JAMES DAVID	FUTRAL, JUDY E	4765 MICHELLE LN	PALM HARBOR	FL	34684-1063	19-27-16-89925-009-0060	MICHELLE	4765
FYE, SHAWN	LYNFORD, DEBORAH	1228 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0330	WINDY BAY	1228
G G R ANCLOTE LLC		46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-002-0170	NORTH BEND	1595
G G R PARKSIDE LLP		46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	14-27-15-96926-000-0006	VILLAGE	
G J A PROPERTY MANAGEMENT LLC		49 CENTRAL CT	TARPON SPRINGS	FL	34689-3209	13-27-15-64944-006-0110	MORGAN	522
G J MORGAN CORP		1403 OLEANDER DR	TARPON SPRINGS	FL	34689-2307	18-27-16-62937-008-0800	DISSTON	1367
GABEL, AUDREY HELEN		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0514	US HIGHWAY 19	39650
GABLE, WILLIAM E	GABLE, CHARLENE A	1644 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0120	CITRINE	1644
GABRIELLI, JAMES	GABRIELLI, DONNA	1149 LANCER LN	TARPON SPRINGS	FL	34689-8034	14-27-15-52389-000-0390	LANCER	1149

Affected Properties and 500 Foot Buffer

GADDIS, RENEE CHRISTINE		469 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0440	VILLAGE	469
GADSON, GALE A		506 E BOYER ST	TARPON SPRINGS	FL	34689-4408	12-27-15-89982-043-0307	BOYER	506
GADSON, MICHAEL EST		506 E BOYER ST	TARPON SPRINGS	FL	34689-4408	13-27-15-32508-002-0010	BOYER	
GAGNON, BRUNO	SCHMIDLING-GAGNON, LORINE LYNN	30725 US HIGHWAY 19 N UN	PALM HARBOR	FL	34684-4400	07-27-16-47538-001-0070	ROHE	1163
GAINES, RONALD L	GAINES, MARY LOUISE	602 N DISSTON AVE	TARPON SPRINGS	FL	34689-4024	07-27-16-26928-012-0130	DISSTON	602
GAITAN, JOEL		4600 GLENBROOK LN	PALM HARBOR	FL	34683-1567	19-27-16-30998-000-0200	GLENBROOK	4600
GALANTE, AUSTIN	GALANTE, DENISE	112 HIGHLAND RD	TARPON SPRINGS	FL	34689-1918	24-27-15-39348-001-0100	HIGHLAND	
GALANTE, TARA D		112 HIGHLAND RD	TARPON SPRINGS	FL	34689-1918	24-27-15-39348-001-0090	HIGHLAND	112
GALARDI, FRANK R	GALARDI, FRANCES M	556 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0180	VILLAGE	556
GALETI, CHARLES S		714 N DISSTON AVE	TARPON SPRINGS	FL	34689-4026	12-27-15-89982-007-0212	DISSTON	714
GALINEAS, WILLIAM V		605 CHARLOTTE AVE	TARPON SPRINGS	FL	34689-2157	10-27-15-31482-004-0200	CHARLOTTE	605
GALLAGHER, PATRICK D	GALLAGHER, CHRISTINE L	220 N GROSSE AVE	TARPON SPRINGS	FL	34689-4343	12-27-15-89982-027-0204	GROSSE	220
GALLAGHER, SHAWN	GALLAGHER, MARTHA	168 EARL ST	TARPON SPRINGS	FL	34689-3803	24-27-15-62190-005-0090	EARL	168
GALLANDRE-LEBHAR, CLARA F		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1100	US HIGHWAY 19	39820
GALLASTEGUI, MARIANA LYNNE		212 N SPRING BLVD	TARPON SPRINGS	FL	34689-3248	12-27-15-27792-001-0030	SPRING	212
GALLINA, JAMES M	GALLINA, PATRICIA A	609 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2100	10-27-15-87822-008-0390	WIDEVIEW	609
GALLO, ANTONIA		381 BENNETT RD	CHEEKTOWAGA	NY	14227-1522	13-27-15-03950-000-0060	BAYOU VILLAGE	433
GALUSZA, MICHAEL D		PO BOX 208	TARPON SPRINGS	FL	34688-0208	08-27-16-48831-001-3110	HIGHLAND	90
GAMACHE, MICHAEL E		520 MIDWAY LN	TARPON SPRINGS	FL	34689-4044	12-27-15-85050-002-0060	MIDWAY	520
GAMBILL, JOHN B		102 FULTON ST	TARPON SPRINGS	FL	34689-6946	01-27-15-27072-004-0100	FULTON	102
GAMBLE, KRIS	GAMBLE, ALLYSON	4466 GLENBROOK DR	PALM HARBOR	FL	34683-1561	19-27-16-30998-000-0490	GLENBROOK	4466
GAMMILL, BRADLEY		212 SEAGULL DR	TARPON SPRINGS	FL	34689-5047	18-27-16-89929-000-2120	SEAGULL	212
GANCI, NICK JR & LINDA M REV TRUST	GANCI NICK JR TRE	4807 MICHELLE LN	PALM HARBOR	FL	34684-1064	19-27-16-89925-010-0050	MICHELLE	4807
GANT, JAMES H III		1250 S PINELLAS AVE APT 10	TARPON SPRINGS	FL	34689-3754	13-27-15-33286-100-1004	PINELLAS	1250
GARCIA, ALFONSO		101 CYPRESS ST APT 1	TARPON SPRINGS	FL	34689-3468	12-27-15-89982-062-0305	CYPRESS	101
GARCIA, ANDRES	HERNANDEZ, ROSA	664 47TH ST	BROOKLYN	NY	11220-1415	18-27-16-89929-000-1120	RACHEL	112
GARCIA-SANTOS, FELIPE		1275 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0100	WINDY BAY	1275
GARDINER, JOSEPH	OTU-AKYEAMPONG, DEBORAH	1369 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0790	DISSTON	1369
GARDNER, EDWARD	GARDNER, KAREN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1440	US HIGHWAY 19	39820
GARDNER, ERIC R	GARDNER, STACI D	1501 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2031	03-27-15-87858-000-1200	RIVERSIDE	1501
GARDNER, MARY M		1413 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0330	RIDGE	1413
GARDNER, SCOTT FREDRIC	HILL-GARDNER, JAYME	1460 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0220	RIDGE	1460
GARETSON, DAVID B TRE	GARETSON, JOLYNN A TRE	2003 EUCLID AVE	BELOIT	WI	53511-5803	18-27-16-85514-000-1760	US HIGHWAY 19	39820
GARMAN, LARRY M	GARMAN, THERESA A	3383 E DIVISION RD	TIPTON	IN	46072-8879	12-27-15-94145-001-1070	GRAND	100
GARNER, DARRYL M	GARNER, SANDRA B	90 S HIGHLAND AVE APT 313	TARPON SPRINGS	FL	34689-5345	08-27-16-48831-002-3130	HIGHLAND	90
GARNICA, DAVID	GARNICA, NAYANA	1482 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0140	HILLVIEW	1482
GARRISON, MARY A		90 S HIGHLAND AVE APT 141	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1416	HIGHLAND	90
GARRISON, MICHAEL	GARRISON, ELAINE	617 E CENTER ST	TARPON SPRINGS	FL	34689-4209	07-27-16-26928-025-0170	CENTER	617
GARV, EDWARD T	GARV, SUZANNE M	1312 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-009-0140	GULF	1312
GARVEY, CAMILLE A		4670 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0060	TUDOR	4670
GASIEWSKI, PATRYK		613 LOCUST ST	TARPON SPRINGS	FL	34689-4152	12-27-15-89982-007-0200	LOCUST	613
GASTINEAU, JERRY L EST		151 MELODY LN	TARPON SPRINGS	FL	34689-5008	18-27-16-89929-000-1510	MELODY	151
GATES, VIRGINIA L		90 S HIGHLAND AVE APT 213	TARPON SPRINGS	FL	34689-5344	08-27-16-48831-002-2130	HIGHLAND	90
GATZOULIS-KOSSIFIDIS, JOHANNA		1435 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2070	03-27-15-48379-000-0110	RIVERSIDE	1435

Affected Properties and 500 Foot Buffer

GAUSE BUILT REALTY HOLDINGS LLC			728 WESLEY AVE STE 10	TARPON SPRINGS	FL	34689-6749	02-27-15-00978-000-0240	WESLEY	736
GAUSE, CLAUDE M			112 CYPRESS ST	TARPON SPRINGS	FL	34689-3406	12-27-15-89982-063-0201	CYPRESS	112
GAUSE, ROBERT D	GAUSE, KIRSULA TSALICKIS		208 HIGH ST	TARPON SPRINGS	FL	34689-3222	12-27-15-53352-007-0290	HIGH	208
GAUTHIER, EDWARD PHILLIP	MCFADDEN, DEBORAH ANNE		10380 ATHABASCA DR	RICHMOND BC V7A 4Z4			18-27-16-89929-000-1140	RACHEL	114
GAY, TODD M			1766 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0150	BIARRITZ	1766
GAYNOR, DANIEL	GAYNOR, LISA M		1502 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1110	RIVERSIDE	1502
GBA TARPON 84 LLC			5962 BUENA VISTA CT	BOCA RATON	FL	33433-8201	01-27-15-89136-000-0551	INDUSTRIAL	
GEARY, JOSEPH T			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0562	US HIGHWAY 19	39650
GEBREYES, ESHETU GABRE	ABALAIN, RENEE LOUISE		627 HAVEN PL	TARPON SPRINGS	FL	34689-4859	18-27-16-65938-003-6270	HAVEN	627
GELAZIN, KIMBERLY C			1491 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0350	HILLVIEW	1491
GEMCO HOLDINGS LLC			438 MINTWOOD TER	TARPON SPRINGS	FL	34688-7270	12-27-15-90000-000-0200	TARPON	433
GEMMELL, DOUGLAS S	GEMMELL, JOAN S		810 PINE ST	TARPON SPRINGS	FL	34689-5901	07-27-16-26928-021-0050	PINE	810
GEMMELLARO, STEVE	GEMMELLARO, GIULIA		802 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2334	11-27-15-87786-004-0370	RIVERSIDE	802
GENESIS INDUSTRIAL LLC			3601 ALT 19 STE A	PALM HARBOR	FL	34683-1479	01-27-15-89136-000-0050	OAKMONT	1845
GENGALO, JOSEPH B	BRINSON, TINA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2230	US HIGHWAY 19	39820
GENIS, LEONARD P	LAMMERS, MICHELE H		92 RACHEL DR	TARPON SPRINGS	FL	34689-5011	18-27-16-89929-000-0920	RACHEL	92
GENTRY, MARLENE			121 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1210	MELODY	121
GEORGE, EVELYN I			726 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0530	DRIFTWOOD	726
GEORGE, KARL MARSHALL	GEORGE, RENEE BERNADETTE		1152 FLYING FISH LN	TARPON SPRINGS	FL	34689-7006	12-27-15-00960-000-0050	FLYING FISH	1152
GEORGIADIS, GEORGIA			500 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	12-27-15-53352-002-0030	DODECANESE	927
GEORGIOU, KLEOPATRA			1711 FOX RUN DR	TARPON SPRINGS	FL	34689-3033	12-27-15-66573-000-0290	PINELLAS	510
GEORGOULIAS, DEAN STEVE	GEORGOULIAS, KATERINA PSEFTELIS		1127 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1460	POINTE ALEXIS	1127
GERACI, GASPERE C	GERACI, ERIN M		521 W SPRUCE ST	TARPON SPRINGS	FL	34689-3355	12-27-15-39834-000-0120	SPRUCE	521
GERACI, KYLE	GERACI, JESSICA		720 LOCUST ST	TARPON SPRINGS	FL	34689-4153	07-27-16-75996-008-0230	LOCUST	720
GERBASE HOLDINGS LLC			11 E ORANGE ST	TARPON SPRINGS	FL	34689-3439	12-27-15-60228-000-0140	ORANGE	11
GERHART, BRANDON K	GERHART, MICHELLE		616 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2109	11-27-15-56438-000-0010	FLORIDA	616
GERKEN, CRAIG J			13480 WEATHERSTONE DR	SPRING HILL	FL	34609-2030	13-27-15-55306-002-0150	MERES	200
GERMANN, JAMES M	DECK, CAROL LYNN		39650 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2530	US HIGHWAY 19	39650
GESHEL, PETER J	GESHEL, STEPHANIE K		1420 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0170	RIDGE	1420
GGR ANCLOTE LLC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-002-0220	BRADY	435
GGR NORTH LAKE TRAIL LLC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	07-27-16-60847-000-0180	SAND CRANE	
GIALOUSIS, ELENI			1307 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2355	11-27-15-87786-009-0050	TALLAHASSEE	
GIALOUSIS, JOHN			90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5343	08-27-16-48831-002-1180	HIGHLAND	90
GIALOUSIS, JOHN M	GIALOUSIS, MICHAEL E		1025 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2947	01-27-15-19152-001-0230	DOUGLAS	
GIALOUSIS, JOHN M	GIALOUSIS, MICHAEL M		1025 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2947	12-27-15-89820-000-0100	READ	34
GIALOUSIS, MANUEL			1331 SUNSET CT	TARPON SPRINGS	FL	34689-2755	14-27-15-34132-000-0060	SUNSET	1331
GIALOUSIS, MICHAEL	GIALOUSIS, JANELLE PHILLIPS		1224 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0350	WINDY BAY	1224
GIALOUSIS,TONY	GIALOUSIS, FANI		426 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2709	15-27-15-97506-000-0070	FLORIDA	426
GIANAROS, AGLAIA		C/O GIANAROS, DANA	13845 SW 145TH PL	MIAMI	FL	33186-6778	18-27-16-32778-000-0100	SUNRISE	972
GIANCOLA, EDWARD	GIANCOLA, ANDREW J		1567 RIVERDALE DR	OLDSMAR	FL	34677-4861	08-27-16-48831-002-1240	HIGHLAND	90
GIANCOLA, PERRY	GIANCOLA, LAURIE		98 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-020-2001	HIGHLAND	98
GIANESKIS & ASSOC INC			3430 TAMPA RD	PALM HARBOR	FL	34684-3530	12-27-15-98227-001-0082	DODECANESE	765
GIANESKIS, DONNIE F			853 OAKWOOD DR	TARPON SPRINGS	FL	34689-5217	07-27-16-50958-000-1270	OAKWOOD	853
GIANESKIS, JOHN MARK TRE	GIANESKIS, ANNE K TRE		3430 TAMPA RD	PALM HARBOR	FL	34684-3530	12-27-15-01350-000-0040	PINELLAS	10

Affected Properties and 500 Foot Buffer

GIANNULIS, ESTER M		85 HIGHLAND RD	TARPON SPRINGS	FL	34689-1912	24-27-15-39348-002-0540	HIGHLAND	85
GIANNULIS, MICHAEL A	GIANNULIS, REBECCA	81 HIGHLAND RD	TARPON SPRINGS	FL	34689-1912	24-27-15-39348-002-0560	HIGHLAND	81
GIBALDI, RICHARD L	GIBALDI, CHRISTINE M	711 LOCUST ST	TARPON SPRINGS	FL	34689-4154	07-27-16-75996-008-0140	LOCUST	711
GIBBONS, JOSEPH GEORGE	DAVIES, DANA RUTH	1073 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7127	03-27-15-72384-000-1580	POINTE ALEXIS	1073
GIBSON, JOSEPH	ETHERIDGE, CINDY	320 N GROSSE AVE	TARPON SPRINGS	FL	34689-4032	12-27-15-47592-000-0251	GROSSE	320
GICCA, GREGORY A		1849 BRILAND ST	TARPON SPRINGS	FL	34689-1966	14-27-15-96926-000-0340	VILLAGE	442
GIEGERICH, ROBERT A TRE	GIEGERICH, LOIS TRE	16 BALDWIN LN	PITTSFIELD	NH	03263-3409	13-27-15-33286-060-0614	PINELLAS	1250
GIGLIA, DAVID D	GIGLIA, SUSAN M	2 VENETIAN CT	TARPON SPRINGS	FL	34689-3251	12-27-15-93867-000-0220	VENETIAN	2
GILBERT, DENA K		2218 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0160	ANDOVER	2218
GILBERT, JAMES GEORGE	GILBERT, LAURA BETH	1007 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7142	03-27-15-72383-000-1750	BLUE HERON	1007
GILBERT, KIPLYN	GILBERT, TAVIS	1165 W CURLEW PL	TARPON SPRINGS	FL	34689-8044	14-27-15-13528-000-0050	CURLEW	1165
GILBERTI, JOSEPH P		1121 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1470	POINTE ALEXIS	1121
GILLETT, HERBERT G JR		620 N GROSSE AVE	TARPON SPRINGS	FL	34689-4035	12-27-15-60264-000-0210	GROSSE	620
GILLILAND, BROOK LEE TRE	GILLILAND, FRANCES LEE TRE	1233 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0310	WINDY BAY	1233
GILLMORE, BARBARA		20827 FAIRPARK DR	FAIRVIEW PARK	OH	44126-2008	18-27-16-85514-000-0870	US HIGHWAY 19	39820
GINGRAS, PATRICIA LIV TRUST		1330 SUNSET CT	TARPON SPRINGS	FL	34689-2751	14-27-15-34132-000-0030	SUNSET	1330
GINN, JULIE ANN	GINN, GREG L	19 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689	10-27-15-98260-015-0190	WINDRUSH BAY	19
GINNIS, JEANNETTE		1840 WACASSASSA ST	TARPON SPRINGS	FL	34689-6629	02-27-15-00978-000-0020	WESLEY	773
GINNIS, PHILLIP N	GINNIS, DESIREE	120 READ ST	TARPON SPRINGS	FL	34689-3240	12-27-15-15228-000-0050	READ	120
GINTER, GERALD L JR TRE	GINTER, AMY M TRE	704 NW 109TH ST	VANCOVER	WA	98685-4170	10-27-15-98260-015-0020	WINDRUSH BAY	2
GIOIELLI, TYLER STORM	BRYAN, LIANNE LUCILLE	512 E CENTER ST	TARPON SPRINGS	FL	34689-4328	12-27-15-47628-000-0360	CENTER	512
GIORDANO, PATRICIA A TRE	GIORDANO, PATRICIA A REV TRUST	1434 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0050	HIDDEN	1434
GIRLANDO, JOHN J TRUST	GIRLANDO, JOHN J TRE	1116 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1670	POINTE ALEXIS	1116
GIULIANI, SYLVIA TRE	GIULIANI, SYLVIA TRUST	100 GRAND BLVD UNIT 104	TARPON SPRINGS	FL	34689-3265	12-27-15-94145-001-1040	GRAND	100
GLAROS, KALIOPE	GLAROS, GEORGE S	1311 GULFVIEW WOODS LN	TARPON SPRINGS	FL	34689-2929	12-27-15-73674-000-0180	HOPE	308
GLAUS, BRYAN C TRE	GLAUS, MARILYN E TRE	524 REBSTOCK BLVD	PALM HARBOR	FL	34683-1835	12-27-15-77796-713-0101	LEMON	
GLENEAGLES HOMEOWNER ASSOC	C/O MASCARA, ERNES	PO BOX 180	ST PETERSBURG	FL	33731-0180	30-27-16-31000-000-0001	CYPRESS POND	
GLINATSIS, SKEVOS	GLINATSIS, THELMA	314 ATHENS ST	TARPON SPRINGS	FL	34689-3308	12-27-15-15264-000-0310	ATHENS	314
GLOVER, LESLIE A		90 S HIGHLAND AVE APT 121	TARPON SPRINGS	FL	34689-5379	08-27-16-48829-000-1217	HIGHLAND	90
GLOWACKI, DANIEL	GLOWACKI, IRENE	1673 OAK PARK CT	TARPON SPRINGS	FL	34689-3892	24-27-15-36271-000-1160	OAK PARK	1673
GMB INVESTMENTS LLC		10149 PORCH ST	NEW PORT RICHEY	FL	34655-2074	13-27-15-33286-050-0504	PINELLAS	1250
GMW BOATWORKS LLC		950 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689-3110	12-27-15-53352-002-0050	ROOSEVELT	950
GODBOLD, LARRY P	GODBOLD, CATHLEEN L	1297 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3905	18-27-16-62937-008-0910	COTTAGE GROVE	1297
GODBOLE REV TRUST	GODBOLE, JAI A TRE	1019 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2141	13-27-15-03950-000-0050	BAYOU VILLAGE	427
GODFREY, DREW A		824 BECKETT WAY	TARPON SPRINGS	FL	34689-5708	06-27-16-89388-000-0513	BECKETT	824
GODOY, MICHAEL	GODOY, KAREN	833 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0290	CALLISTA CAY	
GOFF, KATIE ELIZABETH		1417 MEYER LN	TARPON SPRINGS	FL	34688-5341	08-27-16-74398-000-0030	MEYER	1417
GOGA, JAMES W	GOGA, ANITA M	269 NORTHGATE DR	TARPON SPRINGS	FL	34689-5038	18-27-16-89929-000-2690	NORTHGATE	269
GOLLINGER, ADAM	GOLLINGER, ERIN	1971 CAROLINA AVE	TARPON SPRINGS	FL	34689-1936	24-27-15-21636-003-0140	CAROLINA	1971
GOMES, MEGHAN		1759 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0330	BIARRITZ	1759
GOMEZ, CHRISTIAN	CARIDE, NINA MARIE	947 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0060	CELTIC	947
GOMEZ, DAVID I	GOMEZ, DAWN F	1645 OAK SPRING DR	TARPON SPRINGS	FL	34689-1724	24-27-15-36271-000-0430	OAK SPRING	1645
GOMEZ, EILEEN MARIE	CONFORTI, JEREMY GUY	1674 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1330	WATER OAK	1674
GOMEZ, FERNANDO A TRE	GOMEZ, FERNANDO A LIVING TRUST	2950 LEPRECHAUN LN	PALM HARBOR	FL	34683-2318	13-27-15-89898-000-0190	PINELLAS	1501

Affected Properties and 500 Foot Buffer

GOMEZ, FERNANDO A TRE	GOMEZ, FERNANDO A LIV TRUST	2950 LEPRECHAUN LN	PALM HARBOR	FL	34683-2318	13-27-15-89898-000-0180	PINELLAS	1501
GOMEZ, FERNANDO ANTONIO		2136 GLENBROOK CLOSE	PALM HARBOR	FL	34683-1558	13-27-15-89898-000-0210	PINELLAS	1501
GOMEZ, FERNANDO ANTONIO	GOMEZ, THOMAS DANIEL	2136 GLENBROOKE CLOSE	PALM HARBOR	FL	34683-1558	18-27-16-65938-009-7100	HAVEN	710
GOMEZ, MIRANDI A		1363 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3907	18-27-16-62937-008-0880	COTTAGE GROVE	1363
GONATOS, ANTONIA GEORGE		1250 S PINELLAS AVE APT 30	TARPON SPRINGS	FL	34689-3740	13-27-15-33286-030-0309	PINELLAS	1250
GONATOS, MARIA E		1418 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0510	TALLAHASSEE	1418
GONDEK, MARY ANN TRUST	GONDEK, MARY ANN TRE	421 WAYFARER CT	TARPON SPRINGS	FL	34689-2251	10-27-15-26539-000-0840	WAYFARER	421
GONZALEZ, ARTURO JR	CARAPELLUCI, KIMBERLY R	1074 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8054	23-27-15-76447-000-0730	GREYWOOD	1074
GONZALEZ, BARRY J	GRAY-GONZALEZ, MELANIE	1613 KISMET CT	TARPON SPRINGS	FL	34689-2038	03-27-15-87374-000-0690	KISMET	1613
GONZALEZ, BELKIS		970 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0170	CELTIC	970
GONZALEZ, GUSTAVO		1556 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0520	NORTH RIVER	1556
GONZALEZ, LUIS M		608 WOOD ST APT A	DUNEDIN	FL	34698-7152	13-27-15-06120-002-0080	BATH	220
GOOD, CYNTHIA		200 MERES BLVD APT 27	TARPON SPRINGS	FL	34689-2640	13-27-15-00000-240-0310	MERES	190
GOODLING, BRIAN		32270 GODDARD DR	WESLEY CHAPEL	FL	33543-7226	18-27-16-46656-006-0070	OAKWOOD	612
GOODMAN, JEFFREY D	GOODMAN, SHARON S	1002 PONDVIEW CT	TARPON SPRINGS	FL	34689-7125	03-27-15-72383-000-1360	PONDVIEW	1002
GOODMAN, TAMMI M	GOODMAN, ANTHONY J	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2520	US HIGHWAY 19	39820
GOODMAN, TERRY JOE	GOODMAN, CAROLYN JEANNE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0110	US HIGHWAY 19	39820
GOODWIN, JAMES R		4246 QUAIL NEST LN	NEW SMYRNA BEACH	FL	32168-5248	18-27-16-62937-011-0190	DISSTON	1291
GORBY, ROBERT	GORBY, NANCY	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1450	US HIGHWAY 19	39820
GORDON, JACK C TRE	GORDON, LYNN E TRE	18N340 NORTHWEST LN	WEST DUNDEE	IL	60118	12-27-15-00960-000-0010	FLYING FISH	1102
GORRIN, JOSEPH	GORRIN, LINDSEY	1102 MISTY LN	TARPON SPRINGS	FL	34689-2725	14-27-15-89226-000-0243	MISTY	1102
GOSS, CRYSTAL LAUREL	MCDONALD, J'VION JAKEL DEMITRIUS	715 NORTH AVE	TARPON SPRINGS	FL	34689	18-27-16-91080-003-0080	NORTH	
GOTTHOLD, KENNETH C	GOTTHOLD, TAMMY	870 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0280	CALLISTA CAY	
GOTTWALD, JOSEPH A III		18 ROBERTS AVE	CORNING	NY	14830-3428	24-27-15-62939-001-0140	VILLAGE OAK	503
GOULET, JEAN GUY	HARMEGINES, LISE	2268 CH DE LA POINTE-DRUI	MAGOG QC J1X 0M8			18-27-16-89929-000-2470	HARMONY	247
GOURGEOT, CARL MICHAEL	GOURGEOT, JEAN MARIE	1476 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0240	RIDGE	1476
GOVIN, RAJAN	GOVIN, SASHI	39 RIDGEWOOD RD	HARTFORD	CT	06107-2924	14-27-15-96926-000-0230	VILLAGE	526
GRABOWSKI, GARRY E		1018 GULF RD	TARPON SPRINGS	FL	34689-2532	11-27-15-87786-003-0210	GULF	1018
GRACE, HENRY A		14350 CHANNEL DR	LARGO	FL	33774-2801	07-27-16-75798-000-0370	DRIFTWOOD	719
GRACE, PETER E		95 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-0950	RACHEL	95
GRADUAL, LINDA ELLEN TRE	GRADUAL, LINDA ELLEN REV TRUST	3 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1201	10-27-15-98260-015-0030	WINDRUSH BAY	3
GRADY, VANESSA		748 HAVEN PL	TARPON SPRINGS	FL	34689-4809	18-27-16-65938-011-7480	HAVEN	748
GRAHAM, DAVID L		1437 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0110	DISSTON	1437
GRAHAM, JED M	GRAHAM, JENNIFER D	302 BANANA ST	TARPON SPRINGS	FL	34689-3606	13-27-15-06120-001-0010	BANANA	302
GRAME, CONSTANTINE	MONAHAN, KATHLEEN M	422 E ORANGE ST	TARPON SPRINGS	FL	34689-4353	12-27-15-90000-000-0090	ORANGE	422
GRAMER, AARON C		1113 LAKE ST	TARPON SPRINGS	FL	34689-5512	07-27-16-99612-023-0190	LAKE	1113
GRANGER, DALLAS		90 S HIGHLAND AVE APT 201	TARPON SPRINGS	FL	34689-5362	08-27-16-48831-001-2010	HIGHLAND	90
GRANT, BRIDGET KATHLEEN		450 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0330	VILLAGE	450
GRANT, JAMES R	GRANT, KAREN	98 S HIGHLAND AVE UNIT 17	TARPON SPRINGS	FL	34689-5391	08-27-16-89880-017-1701	HIGHLAND	98
GRASSER, VINCENT		1241 CENTER AVE	TARPON SPRINGS	FL	34689-6960	01-27-15-27072-008-0170	CENTER	1241
GRASSY POINT HMOWNS ASSN INC	C/O SENTRY MGMT IN	2180 W SR 434 STE 5000	LONGWOOD	FL	32779-5042	23-27-15-32928-000-0001	LIAM	
GRAUER, DONALD	GRAUER, JEAN	PO BOX 82	BLUE POINT	NY	11715	13-27-15-33286-070-0711	PINELLAS	1250
GRAVENS, DAVID W	GRAVENS, EVA	1604 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2242	10-27-15-15678-000-0210	TALLAHASSEE	1604
GRAY, CLYDE BENTON		PO BOX 166	TARPON SPRINGS	FL	34688-0166	13-27-15-32508-001-0050	LEMON	444

Affected Properties and 500 Foot Buffer

GRAY, FRANK E	GRAY, BARBARA A		1373 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0770	DISSTON	1373
GRAY, GEORGE T	GRAY, DIANE L		697 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2606	14-27-15-97070-000-0550	HIDDEN LAKE	697
GRAY, KATHERINE P TRUST	GRAY, KATHERINE P TRE		759 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3131	12-27-15-98227-001-0071	DODECANESE	759
GRAY, LAWRENCE W & SUSAN M LIV TRUST	GRAY, LAWRENCE W TRE		1670 AUTUMNWOOD ST	TARPON SPRINGS	FL	34689-8036	23-27-15-76447-000-0750	AUTUMNWOOD	1670
GRAY, WALLACE C IV	GRAY, ANGELINA		26 NEWBURGH ST	ELMONT	NY	11003-4922	19-27-16-62936-008-0530	FOREST LAWN	1391
GRAZIANO, MORENO	BRAMONTE, MARYLYNN		1422 GULF RD	TARPON SPRINGS	FL	34689	11-27-15-87876-012-0140	GULF	1422
GREEN DOLPHIN COMMONS INC		C/O DUNBAR	1250 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3758	13-27-15-00000-310-0210	PINELLAS	1250
GREEN DOLPHIN COMMONS INC			2105 OAK CIR	TARPON SPRINGS	FL	34689-6104	13-27-15-00000-310-0110	PINELLAS	
GREEN DOLPHIN PARK CONDO ASSN INC			223 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3633	13-27-15-33286-000-0001	MERES	
GREEN DOLPHIN PARK MIDRISE CONDO ASSN INC			2105 OAK CIR	TARPON SPRINGS	FL	34689-6104	13-27-15-33287-000-0001	PINELLAS	
GREEN DOLPHIN PARK VILLAS ASSN INC			2105 OAK CIR	TARPON SPRINGS	FL	34689-6104	13-27-15-33289-000-0001	PINELLAS	
GREEN, CHRIS			1620 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	13-27-15-58916-012-0128	MOORINGS COVE	329
GREEN, CHRISTOPHER			2 OSPREY RISE	NORTHAMPTON NN40TA			03-27-15-87374-000-0180	CITRINE	1620
GREEN, DARRYL VAUGHN TRE	GREEN, DARRYL VAUGHN REV LIV TRUST		19173 LONG LAKE RANCH BL	LUTZ	FL	33558-5509	13-27-15-33286-020-0211	PINELLAS	1250
GREEN, JOSEPH G JR	GREEN, TINA M		3846 ASHLEY CT	COLLEGEVILLE	PA	19426-1256	13-27-15-58916-003-0037	MOORINGS COVE	340
GREEN, ZACHARY	GREEN, AMBER		1389 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3919	19-27-16-62936-008-0540	FOREST LAWN	1389
GREENE, ROGER L JR TRE	GREENE, TAMARA L TRE		PO BOX 215	ATASCADERO	CA	93423-0215	12-27-15-13189-000-0110	RING	133
GREENE, TIMOTHY LANE	GREENE, PATRICIA L		1113 KNOLLWOOD DR	SAFETY HARBOR	FL	34695-4407	07-27-16-75996-008-0260	LOCUST	714
GREENE, TINA L			1118 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5532	07-27-16-99612-023-0080	OAKWOOD	1118
GREENLAND, CHAD	GREENLAND, KELLY		1043 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1060	SAWGRASS	1043
GREER, AMY E			4397 LIGHTFOOT ST	SPRING HILL	FL	34609-1934	07-27-16-99612-018-0070	LIME	1118
GREGORIUS, PETER	GREGORIUS, KATHRYN		11 WAVY LN	WANTAGH	NY	11793-1201	08-27-16-48829-000-1312	HIGHLAND	90
GREGORY, MATILDA A			14 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0140	DRURY	14
GREIFF, GUENTER H	GREIFF, TANIA		1684 OAK PARK CT	TARPON SPRINGS	FL	34689-3891	24-27-15-36271-000-1070	OAK PARK	1684
GREINER, JOHN			1103 ASHLAND AVE	TARPON SPRINGS	FL	34689-2681	14-27-15-43074-006-0320	ASHLAND	1103
GRIESHOP, AMY JO			96 TERRACE RD	TARPON SPRINGS	FL	34689-1902	24-27-15-39348-002-0070	TERRACE	96
GRIESHOP, ROBERT H			1250 S PINELLAS AVE UNIT 5	TARPON SPRINGS	FL	34689-3745	13-27-15-33286-050-0512	PINELLAS	1250
GRIFFIN, PETER			90 S HIGHLAND AVE APT 417	TARPON SPRINGS	FL	34689-5346	08-27-16-48831-002-4170	HIGHLAND	90
GRIFFIN, PETER F			90 S HIGHLAND AVE APT 417	TARPON SPRINGS	FL	34689-5346	08-27-16-48831-001-1020	HIGHLAND	90
GRIFFIS, BARRY P	GRIFFIS, JUDITH ANN		610 MICHIGAN BLVD	DUNEDIN	FL	34698-2656	12-27-15-89838-000-0350	PARK	34
GRIFFITHS, VERNON	SMITH, TIFFANY NICOLE		3440 FLORAMAR TER	NEW PORT RICHEY	FL	34652-3098	01-27-15-27072-011-0220	PINELLAS	1201
GRIGATO, GUALTIERO			72 ADA ST	TARPON SPRINGS	FL	34689-3229	12-27-15-89874-000-0331	GRAND	
GRIGORIS, COSTA	GRIGORIS, JOHN		PO BOX 1542	TARPON SPRINGS	FL	34688-1542	13-27-15-89946-077-0210	BOYER	124
GRIM, LEE J	GRIM, LURA A		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8301	18-27-16-85514-000-0840	US HIGHWAY 19	39820
GRIMALDO, RUANE C FAMILY TRUST			77 HAMILTON CIR	MARLBOROUGH	MA	01752-1791	15-27-15-88225-200-0006	FLORIDA	300
GRINDEY GULF SERVICES LLC			926 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3350	12-27-15-00306-000-0100	PINELLAS	926
GRINER, WALLACE D JR			PO BOX 171	TARPON SPRINGS	FL	34688-0171	18-27-16-89929-000-2010	ROYAL PALM	201
GROSS, JEREMY RYAN	GROSS, AMY BUTLER		1202 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0460	WINDY BAY	1202
GROSS, PAMELA A			39820 US HIGHWAY 19 UNIT	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1890	US HIGHWAY 19	39820
GROTE, FRANK R	GROTE, VIRGINIA A		2516 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-011-0050	SILVERBACK	2516
GRRS HOLDINGS LLC			4523 PERRY PL	NEW PORT RICHEY	FL	34652	13-27-15-21366-078-0370	LIME	100
GRUBER, ERNA TRE	ROTHSCHADL, FRANZ TRE		2044 SIMEON DR	PALM HARBOR	FL	34683-6254	01-27-15-27072-004-0070	HIGHLAND	1343
GRUET, GUILLAUME	KISSLINGER, SANDRA		4499 GLENBROOK DR	PALM HARBOR	FL	34683-1562	19-27-16-30998-000-0060	GLENBROOK	4499
GRULKE, MARK	GRULKE, PAMELA		421 S 4TH ST	ROGERS CITY	MI	49779-1826	18-27-16-85514-000-2110	US HIGHWAY 19	39820

GRUNDEL, DEBORAH LYNN	SULLI, JOYCE ANN	98 S HIGHLAND AVE UNIT 90	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-009-0901	HIGHLAND	98
GRUPP, GREGORY C	GRUPP, TERESA K	103 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0240	ATHENIAN	103
GSS INVESTIGATIONS INC		1718 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1718	GOLFVIEW	1718
GUARINO, JANET M	GUARINO, RICHARD R	129 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1290	MELODY	129
GUBERT, KEITH W	GUBERT, ANDREA J	11114 PINEWOOD DR	JEROME	MI	49249-9585	10-27-15-98260-015-0040	WINDRUSH BAY	4
GUCCIARDO, CYNTHIA		155 MELODY LN	TARPON SPRINGS	FL	34689-5008	18-27-16-89929-000-1550	MELODY	155
GUERNACCINI, ASHLY M TRE	26 WEST ORANGE STREET LAND TRUST	314 S MISSOURI AVE STE 201	CLEARWATER	FL	33756	12-27-15-89982-064-0300	ORANGE	26
GUERRA, LINDA A TRE	GUERRA, PAUL M TRE	211 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1716	24-27-15-36271-000-0050	MEADOW OAK	211
GUEVARA, ERICA	GUEVARA, MARTIN	115 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2207	11-27-15-87804-025-0040	FLORIDA	115
GUIOU, GARY DONALD	GUIOU, MARGARET SUSAN	3 KILKEA CT	NOTTINGHAM	MD	21236-1909	18-27-16-85514-000-0200	US HIGHWAY 19	39820
GULASEY, STEVEN J		1537 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0420	HILLVIEW	1537
GULF MARINE WAYS INC		950 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3136	12-27-15-53352-001-0060	DODECANESE	950
GULICK, CLAYTON	GULICK, JENNIFER	210 N GROSSE AVE	TARPON SPRINGS	FL	34689-4343	12-27-15-89982-027-0206	GROSSE	210
GULLIAS, CHRIS J	GULLIAS, ROBIN R	1250 S PINELLAS AVE APT 70	TARPON SPRINGS	FL	34689-3748	13-27-15-33286-070-0704	PINELLAS	1250
GULLION, KENNETH		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1490	US HIGHWAY 19	39820
GUNKEL, FRANK TRE		1120 ASHOVER DR	BLOOMFIELD	MI	48304-1100	13-27-15-33287-001-1737	GOLFVIEW	1737
GUNTHER, NICHOLAS	GUNTHER, KATHRYN	233 GRAND BLVD	TARPON SPRINGS	FL	34689-3261	12-27-15-66618-000-0010	GRAND	233
GURAJ, RROK	GURAJ, SHPRESA	1650 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1360	WATER OAK	1650
GUST, WHITNEY		507 IVEY LN	TARPON SPRINGS	FL	34689-3817	24-27-15-62944-000-0120	IVEY	507
GUSTAFSON, CARL M JR	GUSTAFSON, SHIRLEY L	11 DRURY LN	TARPON SPRINGS	FL	34689-5028	18-27-16-89929-000-0110	DRURY	11
GUSTAFSON, ELMER	GUSTAFSON, MARCIA	530 MIDWAY LN	TARPON SPRINGS	FL	34689-4044	12-27-15-85050-002-0030	MIDWAY	530
GUSTAFSON, FRANK N II	WALSH, TAMMY	161 OLD JENCKES HILL RD	LINCOLN	RI	02865-4625	12-27-15-89982-074-0105	LEMON	119
GUSTMAN FAMILY TRUST	GUSTMAN, CHARLES WARREN TRE	55 W MORGAN ST	TARPON SPRINGS	FL	34689-3700	13-27-15-02570-000-0110	MORGAN	55
GUTIERREZ, CHASITY NICOLE		98 S HIGHLAND AVE UNIT 21	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-021-2101	HIGHLAND	98
GUTIERREZ, FRANKLYN O TRE	VILLA DE GUTIERREZ, MARITZA TRE	1533 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0400	CITRINE	1533
GUTIERREZ, JESSE JAMES	GUTIERREZ, YADIRA	423 WAYFARER CT	TARPON SPRINGS	FL	34689-2251	10-27-15-26539-000-0830	WAYFARER	423
GUTIERREZ, MANFOR THOMAS	GUTIERREZ, JULIE PETERSON	2502 OAK CIR	TARPON SPRINGS	FL	34689-6129	13-27-15-33289-003-2502	OAK	2502
GUTMANN, SAMANTHA ROSE		18 MILL ST	TARPON SPRINGS	FL	34689-3156	12-27-15-41202-000-0300	MILL	18
GUTZAIT, STANLEY P		1518 EMBER LN	TARPON SPRINGS	FL	34689-2006	03-27-15-87374-000-0460	EMBER	1518
GUYSTER, GENE	GUYSTER, EMILIA	12907 PEPPER PL	TAMPA	FL	33624-4529	01-27-15-38772-002-0180	JERU	241
H D B V M HOSPITALITY INC		730 WATERSIDE CT	TARPON SPRINGS	FL	34689-2623	19-27-16-89442-000-0170	US HIGHWAY 19	39284
H K NEW PLAN EXCHANGE PROPERTY OWNER I LLC		200 E BROWARD BLVD STE 1	FT LAUDERDALE	FL	33301	12-27-15-89982-035-0302	US HIGHWAY 19	41044
H L 402 PROPERTIES LLC		420 PINEAPPLE ST	TARPON SPRINGS	FL	34689-3547	13-27-15-89946-079-0010	PINELLAS	402
H P A BORROWER 2016 M L LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	07-27-16-99612-002-0210	COURT	1107
H P A BORROWER 2016-1 LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	24-27-15-36271-000-0700	HARBOR OAKS	1648
H2004 INC		PO BOX 764	PALM HARBOR	FL	34682-0764	24-27-15-62190-001-0010	LILLIAN	
HAAGSMA, SHANNON M	MANN, CARL J	2202 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0220	ANDOVER	2202
HAAPALAHTI, AUNI	HAAPALAHTI, REIJO	49 W CENTER ST UNIT 212	TARPON SPRINGS	FL	34689-3224	12-27-15-94145-002-2120	CENTER	49
HAASCH, ELIZABETH	HAASCH, MARKUS	106 W LIME ST	TARPON SPRINGS	FL	34689-3628	12-27-15-89982-075-0400	LIME	106
HAASCH, JAMES T	HAASCH, MATTHEW	1437 WHITE OAK CT	TARPON SPRINGS	FL	34689-3827	24-27-15-62932-001-0090	WHITE OAK	1437
HABIB, MINA	GERGES, ENGY	4609 WELLESLEY CT	PALM HARBOR	FL	34685-3135	18-27-16-65938-001-6080	HAVEN	608
HABIB, MINA	GERGES, ENGY	4609 WELLESLY CT	PALM HARBOR	FL	34685-3135	18-27-16-65938-004-6340	HAVEN	634
HABITAT FOR HUMANITY OF PINELLAS CNTY INC		13355 49TH ST N STE B	CLEARWATER	FL	33762	12-27-15-15210-000-0020	GROSSE	127
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC		13355 49TH ST N STE B	CLEARWATER	FL	33762	13-27-15-64962-001-0080	HARRISON	433

HACKER, JULIE A			1299 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3905	18-27-16-62937-008-0900	COTTAGE GROVE	1299
HACKNEY, JOANNE SKYES			1604 GREEN DOLPHIN BLVD	TARPON SPRINGS	FL	34689-6107	13-27-15-33289-001-1604	GREEN DOLPHIN	1604
HAEHL, JAMES	HAZZARD, ESTHER M		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0250	US HIGHWAY 19	39820
HAGEN, ANN			544 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0200	VILLAGE	544
HAGER, STEPHEN CRAIG	HAGER, LISA MARIE		1401 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0140	DISSTON	
HAIDOPOULOS, HELEN	HAIDOPOULOS, KONSTANTINA		1513 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0380	HILLVIEW	1513
HAINDL, JAMES C			475 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0450	VILLAGE	475
HAINES, WILLIAM C	HAINES, MARIAN A		1923 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0050	LEXINGTON	1923
HAIR, LAURA LEE			2222 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0130	ANDOVER	2222
HAIRE, MARY K TRE			2553 SW 210TH AVE	DUNNELLON	FL	34431-3577	08-27-16-89893-000-0290	TARPON LANDINGS	2164
HAJDICH 1991 DECLARATION OF TRUST	HAJDICH, BARBARA M TRE		1652 OAK PARK CT	TARPON SPRINGS	FL	34689-3891	24-27-15-36271-000-1110	OAK PARK	1652
HAKIM, JACQUES			2036 LARCHWOOD CT	TRINITY	FL	34655-4952	13-27-15-21366-078-0400	LIME	118
HAKIM, JEAN F	HAKIM, GILBERT		5400 TECH DATA DR	CLEARWATER	FL	33760-3116	18-27-16-00000-240-1000	US HIGHWAY 19	40390
HALDOUPIS, EFTHYMIOS	HALDOUPIS, DIMITRIA		817 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0240	RIVERSIDE	817
HALDOUPIS, JOULIA	HALDOUPIS, GEORGE		449 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0410	VILLAGE	449
HALE, DARWIN SR	HALE, MARGERY L		211 SEAGULL DR	TARPON SPRINGS	FL	34689-5018	18-27-16-89929-000-2110	SEAGULL	211
HALEGOUA, ALBERT			11 S 18TH ST	BRIGANTINE	NJ	08203-2009	18-27-16-89929-000-1910	ROYAL PALM	191
HALEY, MICHAEL P			200 MERES BLVD APT 9	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0090	MERES	200
HALL, DAWN M	HALL-RITTERHOFF, NICHELLE LYNETTE		16315 WYNDOVER TRC	LOUISVILLE	KY	40245-3231	18-27-16-47520-004-0130	DISSTON	
HALL, DONNA			504 NEWLEAF DR	TARPON SPRINGS	FL	34689-3838	24-27-15-62939-001-0170	NEWLEAF	504
HALL, JOHN S	HALL, LINDA		208 W LEMON ST	TARPON SPRINGS	FL	34689-3523	12-27-15-29700-000-0050	LEMON	208
HALL, STANLEY C	HALL, MARLENE S		8529 HAUSER CT	LENEXA	KS	66215-4545	18-27-16-85514-000-0470	US HIGHWAY 19	39820
HALLAM, MATTHEW R	HALLAM, LISA J		327 OAK SPRING DR	TARPON SPRINGS	FL	34689-1722	24-27-15-36271-000-0450	OAK SPRING	327
HALLOUN, SAMY	OLFAT, ROHANA		1449 MEYER LN	TARPON SPRINGS	FL	34688-5341	08-27-16-74398-000-0070	MEYER	1449
HALLOWELL, ESTELLE			235 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2350	DIXIE	235
HALSTEAD, MARTHA REGINA			1118 CARLTON RD	TARPON SPRINGS	FL	34689-2902	14-27-15-34213-000-0030	CARLTON	1118
HALVERSON, DUSTIN L			709 PINE ST	TARPON SPRINGS	FL	34689-4231	07-27-16-26928-011-0340	PINE	709
HAMILTON PROPERTIES INC			23312 ZACHARY CT	PORTERVILLE	CA	93257	12-27-15-89982-047-0300	MARTIN LUTHER KING JR	905
HAMILTON, DENETTE V			509 E MORGAN ST	TARPON SPRINGS	FL	34689-4535	13-27-15-64944-003-0040	MORGAN	509
HAMILTON, DENETTE V			541 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0408	LIME	541
HAMILTON, SALLY			555 STATE ROUTE 129	WALPOLE	ME	04573-3104	13-27-15-33286-040-0408	PINELLAS	1250
HAMILTON, SANDRA			251 HARMONY WAY	TARPON SPRINGS	FL	34689-5025	18-27-16-89929-000-2510	HARMONY	251
HAMILTON, THURMAN J II	HARDWICK, RACHEL ANN		620 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2109	11-27-15-89208-000-3016	FLORIDA	620
HAMMONS, ELIZABETH A	NASH, WILLIAM J		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0210	US HIGHWAY 19	39820
HAMPSON, DAVID E	HAMPSON, CAROL A		191 WEYMOUTH DR	ROCHESTER	NY	14625-1914	18-27-16-89929-000-2060	SEAGULL	206
HANCOCK INTERIM INC		C/O VEE SERVICES, IN	11700 PRESTON RD STE 660-	DALLAS	TX	75230-6112	13-27-15-89946-002-0080	PINELLAS	503
HANCOCK, ROBIN L			1148 LANCER LN	TARPON SPRINGS	FL	34689-8033	14-27-15-52389-000-0510	LANCER	1148
HANDELSGESELLSCHAFT SCHARFE		C/O STRUMPF, BRUCE	2120 DREW ST	CLEARWATER	FL	33765-3214	19-27-16-47844-000-0071	US HIGHWAY 19	38521
HANDJIEV, ALBENA	HANDJIEV, BOZHIDAR		2043 SHADOW WALK	PALM HARBOR	FL	34685-2348	18-27-16-65938-004-6440	HAVEN	644
HANDLEY, WILLIAM W	HANDLEY, DAWN E		1303 VERMONT AVE	TARPON SPRINGS	FL	34689-3885	24-27-15-62944-000-0150	VERMONT	1303
HANEKE, JODY	HANEKE, HEIDI		2714 W JETTON AVE	TAMPA	FL	33629-5327	03-27-15-87858-000-0990	RIVERSIDE	1440
HANEY, CAROLEE J			4629 GLENBROOK LN	PALM HARBOR	FL	34683-1569	19-27-16-30998-000-0160	GLENBROOK	4629
HANEY, WILLIAM H JR	HANEY, DOROTHY		845 STATE HIGHWAY 7	UNADILLA	NY	13849-3101	06-27-16-91524-000-0380	SOMMARIE	1891
HANIEBNIK, DAVID WAYNE	HANIEBNIK, CORA FRANCES		1540 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1410	RIVERSIDE	1540

HANIKEH, MICHAEL		628 E CENTER ST	TARPON SPRINGS	FL	34689-4210	07-27-16-26928-025-0250	CENTER	628
HANKWITZ TRUST	HANKWITZ, DAVID L TRE	1393 VENTNOR AVE	TARPON SPRINGS	FL	34689-2730	15-27-15-89928-002-0090	VENTNOR	1393
HANNA LAND TRUST	HANNA, MARIAM E TRE	4942 FELECITY WAY	PALM HARBOR	FL	34685-3159	24-27-15-21636-005-0210	PINELLAS	1945
HANOVIC, ANNETTE	HANOVIC, THOMAS	1003 MIZZEN CT	TARPON SPRINGS	FL	34689-7145	03-27-15-72383-000-1380	MIZZEN	1003
HANRAHAN, WILLIAM E	HANRAHAN, ELAINE K	1624 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0170	CITRINE	1624
HANSEL, JAYSON M	HANSEL, LISA	1602 SEA BREEZE DR	TARPON SPRINGS	FL	34689-2028	03-27-15-79344-000-0010	SEA BREEZE	1602
HANSEN, PATRICK J TRE	HANSEN, PATRICK J REVOCABLE TRUST	1608 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0790	KISMET	1608
HANSEN, RANDY M	HANSEN, VICKY	110 COMANCHE TRL	WAYNESVILLE	NC	28785-0250	08-27-16-89893-000-0100	TARPON LANDINGS	2118
HANSMANN, NATHANIEL J		407 N RING AVE	TARPON SPRINGS	FL	34689-4011	12-27-15-20700-000-0120	RING	407
HANSON, SHAWN		2114 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0070	TARPON LANDINGS	2112
HANSON, SHAWN A		2114 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0080	TARPON LANDINGS	2114
HANTON, RICHARD E	HANTON, BARBARA J	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0510	US HIGHWAY 19	39820
HAPEMAN, ROBERT C	HAPEMAN, DIANE E	1250 S PINELLAS AVE APT 70	TARPON SPRINGS	FL	34689-3748	13-27-15-33286-070-0707	PINELLAS	1250
HARBOR OAKS I HMOWN ASSN	C/O QUALIFIED PROPI	5901 US HIGHWAY 19 STE 7(	NEW PORT RICHEY	FL	34652-2940	24-27-15-36271-000-1710	WATER OAK	
HARBOR OAKS I HMOWN ASSN	C/O QUALIFIED PROPI	5901US HIGHWAY 19 STE 7C	NEW PORT RICHEY	FL	34652	24-27-15-36271-000-1640	WATER OAK	
HARDCASTLE, MARY LEE	BRAEM, STEFAAN	1673 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1718	24-27-15-36271-000-0500	MEADOW OAK	1673
HARDEN FAMILY REV TRUST	HARDEN, JOHN R TRE	5 DRURY LN	TARPON SPRINGS	FL	34689-5028	18-27-16-89929-000-0050	DRURY	5
HARDWICK, YOUNGRA		5850 KITZMILLER RD	NEW ALBANY	OH	43054-8576	07-27-16-99612-007-0010	COURT	1102
HARDY, EDWARD L		7115 PINE VALLEY ST	BRADENTON	FL	34202-4070	18-27-16-91080-002-0020	DISSTON	
HARDY, GEORGE FRANCIS II		1443 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0290	HILLVIEW	1443
HARDY, KRISTIN D		6 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1201	10-27-15-98260-015-0060	WINDRUSH BAY	6
HARDY, RODNEY	THOMPSON, KAREN H EST	304 S DISSTON AVE	TARPON SPRINGS	FL	34689-4412	12-27-15-89982-043-0404	DISSTON	304
HARGER, JASON		734 LOQUAT DR	TARPON SPRINGS	FL	34689-2423	12-27-15-47610-000-0230	PENT	
HARGER, JASON C	HARGER, AMIE E	734 LOQUAT DR	TARPON SPRINGS	FL	34689-2423	11-27-15-87876-015-0110	WIDEVIEW	
HARIS, VICTORIA	LAKIS, GEORGE	90 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689-5365	08-27-16-48831-001-2070	HIGHLAND	90
HARITOS LLC		1885 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1938	24-27-15-21636-005-0100	PINELLAS	1885
HARITOS, SERGIO		123 HIGHLAND RD	TARPON SPRINGS	FL	34689-1913	24-27-15-39348-002-0490	HIGHLAND	123
HARMAN, BREEANNA		1307 E COURT ST	TARPON SPRINGS	FL	34689-5412	07-27-16-99612-004-0210	COURT	1307
HARMSEN, FLORENCE A		2510 SILVERBACK CT LOT 6	PALM HARBOR	FL	34684-1065	19-27-16-89925-011-0060	SILVERBACK	2510
HARMSEN, JANET E		354 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0048	MOORINGS COVE	354
HARNER, GLORIA A		507 NEWLEAF DR	TARPON SPRINGS	FL	34689-3837	24-27-15-62939-001-0190	NEWLEAF	507
HARRINGTON, JAMES PATRICK	VALENTINE, BONNIE KAY	508 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0260	VILLAGE	508
HARRIS, BETZAIDA ECHEVARIA NIEVES		1103 E LIME ST	TARPON SPRINGS	FL	34689-5523	07-27-16-99612-015-0220	LIME	1103
HARRIS, DORIS		613 S DISSTON AVE	TARPON SPRINGS	FL	34689-4505	18-27-16-91080-001-0070	DISSTON	613
HARRIS, EVANS E		565 E CENTER ST	TARPON SPRINGS	FL	34689-4327	12-27-15-47628-000-0290	CENTER	565
HARRIS, STEFFANIE M TRE	HARRIS, STEFFANIE M REV TRUST	1755 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0340	BIARRITZ	1755
HARRISON, BARBARA J		102 RACHEL DR	TARPON SPRINGS	FL	34689-5011	18-27-16-89929-000-1020	RACHEL	102
HARRISON, DESPINA M	C/O GEORGE A SARRI	2433 HAWK AVE	PALM HARBOR	FL	34683-1709	12-27-15-47628-000-0350	CENTER	516
HARROLD, CHRIS C	HARROLD, FARIDA W	263 SAND CRANE WAY	TARPON SPRINGS	FL	34689	07-27-16-60847-000-0100	SAND CRANE	
HARSHMAN, BRADLEY DUANE	HARSHMAN, ALISON L	1602 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0800	KISMET	1602
HARTER, PATRICK JAMES	HARTER, CHARLINE DUCHARME	562 RIVERCREST LN	TARPON SPRINGS	FL	34689	12-27-15-75858-000-0040	RIVERCREST	562
HARTLEY, MILTON E	GREGORY, PATRICIA E	1410 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0020	HIDDEN	1410
HARTLEY, SANDRA	HARTLEY, JEFFREY M	1708 WATER OAK DR	TARPON SPRINGS	FL	34689-3897	24-27-15-36271-000-1290	WATER OAK	1708
HARTMAN HOMES & LAND		2560 5TH AVE N	ST PETERSBURG	FL	33713-6902	12-27-15-75852-000-0340	CEDAR	

HARTMANN, PETER MARTIN	HARTMANN, RHADA JEAN	265 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1716	24-27-15-36271-000-0020	MEADOW OAK	265
HARWOOD, LINDA H		443 PAINT FORK RD	BARNARDSVILLE	NC	28709-9777	14-27-15-96926-000-0380	VILLAGE	410
HASANI, ISAK	HASANI, MIRKA	1427 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0280	HILLVIEW	1427
HASE, ALEXANDRA	KOSTIC, PETAR	1112 E COURT ST	TARPON SPRINGS	FL	34689-5409	07-27-16-99612-007-0080	COURT	1116
HASE, ALEXANDRA VICTORIA	KOSTIC, PETAR	1112 E COURT ST	TARPON SPRINGS	FL	34689-5409	07-27-16-99612-007-0070	COURT	1112
HASTINGS, DONALD	HASTINGS, SHEILA	525 NIAGRA ST APT 15	ST CATHARINES ON L2M 0C5			13-27-15-58916-009-0091	MOORINGS COVE	383
HATFIELD, DAVID	WILKINSON, ASHLEY	1247 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0240	WINDY BAY	1247
HATT, CAROLYN		3205 GREEN DOLPHIN ST	TARPON SPRINGS	FL	34689-6123	13-27-15-33289-005-3205	GREEN DOLPHIN	3205
HATTEY, ROBERT J		3033 WINCHESTER PIKE	COLUMBUS	OH	43232-5554	08-27-16-48829-000-1116	HIGHLAND	90
HATZIE, CATHERINE		3114 BARNARD CT	FAIRFAX	VA	22031-1905	12-27-15-27684-000-0110	HOPE	202
HATZILERIS FAMILY TRUST	HATZILERIS, ANTONIOS D TRE	132 ATHENS ST	TARPON SPRINGS	FL	34689-3304	12-27-15-15246-000-0350	ATHENS	
HATZILERIS, KOUMIANOS		117 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3417	12-27-15-89982-064-0304	PINELLAS	117
HATZILERIS, NICHOLAS	HATZILERIS, IRENE	712 EAST SPRUCE ST	TARPON SPRINGS	FL	34689-4124	07-27-16-26928-011-0060	SPRUCE	712
HAUN, TAMMY R		1961 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0040	LEXINGTON	1961
HAVASI, DAVID A		655 HAVEN PL	TARPON SPRINGS	FL	34689-4862	18-27-16-65938-006-6550	HAVEN	655
HAVEN, WILLIAM J		715 MERLINS CT	TARPON SPRINGS	FL	34689-2812	14-27-15-35355-000-0330	MERLIN'S	715
HAVERTY, HAROLD J	HAVERTY, SHERRY	90 S HIGHLAND AVE APT 141	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1411	HIGHLAND	90
HAVEY, RONALD E	LEVINE, DIANE M	106 RACHEL DR	TARPON SPRINGS	FL	34689-5011	18-27-16-89929-000-1060	RACHEL	106
HAWKINS CONSTRUCTION INC		1430 L AND R INDUSTRIAL BI	TARPON SPRINGS	FL	34689-6807	01-27-15-89136-000-0561	L AND R INDUSTRIAL	1430
HAYES, JUDITH A		2210 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0180	ANDOVER	2210
HAYES, KEVIN D	HAYES, STEPHANIE C	1152 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-2470	POINTE ALEXIS	1152
HAYES, LORENE R	HAYES, JOHN	615 LINCOLN AVE	TARPON SPRINGS	FL	34689-4529	13-27-15-21348-001-0030	LINCOLN	615
HAYS, CHRIS	LUSTER, ELIZABETH	1672 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1705	24-27-15-36271-000-0670	HARBOR OAKS	1672
HAZEALEFERIOU, PAUL	HAZEALEFERIOU, RODIA	1600 MEXICO AVE	TARPON SPGS	FL	34689-2224	01-27-15-27072-010-0150	PENNSYLVANIA	
HAZEALEFERIOU, PAULOS	HAZEALEFERIOU, RODIA	1600 MEXICO AVE	TARPON SPRINGS	FL	34689-2224	12-27-15-15246-000-0360	PINELLAS	601
HAZEALEFERIOU, RODIA	HAZEALEFERIOU, PAUL	1600 MEXICO AVE	TARPON SPRINGS	FL	34689-2224	11-27-15-87786-016-0010	SUNSET	
HBFLUSA CORP		1580 N JASMINE AVE	TARPON SPRINGS	FL	34689-5242	13-27-15-61541-011-5270	CURLEW	527
HEATER, SUSAN		2 EMERSON DR	AMHERST	NY	14226-2119	18-27-16-85514-000-0930	US HIGHWAY 19	39820
HEAVEY, JOHN		915 CROWN RIDGE DR	COLORADO SPRINGS	CO	80904-1733	13-27-15-33289-002-1304	GOLFVIEW	1304
HEAVEY, JOHN J	SMITH, VIRGINIA	915 CROWN RIDGE DR	COLORADO SPRINGS	CO	80904-1733	13-27-15-33286-030-0313	PINELLAS	1250
HEBERT, THEODULE J		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1710	US HIGHWAY 19	39820
HEBERT, THOMAS ALFRED JR	SCHMIDT, PETER	90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689	08-27-16-48829-000-1308	HIGHLAND	90
HECKMAN, DOUGLAS P	MERCIER, NICKIE	1632 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0750	KISMET	1632
HEDGECOCK, BILLIE ANN TRE	HEDGECOCK, BILLIE ANN REV TRUST	724 E SPRUCE ST	TARPON SPRINGS	FL	34689-4124	07-27-16-26928-011-0040	SPRUCE	724
HEEGE, ACHIM	C/O APM INC	1580 N JASMINE AVE	TARPON SPRINGS	FL	34689-5242	13-27-15-61541-014-5350	CURLEW	535
HEETER, LESLIE E	HEETER, MARIAN A	1960 CLIFFVIEW COURT	OSHKOSH	WI	54901	13-27-15-33289-003-2501	OAK	2501
HEGDE, RAGHAVENDRA	HEGDE, SHUBHA	1508 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0110	GOPHER	1508
HEGSETH, TYLER		90 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5363	08-27-16-48831-001-3070	HIGHLAND	90
HEIDER, CHERYL A TRE	HEIDER, CHERYL A REV TRUST	243 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5248	07-27-16-60847-000-0080	SAND CRANE	
HEIFNER, KENNETH A	HEIFNER, SARAH M	1250 S PINELLAS AVE APT 11	TARPON SPRINGS	FL	34689-3737	13-27-15-33286-010-0110	PINELLAS	1250
HEIMSATH, JULIE		712 LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0070	LIVE OAK	712
HEINDL, MANFRED	HEINDL, ULRIKE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2210	US HIGHWAY 19	39820
HEINEMANN, PAUL	HEINEMANN, NONI	115 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0300	ATHENIAN	115
HEINZ, DONNA ANNE		26 ACACIA ST	TARPON SPRINGS	FL	34689-3102	12-27-15-41202-000-0170	ACACIA	26

HELFAND, LINWOOD M			1506 EMBER LN	TARPON SPRINGS	FL	34689-2006	03-27-15-87374-000-0440	EMBER	1506
HELIOTI, ANARGIROS	HELIOTI, CATHERINE		532 W SPRUCE ST	TARPON SPRINGS	FL	34689	12-27-15-39834-000-0320	SPRUCE	532
HELLCAT VENTURES LLC			642 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	07-27-16-26928-020-0080	PINE	610
HELLENIC BENEVOLENT ASSN			205 HIBISCUS ST	TARPON SPRINGS	FL	34689-3411	12-27-15-89982-063-0200	HIBISCUS	
HELLENIC BENEVOLENT ASSN INC			205 HIBISCUS ST	TARPON SPRINGS	FL	34689-3411	12-27-15-60228-000-0100	HIBISCUS	205
HELLENIC CULTURAL CNTR FLA			123 E ORANGE ST	TARPON SPRINGS	FL	34689-3441	12-27-15-89982-063-0408	ORANGE	123
HELLMAN, AMIE			98 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5382	08-27-16-89880-003-0301	HIGHLAND	98
HELMOS LLC			400 ISLAND WAY APT 1412	CLEARWATER	FL	33767-2137	07-27-16-47538-001-0160	ROHE	1125
HELP U CARE MANAGMENT LLC			895 WYMORE RD APT 935A	ALTAMONTE SPRINGS	FL	32714	13-27-15-89898-000-0010	PINELLAS	1501
HELTON, VICTORIA SONIA			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1370	US HIGHWAY 19	39820
HEMPHILL, PATSY V EST			34 DRURY LN	TARPON SPRINGS	FL	34689-5004	18-27-16-89929-000-0340	DRURY	34
HENDERSON PRESTRESS CONCRETE INC			822 ANCLOTE RD	TARPON SPRINGS	FL	34689-6603	02-27-15-89154-000-0140	ANCLOTE	
HENDERSON, DOROTHY REVOCABLE TRUST	HENDERSON, DOROTHY TRE		501 S SAFFORD AVE	TARPON SPRINGS	FL	34689-3653	13-27-15-45540-000-0030	SAFFORD	501
HENDERSON, KAREN			1143 ANCLOTE RD	TARPON SPRINGS	FL	34689-6641	02-27-15-00000-230-0400	ANCLOTE	1143
HENDRICKS, MARY JO			253 HARMONY WAY	TARPON SPRINGS	FL	34689-5025	18-27-16-89929-000-2530	HARMONY	253
HENDRICKSON, ELIZABETH F TRE			1833 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1833	GOLFVIEW	1833
HENDRIX, JOHN	HENDRIX, ROSE M		12403 TARPON SPRINGS RD	ODESSA	FL	33556-5638	18-27-16-91080-004-0030	NORTH	605
HENDRIX, JOHN A			12403 TARPON SPRINGS RD	ODESSA	FL	33556-5638	13-27-15-64962-001-0070	HARRISON	431
HENDRIX, JOHN A	HENDRIX, ROSE		12403 TARPON SPRINGS RD	ODESSA	FL	33556-5638	13-27-15-21366-078-0430	LIME	132
HENDRIX, JOHN A	HENDRIX, ROSE M		12403 TARPON SPRINGS RD	ODESSA	FL	33556-5638	18-27-16-91080-001-0220	NORTH	606
HENNE, JACK F	HENNE, SHIRLEY J		1004 PONDVIEW CT	TARPON SPRINGS	FL	34689-7125	03-27-15-72383-000-1350	PONDVIEW	1004
HENNESSY, RANDY K	HENNESSY, DEBORAH L		1304 LILY CT	TARPON SPRINGS	FL	34689-2921	08-27-16-48830-000-0010	HIGHLAND	90
HENNINGER, RUDOLPH	HENNINGER, MISTINA		1444 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0400	NORTH RIVER	1444
HENRY, RICHARD E	KING, LORA		1403 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0250	HILLVIEW	1403
HENSHAW, CHRISTINA M			1413 COBURN DR	TARPON SPRINGS	FL	34689-2704	15-27-15-81936-000-0070	COBURN	1413
HENSHAW, JORDAN CHRISTOPHER	HUNT, KAITLYNN DAWN		754 HAVEN PL	TARPON SPRINGS	FL	34689-4807	18-27-16-65938-012-7540	HAVEN	754
HEPTNER, DONNA			994 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0200	CELTIC	994
HERALD, REBECCA	MOORE, JONATHAN		1662 AUTUMNWOOD ST	TARPON SPRINGS	FL	34689-8036	23-27-15-76447-000-0740	AUTUMNWOOD	1662
HERBERT, DONALD E	HERBERT, MARY J		300 S FLORIDA AVE UNIT 30(	TARPON SPRINGS	FL	34689-2752	15-27-15-88225-300-0002	FLORIDA	300
HERCHER, JOSEPH F	HERCHER, JENNIFER E		197 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5045	18-27-16-89929-000-1970	ROYAL PALM	197
HERMAN, DAVID C EST			730 HAVEN PL	TARPON SPRINGS	FL	34689-4808	18-27-16-65938-010-7300	HAVEN	730
HERMANN, JILL			300 S FLORIDA AVE UNIT 60(	TARPON SPRINGS	FL	34689-2712	15-27-15-88225-600-0010	FLORIDA	300
HERNANDEZ, ALBERTO LOPEZ			630 E ORANGE ST	TARPON SPRINGS	FL	34689-4222	07-27-16-32958-003-0060	ORANGE	630
HERNANDEZ, DAVID KEITH	HERNANDEZ, DAPHNE LACOSTE		121 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0330	ATHENIAN	121
HERNANDEZ, KEVIN TRE	SILVER STONE NH THIRTY PARTY SUPL NEEDS TRUST		28059 US HIGHWAY 19 N ST(	CLEARWATER	FL	33761-2620	13-27-15-33286-030-0303	PINELLAS	1250
HERNANDEZ, MARIO	HERNANDEZ, JOANN VAVRIK		4126 CARROLLWOOD VILLAC	TAMPA	FL	33618-8626	13-27-15-58916-009-0098	MOORINGS COVE	377
HERO PROPERTIES LLC			764 ANCLOTE RD STE A	TARPON SPRINGS	FL	34689-6764	02-27-15-75760-002-0160	NORTH BEND	1581
HERRITY, JACKIE S	DUPREE, MATTHEW B		1250 S PINELLAS AVE UNIT 7	TARPON SPRINGS	FL	34689-3748	13-27-15-33286-070-0706	PINELLAS	1250
HERRMANN, RALPH	HERRMANN, SHANNON		193 BROOKSIDE DR	BELFORD	NJ	07718-1121	18-27-16-85514-000-1910	US HIGHWAY 19	39820
HERSH FAMILY REVOCABLE TRUST	HERSH, STEVEN D TRE		590 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0010	RIVERCREST	590
HERVI, RONALD W			2402 CYPRESS POND RD UNI	PALM HARBOR	FL	34683-1515	30-27-16-31000-024-2402	CYPRESS POND	2402
HESS CORP	C/O HESS REALTY LLC	ATTN: PROPERTY TAX	539 S MAIN ST	FINDLAY	OH	45840-3229	14-27-15-89226-000-0174	GULF	
HESS, PAUL E			1656 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1705	24-27-15-36271-000-0690	HARBOR OAKS	1656
HESSELL, AMBER			417 N SAFFORD AVE	TARPON SPRINGS	FL	34689-3465	12-27-15-89982-062-0211	SAFFORD	417

HESSER, RAELYNN		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0325	US HIGHWAY 19	39650
HEWETT, CAROLYN	HEWETT, BILLY R	89 HIGHLAND RD	TARPON SPRINGS	FL	34689-1912	24-27-15-39348-002-0530	HIGHLAND	89
HEWETT, DEXTER A	HEWETT, DORINDA L	175 FULTON ST	TARPON SPRINGS	FL	34689-6948	01-27-15-27072-008-0090	FULTON	175
HEYWOOD, ELAINE D	HEYWOOD, GREGORY L	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2340	US HIGHWAY 19	39650
HIATT RONALD D	HIATT, TERESA K	17769 N 500 W	ELWOOD	IN	46036-9137	18-27-16-89929-000-1110	RACHEL	111
HIBBS, WILLIAM J	HIBBS, SUSAN M	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2640	US HIGHWAY 19	39820
HICKEY, MARTHA D		1619 KISMET CT	TARPON SPRINGS	FL	34689-2038	03-27-15-87374-000-0700	KISMET	1619
HICKORY POINT LAND LLC		1181 ANCLOTE RD LOT 500	TARPON SPRINGS	FL	34689-6650	02-27-15-00954-003-0040	ANCLOTE	
HICKORY POINT MHP INC		1181 ANCLOTE RD	TARPON SPRINGS	FL	34689-6642	02-27-15-00954-002-0010	ANCLOTE	1181
HICKS, CARL	HICKS, NANCY	34 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0340	WINDRUSH BAY	34
HICKS, EVELYN THORNTON		533 E BOYER ST	TARPON SPRINGS	FL	34689-4407	12-27-15-89982-043-0106	BOYER	533
HICKS, GEORGE DAVID	HICKS, MARY MARLENE	71 READE ST	MONCTON NB E1C 6S3			18-27-16-85514-000-1660	US HIGHWAY 19	39820
HIDDEN RIDGE OF TARPON SPRINGS		1205 W FLETCHER AVE STE C	TAMPA	FL	33612-3324	13-27-15-38623-000-0002	RIDGE	
HIGGINS, CHARLOTTE		1239 GROVE AVE	TARPON SPRINGS	FL	34689-6913	01-27-15-27072-007-0030	GROVE	1239
HIGHLAND PALMS REALTY LLC		94 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5311	08-27-16-89881-030-3001	HIGHLAND	94
HIGHLAND PROPERTIES LLC		PO BOX 301	SAFETY HARBOR	FL	34695-0301	12-27-15-75852-000-0300	CEDAR	106
HILBERT, TOM D		2239 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0340	ANDOVER	2239
HILL, CAROLYN L		1747 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1747	GOLFVIEW	1747
HILL, DEBORAH H	VON GUNTEN, MARY	266 DIXIE LN	TARPON SPRINGS	FL	34689-5002	18-27-16-89929-000-2660	DIXIE	266
HILL, MICHELE DOROTHY		721 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6833	07-27-16-20235-000-0240	GRAND CYPRESS	721
HILL, PATRICIA		230 HIBISCUS ST	TARPON SPRINGS	FL	34689-3412	12-27-15-89982-063-0202	HIBISCUS	230
HILL, RICHARD	HILL, JULIE BEACH	1145 SOUTH POINTE ALEXIS	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1430	POINTE ALEXIS	1145
HILL, THOMAS A	HILL, ROSEMARY P	90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5377	08-27-16-48829-000-1107	HIGHLAND	90
HILLIER, ED	HILLIER, PATRICIA A	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8301	18-27-16-85514-000-0900	US HIGHWAY 19	39820
HILLSTROM, JILL M TRE	HILLSTROM, MICHAEL G TRE	10 BIRCH LN	PALM HARBOR	FL	34683-3809	06-27-16-06117-000-0460	HILLVIEW	1561
HILYARD, KEVIN T	HILYARD, BARBARA	9461 CAPE WRATH DR	DUBLIN	OH	43017-7630	13-27-15-58916-002-0028	MOORINGS COVE	324
HIMONETTOS, T EST		543 GRAND BLVD	TARPON SPRINGS	FL	34689-3219	12-27-15-89874-000-0180	GRAND	543
HINKLE, CATHERINE		920 LINN HARBOR CT	TARPON SPRINGS	FL	34689-5703	06-27-16-11561-000-0130	LINN HARBOR	920
HIRSCH, ARTHUR M	HIRSCH, LORI	2903 OAK CIR UNIT 2903	TARPON SPRINGS	FL	34689-6102	13-27-15-33289-005-2903	OAK	2903
HISTORICAL PROPERTIES INC		1648 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	12-27-15-77778-401-0071	TARPON	212
HITSMAN, GAIL M	HITSMAN, JOHN C	306-14 NORICE ST	NEPEAN ON K2G 2X4			18-27-16-89929-000-0780	RACHEL	78
HLEBAK, SHAD M		617 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5785	06-27-16-20229-000-0050	CYPRESS PARK	617
HMOWNS ASSN OF MEYERS COVE INC		PO BOX 2192	TARPON SPRINGS	FL	34688-2192	02-27-15-57536-000-0220	MEYERS COVE	
HNATH, THOMAS		711 PENT ST	TARPON SPRINGS	FL	34689-4227	07-27-16-26928-021-0130	PENT	711
HOBBS, CARL SR	PARK, JOELLE	2211 KEYSTONE RD	TARPON SPRINGS	FL	34688-8618	08-27-16-89406-000-0111	KEYSTONE	2211
HOCKING, BARBARA JO LIVING TRUST	HOCKING, BARBARA JO TRE	122 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2232	10-27-15-66683-000-0220	PARKSIDE COLONY	122
HOD, ARIE	MALAER, LOUIS	441 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0400	VILLAGE	441
HODINGER, GREGORY W		73 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-89820-000-0230	PARK	73
HODZIC, HAKIJA	HODZIC, SENADA	1703 CAPRI LN	TARPON SPRINGS	FL	34689-6234	06-27-16-90005-001-0260	CAPRI	1703
HOFFMAN, EDWARD C JR	HOFFMAN, BARBARA A	216 GEORGE ST S	TARPON SPRINGS	FL	34688-8615	12-27-15-89982-065-0005	ORANGE	29
HOFFMAN, JOANN		522 E LEMON ST	TARPON SPRINGS	FL	34689-4314	12-27-15-89982-043-0107	LEMON	522
HOFFMAN, JOHN C		99 E ORANGE ST	TARPON SPRINGS	FL	34689-3439	12-27-15-60228-000-0161	ORANGE	99
HOFFMAN, PAUL W JR	HOFFMAN, SANDRA L	5655 INDIAN HEAD HWY	INDIAN HEAD	MD	20640	14-27-15-52389-000-0450	BEAVER	1105
HOFFMAN-LOVE, PERRILEAH	HOFFMAN, JOANN	522 E LEMON ST	TARPON SPRINGS	FL	34689-4314	12-27-15-47628-000-0470	ORANGE	545

Affected Properties and 500 Foot Buffer

HOGAN, DEREK W	HOGAN, TAMMY M	326 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-002-0022	MOORINGS COVE	326
HOGAN, KATHRYN		2104 W HILLS AVE APT 304	TAMPA	FL	33606-3171	13-27-15-33286-080-0802	PINELLAS	1250
HOGLUND, MARY ANN	HOGLUND, MARK W	2302 N GAYMAN AVE	DAVENPORT	IA	52804-2745	18-27-16-89929-000-1680	MELODY	168
HOLDERBY, CONSTANCE M		2503 OAK CIR	TARPON SPRINGS	FL	34689-6129	13-27-15-33289-003-2503	OAK	2503
HOLDFAST HOLDINGS LLC		351 DOE RIDGE RD	BOONE	NC	28607-8568	12-27-15-89838-000-0201	ADA	71
HOLLEGER, GERALD D	HOLLEGER, MARYBETH L	4577 GLENBROOK CIR	PALM HARBOR	FL	34683-1557	19-27-16-30998-000-0090	GLENBROOK	4577
HOLLIDAY, MARK L	HOLLIDAY, JANE E	1624 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0640	COUNTRYWOOD	1624
HOLLINS, DARREL W		200 MERES BLVD APT 2	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0020	MERES	200
HOLLOWAY, DON	HOLLOWAY, LESLIE	421 BAYOU VILLAGE DR	TARPON SPRINGS	FL	34689-3607	13-27-15-03950-000-0040	BAYOU VILLAGE	421
HOME SFR BORROWER IV LLC		PO BOX 4090	SCOTTSDALE	AZ	85261-4090	11-27-15-88254-000-0250	POINSETTIA	1400
HOME1 REMODELING LLC		7223 FORESTEDGE CT	NEW PORT RICHEY	FL	34655-4208	18-27-16-65938-010-7280	HAVEN	728
HOMOLKA, JOSEPH L	HOMOLKA, AMY L	200 MERES BLVD UNIT 1	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0010	MERES	200
HONDERICH, NANCY	DIETRICH, WARREN W III	1296 CENTER AVE	TARPON SPRINGS	FL	34689-6956	01-27-15-27072-009-0110	CENTER	1296
HOOD, CAMILLE WILLIAMS		8 VENETIAN CT	TARPON SPRINGS	FL	34689-3251	12-27-15-93867-000-0190	VENETIAN	8
HOOD, TAMMY L TRE	HOOD, TAMMY L TRUST	621 HACKBERRY LN	ALGONQUIN	IL	60102-5009	13-27-15-33287-001-1733	GOLFVIEW	1733
HOOKER, LIZABETH		1250 S PINELLAS AVE APT 90	TARPON SPRINGS	FL	34689-3752	13-27-15-33286-090-0902	PINELLAS	1250
HOOKER, MARISSA		1844 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0470	SOMMARIE	1844
HOOLIHAN, PAMELA F		74 ANCLOTE RD	TARPON SPRINGS	FL	34689-6904	01-27-15-27072-010-0020	ANCLOTE	74
HOPE STREET LLC		14423 E WAGONTRAIL PL	AURORA	CO	80015-2159	12-27-15-54522-002-0030	HOPE	609
HOPE STREET PROPERTIES LLC		400 HOPE ST	TARPON SPRINGS	FL	34689-3140	12-27-15-73674-000-0140	HOPE	400
HORAK, EDWARD		147 MELODY LN	TARPON SPRINGS	FL	34689-5049	18-27-16-89929-000-1470	MELODY	147
HORANEY, MELANIE JO REV LIV TRUST	HORANEY, MELANIE JO TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1510	US HIGHWAY 19	39820
HORN, KEVIN ALAN TRE	HORN, LISA ANNE TRE	1395 VENTNOR AVE	TARPON SPRINGS	FL	34689-2730	15-27-15-89928-002-0100	VENTNOR	1395
HORNER, CELIA		1400 COBURN DR	TARPON SPRINGS	FL	34689-2705	15-27-15-89235-000-0106	COBURN	1400
HORNER, WILLIAM J & MARY J REV TRUST		3654 E 400 N	WINDFALL	IN	46076-9223	18-27-16-89929-000-1340	MELODY	134
HOROWITZ, MELVIN L		11714 RAINTREE VILLAGE BL	TEMPLE TERRACE	FL	33617-1777	01-27-15-00864-001-0180	PINELLAS	
HORTON, JOHN	HORTON, MONICA A	90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5377	08-27-16-48829-000-1103	HIGHLAND	90
HORWITZ, WILLIAM H REV LIV TRUST	HORWITZ, WILLIAM H TRE	15406 PATTERSON RD	ODESSA	FL	33556-2721	12-27-15-53352-007-0200	ROOSEVELT	427
HOUDESHELL, CHARLES L	HOUDESHELL, CAROL	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2170	US HIGHWAY 19	39820
HOULLIS, BERTHA P REV TRUST	HOULLIS, BERTHA P TRE	1504 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	12-27-15-98227-002-0011	DODECANESE	
HOULLIS, BERTHA P REV TRUST	HOULLIS, MICHAEL A TRE	801 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3133	12-27-15-98227-002-0010	DODECANESE	801
HOULLIS, MICHAEL A FAMILY TRUST	HOULLIS, MICHAEL A TRE	1504 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1130	RIVERSIDE	1504
HOULLIS, NICHOLAS HARRY		7 S CAMELIA AVE	TARPON SPRINGS	FL	34689-5401	07-27-16-99612-004-0230	CAMELIA	7
HOURDAS, MARIA ATHENA		2241 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0350	ANDOVER	2241
HOURDAS, MARITSA REV LIV TRUST	HOURDAS, MARITSA TRE	209 GRAND BLVD	TARPON SPRINGS	FL	34689-3213	12-27-15-66636-000-0020	GRAND	209
HOUSE, MARY E	CARLISLE, JEANNETTE HOUSE	4405 NW 29TH TER	GAINESVILLE	FL	32605-1519	12-27-15-53352-007-0120	ROOSEVELT	
HOUSEHOLDER, JACQUELYN	HOUSEHOLDER, JUSTIN	310 GRAND BLVD	TARPON SPRINGS	FL	34689-3216	12-27-15-25776-000-0050	GRAND	310
HOUSH, JAMES I	HOUSH, REBECCA M	685 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2606	14-27-15-97070-000-0520	HIDDEN LAKE	685
HOUSTON, RHONDA		6 TABB AVE	COURTICE ON L1E 0B2			18-27-16-89929-000-0600	RACHEL	60
HOUTCHENS, JEREMY DOYLE	HOUTCHENS, MICHELLE DENISE	1525 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0560	EMBER	1525
HOUTZ, DONNA		351 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-011-0111	MOORINGS COVE	351
HOVEIDA, HELEN		10304 BENEVA DR	TAMPA	FL	33647-3225	13-27-15-21348-002-0180	LINCOLN	704
HOWARD GREEN PROPERTIES LLC		614 EUNICE DR	TARPON SPRINGS	FL	34689-2415	13-27-15-33286-020-0207	PINELLAS	1250
HOWARD PLAZA LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89982-076-1100	PINELLAS	205

HOWARD, CORINNE C 2017 TRUST	HOWARD, CORINNE C TRE	247 HOYTS WHARF RD	GROTON	MA	01450-1531	08-27-16-48829-000-1106	HIGHLAND	90
HOWARD, GLEN DAVID	HOWARD, JENNIFER DENISE	1563 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1640	MAC CHESNEY	1563
HOWARD, JEREMY	HOWARD, BRITTANY	3109 MAGNOLIA MEADOWS	PLANT CITY	FL	33567-2119	12-27-15-89982-095-0001	JASMINE	
HOWARD, ROGER W	HOWARD, PEGGY	1425 COBURN DR	TARPON SPRINGS	FL	34689-2704	15-27-15-81936-000-0080	COBURN	1425
HOWARD, SCOTT A		975 SUNRISE DR	TARPON SPRINGS	FL	34689-8315	18-27-16-32778-000-0220	SUNRISE	975
HOWARD, WILLIAM C	DORSEY, VICKIE	614 EUNICE DR	TARPON SPRINGS	FL	34689-2415	13-27-15-33286-090-0901	PINELLAS	1250
HP CAPITAL GROUP 6 LLC		9800 4TH ST N	ST PETERSBURG	FL	33702-2417	18-27-16-47520-004-0010	STACHELBERG	
HPA II BORROWER 2020 1 LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	23-27-15-76447-000-0580	COUNTRYWOOD	1672
HPA II BORROWER 2021-1 LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	19-27-16-21537-000-0120	DISSTON	1425
HPA JV BORROWER 2019 1 ATH LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	24-27-15-62944-000-0090	IVEY	501
HPA US1 LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	24-27-15-36271-000-0390	OAK SPRING	1677
HSJ191 LLC		PO BOX 521	OLDSMAR	FL	34677-0521	06-27-16-91524-000-0050	CELTIC	939
HUBBS, ROGER R		1776 140TH ST	LAWTON	IA	51030-8028	07-27-16-75744-000-0050	RIVER VILLAGE	491
HUBERT, BARBARA A	ARNETT, STEVIE LYNN	90 S HIGHLAND AVE APT 217	TARPON SPRINGS	FL	34689-5344	08-27-16-48831-002-2170	HIGHLAND	90
HUDSON, GUS	HUDSON, PATSY	312 E BOYER ST	TARPON SPRINGS	FL	34689-4404	13-27-15-25272-000-0180	BOYER	
HUDSON, GUS JR		312 E BOYER ST	TARPON SPRINGS	FL	34689-4404	13-27-15-25272-000-0170	BOYER	312
HUDSON, PRISCILLA		1523 ELITE CT	HOLIDAY	FL	34691-5239	13-27-15-67896-000-0111	LINCOLN	439
HUDSON, WILLIAM NEWT		23 W TARPON AVE	TARPON SPRINGS	FL	34689-3431	12-27-15-89982-070-0400	TARPON	23
HUDSON, WILLIE L		712 NORTH AVE	TARPON SPRINGS	FL	34689-4542	18-27-16-91080-002-0190	NORTH	712
HUFFMAN, LARRY A		1621 GREIBLING RD	MANSFIELD	OH	44906-3605	18-27-16-85514-000-0700	US HIGHWAY 19	39820
HUFFMAN, WILLIAM	HUFFMAN, DAWN C	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0190	US HIGHWAY 19	39820
HUGGINS, DAVID	HUGGINS, CAROLE	3 HOPKINS ST	THOROLD ON L2V 0E6			03-27-15-87374-000-0610	EMBER	1555
HUGGINS, JOHN M	HUGGINS, VICTORIA L	1290 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0020	WINDY BAY	1290
HUGHES, ERNEST D	HUGHES, LINDA K	250 HARMONY WAY	TARPON SPRINGS	FL	34689-5024	18-27-16-89929-000-2500	HARMONY	250
HUGHES, JOHN J III & MARCIA L TRUST	HUGHES, JOHN J III TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1050	US HIGHWAY 19	39820
HUGHES, LINDA		515 DIVISION ST	TARPON SPRINGS	FL	34689-3317	12-27-15-27684-000-0090	DIVISION	515
HUKILL, DIANNE	GROAT, ROBERT T	421 SWEET BRIAR RIDGE	LINDEN	MI	48451-8820	18-27-16-89929-000-1520	MELODY	152
HULL, CRAIG	HALL, CRYSTAL	322 PASAJE AVE	TARPON SPRINGS	FL	34689-5771	01-27-15-89136-000-0370	PASAJE	322
HUMPHREY, AUDREY A		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0520	US HIGHWAY 19	39820
HUNT, LAURA		504 VILLAGE OAK DR	TARPON SPRINGS	FL	34689-3846	24-27-15-62939-001-0110	VILLAGE OAK	504
HUNT, SANDRA C	DUDDY, ANN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1590	US HIGHWAY 19	39820
HUNT, T L DEVELOPMENT INC		13365 W HILLSBOROUGH AV	TAMPA	FL	33635-9676	01-27-15-19152-004-0010	PINELLAS	1930
HUNTER, CLAYTON III		625 1ST AVE N	SAFETY HARBOR	FL	34695-3102	13-27-15-21348-006-0020	LINCOLN	
HUNTER, DIANNA S		6 TATE LN	WINDHAM	ME	04062-4263	18-27-16-85514-000-1870	US HIGHWAY 19	39820
HUNTER, PETER A	HUNTER, MICHELE M	726 PENT ST	TARPON SPRINGS	FL	34689-4228	07-27-16-26928-021-0230	PENT	726
HUNTER, REGINALD	HUNTER, CLAYTON	402 E LIME ST	TARPON SPRINGS	FL	34689-4440	13-27-15-32508-003-0120	LIME	402
HUNTER, ROSENNA	LITTLE, TONYA	PO BOX 1672	TARPON SPRINGS	FL	34688-1672	13-27-15-21348-005-0080	LINCOLN	
HUNTER, TAB	HUNTER, CLAYTON	1324 MAXIMILIAN DR	WESLEY CHAPEL	FL	33543-6567	13-27-15-45540-000-0131	MARTIN LUTHER KING JR	
HUNTER, TISHUNDA		322 E LIME ST	TARPON SPRINGS	FL	34689-4438	13-27-15-67896-000-0010	LIME	322
HUNTER, TISHUNDA		514 S GROSSE AVE	TARPON SPRINGS	FL	34689-4420	13-27-15-67914-000-0040	GROSSE	514
HURLEY, CLAIRE ELIZABETH		39650 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1340	US HIGHWAY 19	39650
HURLOCK, MARGUERITE		818 PINE ST	TARPON SPRINGS	FL	34689-5901	07-27-16-26928-021-0010	PINE	818
HURST, WILLIAM	HURST, AMY	1293 S DISSTON AVE	TARPON SPRINGS	FL	34689-3913	18-27-16-62937-011-0180	DISSTON	1293
HUSH, BARBARA M		1658 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1350	WATER OAK	1658

Affected Properties and 500 Foot Buffer

HUTCHINGS, STEVEN	HUTCHINGS, AMY GAYLE		1516 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0090	GOPHER	1516
HUTCHINSON, CHARLES	HUTCHINSON, ANGELA		50 ANCLOTE RD	TARPON SPRINGS	FL	34689-6904	01-27-15-27072-010-0180	PENNSYLVANIA	
HUTCHINSON, JEROME	HUTCHINSON, JENNIFER A		1797 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0270	SOMMARIE	1797
HUTCHINSON, KIMBERLY S			506 SPRING TREE CT	TARPON SPRINGS	FL	34689-3851	24-27-15-62944-000-0190	SPRING TREE	506
HUTH, VINCENT R			407 E HARRISON ST	TARPON SPRINGS	FL	34689-4521	13-27-15-64962-001-0010	HARRISON	407
HUTTER, VINCENT T TRE	MCCRACKEN, LIZABETH M TRE		17 JAMES ST	MILFORD	CT	06460-6224	10-27-15-98260-015-0300	WINDRUSH BAY	30
HUTTNER, KARLHANS		C/O APM INC	1580 N JASMINE AVE	TARPON SPRINGS	FL	34689-5242	13-27-15-61541-016-5410	CURLEW	541
HYLTON, REX			104 N GROSSE AVE	TARPON SPRINGS	FL	34689-4341	12-27-15-80460-000-0010	GROSSE	104
HYNDMAN, ANDREW MCKENZIE			954 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0150	CELTIC	954
I H 5 PROPERTY FLORIDA L P		C/O INVITATION HOM	1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	08-27-16-78763-000-0120	LEXINGTON	1855
I S G INVESTMENT FUNDS LP			1497 MAIN ST STE 363	DUNEDIN	FL	34698-4612	06-27-16-91524-000-0480	SOMMARIE	1852
IACOBELLI, LEUCIO	IACOBELLI, GRACE		45 WINDING CT LN	SPENCERPORT	NY	14559-1601	03-27-15-87374-000-0190	CITRINE	1616
IBRAHIM, MUNAVVARA B MURUSAL			300 S FLORIDA AVE APT 600	TARPON SPRINGS	FL	34689-2712	15-27-15-88225-600-0001	FLORIDA	300
IBRAHIMBEGOVIC, EDVINA			1032 3RD AVE SW	LARGO	FL	33770-3211	13-27-15-89946-001-0130	OAKWOOD	39
ICARIA 236 LLC			18909 NE 29TH AVE	AVENTURA	FL	33180-2807	13-27-15-57285-000-0030	PINELLAS	1185
IERVASI, JOSEPH	IERVASI, GIOVANNA		91 VANDERBILT AVE	ISLAND PARK	NY	11558-1600	18-27-16-99077-000-2310	US HIGHWAY 19	39650
IFASI, ANTHONY			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0314	US HIGHWAY 19	39650
IGNACIO, LEVIN	IGNACIO, TERESA CAMILLE		937 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0560	AUSSI	937
IKONOMOU, SOFIA			500 HOPE ST	TARPON SPRINGS	FL	34689-3142	12-27-15-41238-000-0170	HOPE	500
ILNICKI, RICHARD	ILNICKI, MARY J		1250 S PINELLAS AVE APT 50	TARPON SPRINGS	FL	34689-3745	13-27-15-33286-050-0508	PINELLAS	1250
IMHOLTE, KEITH	IMHOLTE, NANCY		383 DIXIE HWY	TARPON SPRINGS	FL	34689-5775	01-27-15-63799-000-0010	DIXIE	383
IMVROS INVESTMENTS INC			727 WESLEY AVE STE 1	TARPON SPRINGS	FL	34689-6757	02-27-15-00978-000-0120	WESLEY	727
INDUCCI, CRAIG GERARD			2304 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2304	LENNOX	2304
INGALLS, TAMARA	INGALLS, JOHN M JR		90 S HIGHLAND AVE UNIT 2	TARPON SPRINGS	FL	34689-5368	08-27-16-48830-000-0020	HIGHLAND	90
INGARGIOLA, DOMINICK	INGARGIOLA, LIA		508 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0050	WAYFARER	508
INGELS, JAMES C JR	INGELS, MARGO J		159 24TH ST	HUEYTOWN	AL	35023-2709	12-27-15-89874-000-0400	GRAND	568
INGLOT, EWA			PO BOX 968	TARPON SPRINGS	FL	34688-0968	13-27-15-33287-002-1848	GOLFVIEW	1848
INGRAM, ALFREDA H			1544 GREENLEA DR	CLEARWATER	FL	33755-2267	13-27-15-21348-005-0100	LINCOLN	814
INMAN, SARAH LYNN			110 W LEMON ST	TARPON SPRINGS	FL	34689-3624	12-27-15-52128-000-0070	LEMON	110
INMAN, STEPHEN H	INMAN, CATHY A		1461 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0090	DISSTON	1461
INTERLANTE, DIANA			505 WHITE OAK DR	TARPON SPRINGS	FL	34689-3854	24-27-15-62932-001-0140	WHITE OAK	505
INVITATION HOMES 7 LP			1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	11-27-15-87786-009-0160	GULF	1316
INXS VII LLC			PO BOX 447	ODESSA	FL	33556-0447	13-27-15-21348-006-0131	LINCOLN	825
IORDANOPOULOU, SONIA			2206 PINE DR	TARPON SPRINGS	FL	34689-6110	13-27-15-33289-003-2206	PINE	2206
IRVIN, MATTHEW	DENKA, PAULINA		738 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0320	GRAND CYPRESS	738
IRVIN, TRUDY			PO BOX 282	SESSER	IL	62884-0282	18-27-16-85514-000-0300	US HIGHWAY 19	39820
ISGUSAR, HUSEYIN & DEEANN REV TRUST	ISGUZAR, HUSEYIN TRE		320 N GROSSE AVE	TARPON SPRINGS	FL	34689-4032	12-27-15-20700-000-0110	RING	411
ISGUZAR, HUSEYIN TRE	ISGUZAR, DEEANN TRE		411 N RING AVE	TARPON SPRINGS	FL	34689-4011	12-27-15-47592-000-0130	GROSSE	402
ISLAND CENTER CORP INC			1306 W KENNEDY BLVD	TAMPA	FL	33606-1849	06-27-16-00000-240-0100	US HIGHWAY 19	43520
ISRAEL, DAVID	ISRAEL, CATHERINE		1103 W CURLEW PL	TARPON SPRINGS	FL	34689-8044	23-27-15-18468-001-0010	CURLEW	1103
ISSLER, THOMAS A	ISSLER, JENNIFER L		1966 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1170	ANCLOTE	1966
ITAX PROPERTIES LLC			955 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4803	12-27-15-89982-047-0701	MARTIN LUTHER KING JR	955
IVANOVA, DESISLAVA			4511 GLENBROOK DR	PALM HARBOR	FL	34683-1564	19-27-16-30998-000-0070	GLENBROOK	4511
IVEY, WILLIE	IVEY, ANNIE M	C/O GADSON, JAKIE R	611 NORTH AVE	TARPON SPRINGS	FL	34689-4539	18-27-16-91080-004-0060	NORTH	611

Affected Properties and 500 Foot Buffer

J G N GULF ROAD LLC			1203 GULF RD	TARPON SPRINGS	FL	34689-2535	14-27-15-89226-000-0170	GULF	1203
J K C INVESTMENT MANAGEMENT LLC			2210 UTOPIAN DR E APT 318	CLEARWATER	FL	33763-4265	18-27-16-32778-000-0310	US HIGHWAY 19	39780
J P MORGAN CHASE BANK		C/O JP MORGAN CHA	1111 POLARIS PKWY STE 1J	COLUMBUS	OH	43240-2031	12-27-15-89982-034-0302	US HIGHWAY 19	41206
JACKEL, BETTY C			958 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0790	RIDGEWOOD	958
JACKSON, CATHERINE			987 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0560	RIDGEWOOD	987
JACKSON, CORY	JACKSON, JULIE		14609 E 1325TH AVE	NEWTON	IL	62448-3212	18-27-16-89929-000-2130	SEAGULL	213
JACKSON, DAWN L			1384 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3920	19-27-16-62936-008-0600	FOREST LAWN	1384
JACKSON, KIMBERLY C			1306 E TARPON AVE	TARPON SPRINGS	FL	34689-5444	07-27-16-99612-004-0050	TARPON	1306
JACKSON, PATRICIA H			1514 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1230	RIVERSIDE	1514
JACKSON, RICHARD C	JACKSON, TAMARA K		1214 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0400	WINDY BAY	1214
JACKSON, THERESA M			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0554	US HIGHWAY 19	39650
JACOBS, ADAM J	JACOBS, JENNIFER A		6328 BORTLE RD	VICTOR	NY	14564-9525	11-27-15-87876-015-0190	RIVERSIDE	803
JACOBS, LEROY A			1523 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0460	FORDE	1523
JACOBS, RITA E			1250 S PINELLAS AVE UNIT 3	TARPON SPRINGS	FL	34689-3740	13-27-15-33286-030-0306	PINELLAS	1250
JACOBS, STEPHEN HARVEY	JACOBS, LAURIE SUE		1528 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0060	GOPHER	1528
JAEGER, JEFFREY MICHAEL	JAEGER, VERONICA		1554 MISTY LN	TARPON SPRINGS	FL	34689-2727	14-27-15-89226-000-0248	MISTY	1554
JAFFER, ALI KARIM ASHIQALI			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0342	US HIGHWAY 19	39650
JAGER, CATHERINE			19451 SW 54TH PL	DUNNELLON	FL	34431	08-27-16-48831-002-4190	HIGHLAND	90
JAIN, NARESH C			2797 SAINT ANDREWS BLVD	TARPON SPRINGS	FL	34688-6312	18-27-16-65938-012-7530	HAVEN	753
JAIN, PIYUSH & VINITA REV LIV TRUST	JAIN, PIYUSH TRE		12 BURTON PL	TARPON SPRINGS	FL	34688-5302	08-27-16-48870-000-0060	BURTON	12
JAKEWAY, ROBERT L	JAKEWAY, MARY J		229 W MARTIN LUTHER KIN	TARPON SPRINGS	FL	34689-2666	13-27-15-01998-000-0070	MARTIN LUTHER KING JR	229
JALLO, SARAH			1410 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0230	HILLVIEW	1410
JAMES, DORIS ANNE			44 DRURY LN	TARPON SPRINGS	FL	34689-5031	18-27-16-89929-000-0440	DRURY	44
JAMES, VERONICA TAYLOR	JAMES, JASON DANIEL		1405 FORDE AVE	TARPON SPRINGS	FL	34689-2289	11-27-15-88254-000-0320	FORDE	1405
JANEVSKI, DIANA V			209 N WALTON AVE	TARPON SPRINGS	FL	34689-4237	07-27-16-26928-025-0210	WALTON	209
JANICKI, DAMIAN	JANICKI, JUSTYNA AGNIESZKA		742 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0310	GRAND CYPRESS	742
JANICKI, ROBERT	JANICKI, HELEN		PO BOX 412	TARPON SPRINGS	FL	34688-0412	13-27-15-58916-011-0116	MOORINGS COVE	353
JANISZ, DERRICK A	JANISZ, CAROL L		179 MELODY LN	TARPON SPRINGS	FL	34689-5036	18-27-16-89929-000-1790	MELODY	179
JANSEN, MARY			24332 S LAURA LN	CRETE	IL	60417-3520	18-27-16-89929-000-1070	RACHEL	107
JAPKE, CLYDE N TRUST	JAPKE, CYLDE N TRE		1530 6TH ST NE	STAPLES	MN	56479-3246	13-27-15-33289-005-3002	OAK	3002
JARAE, STEVEN MICHAEL	JARAE, BETTY JANE		1123 CARLTON RD	TARPON SPRINGS	FL	34689-2901	14-27-15-13528-000-0040	CARLTON	
JARMAKOWSKI, ROBERT			1501 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2326	11-27-15-15696-000-0400	POINSETTIA	1501
JARVIS, JENNIFER E			630 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0880	RIVER VILLAGE	630
JASKOW, SELMA TRUST		C/O FITPATRICK, SUSA	42 ROUTE 39 S	SHERMAN	CT	06784-2024	12-27-15-94145-001-1060	GRAND	100
JASPERS-FAYER, KIM	JASPERS-FAYER, AUDREY		432 COLLEGE AVE	ORANGEVILLE ON L9W 4H2			18-27-16-85514-000-2530	US HIGHWAY 19	39820
JAW LLC			40946 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-5446	03-27-15-87374-000-0680	KISMET	1607
JAY COLEMAN ENTERPRISES INC			1109 PRECISION ST	HOLIDAY	FL	34691-5628	01-27-15-00000-310-0200	RAINVILLE	1470
JEANBLANC, STACI LYNN	JEANBLANC, ROBERT LOUIS		1411 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0630	TALLAHASSEE	1411
JELLUM, HUGH	JELLUM, SHIRLEY A		1250 S PINELLAS AVE APT 50	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-050-0501	PINELLAS	1250
JELLUM, HUGH S	JELLUM, SHIRLEY A		1250 S PINELLAS AVE APT 50	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-100-1009	PINELLAS	1250
JENKINS, JOHN	JENKINS, ROSARIO		129 E ORANGE ST	TARPON SPRINGS	FL	34689-3441	12-27-15-89982-063-0407	ORANGE	129
JENKINS, JUDITH			101 JAMESTOWN DR APT B	PITTSBURGH	PA	15216-1038	13-27-15-58916-001-0017	MOORINGS COVE	314
JENNINGS, JOAN			2204 PINE DR	TARPON SPRINGS	FL	34689-6110	13-27-15-33289-003-2204	PINE	2204
JENSEN, RHONDA WELLS			1212 SALT LAKE DR	TARPON SPRINGS	FL	34689-5257	07-27-16-60846-000-0190	SALT LAKE	1212

Affected Properties and 500 Foot Buffer

JENSSEN SCIENTIFIC LLC		114 CARLYLE CIR	PALM HARBOR	FL	34683-1803	02-27-15-75760-002-0140	NORTH BEND	1553
JERU BLVD LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	01-27-15-38772-001-0170	JERU	228
JESSE, AUGUST	JESSE, BONNIE L	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0380	US HIGHWAY 19	39820
JEWITT, TIMOTHY P	JEWITT, LUCINDA R	933 LINN HARBOR CT	TARPON SPRINGS	FL	34689-5736	06-27-16-11561-000-1520	LINN HARBOR	933
JIE, PING		BLDG 299 NO 2255 RUOSHA	PUDONG SHANGHAI			13-27-15-12988-999-0400	CALLISTA CAY	
JIMENEZ, MARTHA FERNANDA		319 BATH ST	TARPON SPRINGS	FL	34689-3510	13-27-15-06120-001-0080	BATH	319
JIMENEZ, MELISSA		654 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0790	RIVER VILLAGE	654
JINN, ALICE C	JINN, CHARLIE S B	1537 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0580	EMBER	1537
JJ ELLIS LLC		40946 US HIGHWAY 19 N ST	TARPON SPRINGS	FL	34689-5446	18-27-16-65938-005-6460	HAVEN	646
JMS 75 LLC		1035 HAMILTON AVE	TARPON SPRINGS	FL	34689-2160	12-27-15-89838-000-0200	ADA	75
JOANOW, ALEXANDER M REV LIV TRUST	JOANOW, ALEXANDER M TRE	1163 BAYOU DR	TARPON SPRINGS	FL	34689-6929	12-27-15-11214-006-0006	ANCLOTE	247
JOANOW, ALEXANDER M REV LIVING TRUST	JOANOW, ALEXANDER M TRE	1163 BAYOU DR	TARPON SPRINGS	FL	34689-6929	12-27-15-11214-006-0002	BAYOU	1163
JOANOW, SYLVIA B TRE	JOANOW, SYLVIA B REV LIV TRUST	1122 LANCER LN	TARPON SPRINGS	FL	34689-8033	13-27-15-89946-001-0010	PINELLAS	530
JOCIC & KOULIANOS PROPERTIES LLC		623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	07-27-16-75996-008-0210	LOCUST	
JOHN KRITSEPIS INC		81 GULFWINDS DR W	PALM HARBOR	FL	34683-1318	24-27-15-21636-005-0160	PINELLAS	1941
JOHNIES VILLAS APARTMENTS LLC		6706 N NEBRASKA AVE STE 9	TAMPA	FL	33604-5624	13-27-15-25272-000-0200	LIME	305
JOHNSON DENTAL PRACTICE LLC		138 COUNTRY CLUB CT	TARPON SPRINGS	FL	34689-3704	13-27-15-27180-002-0091	COUNTRY CLUB	138
JOHNSON, BARBARA	HAWKEN, JESSICA LEIGH	120 MELODY LN	TARPON SPRINGS	FL	34689-5007	18-27-16-89929-000-1200	MELODY	120
JOHNSON, CATHIE F		1655 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8040	23-27-15-76447-000-0770	AUTUMNWOOD	
JOHNSON, CHRISTOPHER RYAN		714 LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0060	LIVE OAK	714
JOHNSON, CRAIG ERIC TRE	JARVIS-JOHNSON, KRISTEN MARIE TRE	1707 LA FOREST AVE	SAFETY HARBOR	FL	34695-2060	11-27-15-88254-000-0200	POINSETTIA	1410
JOHNSON, DALE R TRE	BEARD, JULIE A TRE	97 ALTA MIRA	DARDENNE PRAIRIE	MO	63368-7683	08-27-16-89893-000-0200	TARPON LANDINGS	2146
JOHNSON, DENISE		PO BOX 1067	HUNTINGTON	WV	25713-1067	18-27-16-65938-012-7520	HAVEN	752
JOHNSON, ELENI FRANCES		40 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3616	13-27-15-89946-001-0200	MARTIN LUTHER KING JR	40
JOHNSON, GARY CARL	JOHNSON, PAULA NATALIE	88 PIERCES WAY	LYMAN	ME	04002-6102	15-27-15-88225-500-0005	FLORIDA	300
JOHNSON, GERALDINE		90 S HIGHLAND AVE APT 422	TARPON SPRINGS	FL	34689-5378	08-27-16-48831-002-4220	HIGHLAND	90
JOHNSON, JEFFREY R	JOHNSON, LAURA	62 W LIME ST	TARPON SPRINGS	FL	34689-3626	13-27-15-15282-000-0130	LIME	62
JOHNSON, JESSICA	JOHNSON, BRITTANY	PO BOX 2505	OLDSMAR	FL	34677-0047	07-27-16-75996-007-0010	WALTON	909
JOHNSON, JILL	JOHNSON, JAMES	404 INDEPENDENCE WAY	CANONSBURG	PA	15317-5270	18-27-16-89929-000-1660	MELODY	166
JOHNSON, JOSEPH N SR	JOHNSON, CYNDI L	988 SUNRISE DR	TARPON SPRINGS	FL	34689-8345	18-27-16-32778-000-0020	SUNRISE	988
JOHNSON, KRISTEN MARIE		300 S FLORIDA AVE UNIT 50(	TARPON SPRINGS	FL	34689-2703	15-27-15-88225-500-0004	FLORIDA	300
JOHNSON, LYNN S		608 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2109	11-27-15-56438-000-0030	FLORIDA	608
JOHNSON, PETER ALPHONSO JR	MONROE, TARA Y	509 LINCOLN AVE	TARPON SPRINGS	FL	34689-4457	13-27-15-67914-000-0060	LINCOLN	509
JOHNSON, SYLVIA		1250 S PINELLAS AVE UNIT 9	TARPON SPRINGS	FL	34689	13-27-15-33286-090-0906	PINELLAS	1250
JOHNSON, THERESA M		90 S HIGHLAND AVE APT 12	TARPON SPRINGS	FL	34689-5372	08-27-16-48830-000-0120	HIGHLAND	90
JOHNSON, WILLIAM M	JOHNSON, SHERRY K	38 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3616	13-27-15-89946-001-0210	MARTIN LUTHER KING JR	38
JOHNSTON, JEFFREY J		11 FULTON ST	TARPON SPRINGS	FL	34689-6959	01-27-15-27072-012-0130	FULTON	11
JOHNSTON, KINNAN B		978 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0180	CELTIC	978
JOLIS, STEPHEN D	JOLIS, MELISSA L	809 GRAND CYPRESS CT N	TARPON SPRINGS	FL	34689-6835	07-27-16-20235-000-0020	GRAND CYPRESS	809
JONES, BRENDA Y	SANTANA, CHICO ANTONIO	1736 WINSLOE DR	TRINITY	FL	34655-4938	12-27-15-89982-006-0113	SPRUCE	563
JONES, DEBORAH K		429 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-32508-001-0070	BOYER	429
JONES, DHANA KAYE		1664 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0590	COUNTRYWOOD	1664
JONES, FRANK HAROLD	WILLIAMS JONES, CAROL TWISS	330 N SPRING BLVD	TARPON SPRINGS	FL	34689-3249	12-27-15-27792-002-0030	SPRING	330
JONES, GEORGE K	JONES, MERIAM D	540 E CENTER ST	TARPON SPRINGS	FL	34689-4328	12-27-15-47628-000-0060	CENTER	540

JONES, JEFFREY V	HWANG, HEUN-SUN	1705 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6635	02-27-15-57536-000-0050	MEYERS COVE	1705
JONES, JOHN M	JONES, BELINDA R	6684 CREAMER RD	ORIENT	OH	43146-9413	13-27-15-33286-100-1008	PINELLAS	1250
JONES, MARK C		1367 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3907	18-27-16-62937-008-0860	COTTAGE GROVE	1367
JONES, MATTHEW ROBERT	FILOTEI, JORDAN	1425 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0300	NORTH RIVER	1425
JONES, PAULA GAIL		613 PENT ST	TARPON SPRINGS	FL	34689-4225	07-27-16-26928-020-0160	PENT	613
JORDAN, GEORGE W	JORDAN, DONNA M	3 SILVER SPRUCE CIR	WORCESTER	MA	01609-1184	15-27-15-88225-600-0007	FLORIDA	300
JORDAN, MAC I TRE	EMERY, ALICE C NON-REV TRUST	130 1ST ST NW	LINTON	IN	47441-1703	18-27-16-98555-002-0321	US HIGHWAY 19	39650
JORDAN, MICHAEL THOMAS SR		216 N SPRING BLVD	TARPON SPRINGS	FL	34689-3248	12-27-15-27792-001-0040	SPRING	216
JORDAN, THERESA R		314 N DISSTON AVE	TARPON SPRINGS	FL	34689-4056	12-27-15-89982-020-0300	DISSTON	314
JOSEPHIK, MYRANDA	BINGHAM, RICHARD H	702 E LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0100	LIVE OAK	702
JOSEPHIK, TONI K		2231 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0300	ANDOVER	2231
JOSLIN, TROY		1418 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0220	HILLVIEW	1418
JPL INVESTMENTS CORP	OCEAN BANK JPL INVESTMENTS CORP	8724 SW 72ND ST STE 382	MIAMI	FL	33173-3512	12-27-15-89982-153-0011	HIGHLAND	
JUBACK, TIMOTHY	JUBACK, HEIDI	512 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0070	WAYFARER	512
JUDD, MICHAEL	JUDD, KATHY	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1080	US HIGHWAY 19	39820
JUDD, TAMMY		624 E CENTER ST	TARPON SPRINGS	FL	34689-4210	07-27-16-26928-025-0260	CENTER	624
JUNIPER DEVELOPMENT LLC		8370 W HILLSBOROUGH AVE	TAMPA	FL	33615-3815	13-27-15-89946-007-0010	PINELLAS	1098
JURGENSOHN, JAYNE ELLEN		171 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0220	ATHENIAN	171
K & G TARPON CORP		680 EAST TARPON AVE	TARPON SPRINGS	FL	34689-4202	07-27-16-32958-002-0050	TARPON	680
K D A PROPERTIES LLC		11 E TARPON AVE	TARPON SPRINGS	FL	34689-3449	12-27-15-01350-000-0030	TARPON	9
K E L PROPERTIES LLC		PO BOX 2226	PALM HARBOR	FL	34682-2226	01-27-15-38772-001-0070	JERU	348
KADLE, ROBERT S		163 W KLOSTERMAN RD	TARPON SPRINGS	FL	34689-1937	24-27-15-39330-001-0210	KLOSTERMAN	163
KAESER, DENNIS H TRE	KAESER, SHERRY E TRE	1682 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0030	CITRINE	1682
KAISER, STACEY	KAISER, JOSHUA GABRIEL	1282 STARBOARD KEY	TARPON SPRINGS	FL	34689-2861	18-27-16-62937-008-0730	DISSTON	1381
KALADOUKAS, MERCURY TRUST		328 HIBISCUS ST	TARPON SPRINGS	FL	34689-3414	12-27-15-89838-000-0110	PINELLAS	501
KALAFATIS, ANTOINETTE Z		601 HAVEN PL	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-013-6010	HAVEN	601
KALAFATIS, JOHN	KALAFATIS, CHRISTINA ANASTASIA	1532 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0480	NORTH RIVER	1532
KALANI HOLDINGS LLC		2148 HARBOR VIEW DR	DUNEDIN	FL	34698-2524	24-27-15-39960-000-0090	PINELLAS	1744
KALAPTSIDIS, MARIA TRE	KALAPTSIDIS, GEORGE K REV TRUST	2539 WOOD POINTE DR	HOLIDAY	FL	34691	06-27-16-11561-000-0030	LINN HARBOR	921
KALKANIS, NIKITAS		616-32 CLARISSA DR	RICHMOND HILL ON L4C 9R7			08-27-16-48831-002-3210	HIGHLAND	90
KALLER, JOSEPH M JR	KALLER, VICKI M	1501 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2315	11-27-15-87804-024-0030	TALLAHASSEE	1501
KALLERGIS, ELEFTHERIA	KALLERGIS, GEORGIOS A	2534 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-011-0020	SILVERBACK	2534
KALLIS, BOB		9909 ST JOSEPH CT	NEW PORT RICHEY	FL	34655-1445	13-27-15-33286-030-0311	PINELLAS	1250
KALMAN, SHERRIL C		505 SPRING TREE CT	TARPON SPRINGS	FL	34689-3866	24-27-15-62944-000-0180	SPRING TREE	505
KALODOUKAS, EPAKOY		328 HIBISCUS ST	TARPON SPRINGS	FL	34689-3414	12-27-15-89982-062-0302	HIBISCUS	328
KALOURIS PROPERTIES LLC		3526 MCCARTNEY RD	YOUNGSTOWN	OH	44505-5006	12-27-15-89982-065-0001	PINELLAS	29
KAMAL, MARYAM	MEKHAEL, IHAB	520 CURLEW PL E	TARPON SPRINGS	FL	34689-4611	13-27-15-61541-008-5200	CURLEW	520
KAMBOURAKIS, NICK	KAMBOURAKIS, NOMIKI	1109 SUNSET DR	TARPON SPRINGS	FL	34689-2288	11-27-15-56438-000-0040	SUNSET	1109
KAMBOUROLIAS, HARRY		1485 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0200	NORTH RIVER	1485
KAMINSKI, LISA		1447 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0140	HIDDEN	1447
KAMP, MICHAEL	KAMP, PATRICIA	721 BOSTON ST	TARPON SPRINGS	FL	34689-4103	07-27-16-26928-011-0190	BOSTON	
KAMP, MICHAEL T	KAMP, PATRICIA A	721 BOSTON ST	TARPON SPRINGS	FL	34689-4103	07-27-16-26928-011-0170	BOSTON	721
KANARIS, DIMITRIOS	KANARIS, ALIX	PO BOX 14132	CLEARWATER	FL	33766-4132	13-27-15-89946-010-0060	PINELLAS	600
KANE, ROBERT M	KANE, GAIL D	1394 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3920	19-27-16-62936-008-0650	FOREST LAWN	1394

KANTARAS, VASILIKI		1361 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3907	18-27-16-62937-008-0890	COTTAGE GROVE	1361
KANTORIS, MARY C	WISNESKY, DOUGLAS	292 W STARZ RD	CHESWICK	PA	15024-1929	15-27-15-88225-100-0002	FLORIDA	300
KAPODISTRIAS, LAMBROS	KAPODISTRIAS, ANGELIKI S	1549 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1540	RIVERSIDE	1549
KAPOUSIS, KOSTAS		1515 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0370	CITRINE	1515
KAPPAS, NANCY A FAMILY TRUST	KAPPAS, NANCY TRE	491 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2565	12-27-15-98227-001-0070	DODECANESE	751
KAPSALAKIS, PANORMITIS		225 HIBISCUS ST	TARPON SPRINGS	FL	34689-3411	12-27-15-60228-000-0060	HIBISCUS	225
KARABATSOS, GEORGE	KARABATSOS, SOPHIA G	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0220	US HIGHWAY 19	39820
KARAGEORGIS, MAGLIA		388 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2678	13-27-15-58916-006-0065	MOORINGS COVE	388
KARAMBERIS, ANGELIKI		114 E CENTER ST	TARPON SPRINGS	FL	34689-3402	12-27-15-89982-063-0500	CENTER	114
KARANIKOLAS, DIMITRIOS	KARANIKOLAS, ELIZABETH	529 GRAND BLVD	TARPON SPRINGS	FL	34689-3219	12-27-15-89874-000-0210	GRAND	529
KARANTONIS, DAWN M	KARANTONIS, GREGORY J	698 BAYCOVE DR	TARPON SPRINGS	FL	34689-7000	13-27-15-06138-000-0050	LEMON	402
KARAVAS, IRENE N		307 ATHENS ST	TARPON SPRINGS	FL	34689-3307	12-27-15-39834-000-0020	ATHENS	307
KARAVAS, JOHN		435 DORIC CT	TARPON SPRINGS	FL	34689-2510	12-27-15-47592-000-0330	PENT	462
KARAVAS, SEVASTI	KARAVAS, GEORGE	632 CROSS ST	TARPON SPRINGS	FL	34689-3116	12-27-15-41238-000-0040	CROSS	632
KARAVOKIROS, MICHAEL S	KARAVOKIROS, EFSTATHIA A	461 WINSLOW DR	MOBILE	AL	36608-2429	13-27-15-33286-030-0308	PINELLAS	1250
KARAY, NICHOLAS G TRE	KARAY, BETTY B TRE	592 WATERFORD CIR E	TARPON SPRINGS	FL	34688-7208	07-27-16-50958-000-1260	OAKWOOD	851
KARBOWSKI, ALEXANDER LIMA	KARBOWSKI, JAROSLAW G	15 TARPON DR	TARPON SPRINGS	FL	34689-2446	11-27-15-87786-006-0140	TARPON	15
KARDOYLIAS, MICHAEL I	KARDOYLIAS, AMY	110 HOPE ST	TARPON SPRINGS	FL	34689-3330	12-27-15-89874-000-0260	HOPE	110
KARISTINOS, ANESTIS	VACHET, KATHRYN	1102 MARINA DR	TARPON SPRINGS	FL	34689-6712	11-27-15-00952-000-0010	MARINA	1102
KARL FLAMMER FORD INC		41775 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689	12-27-15-89982-113-0100	US HIGHWAY 19 N	41775
KARL FLAMMER FORD INC		41975 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-4115	07-27-16-00000-130-0100	US HIGHWAY 19	41975
KARNAVAS, JOAN		1549 FOX CHAPEL RD	PITTSBURGH	PA	15238-1202	12-27-15-94145-001-1080	GRAND	100
KAROFTIS, MARKO JR		159 HIGHLAND RD	TARPON SPRINGS	FL	34689-1913	24-27-15-39348-002-0460	HIGHLAND	159
KARR, MICHAEL M	KARR, ROBIN K	105 BANANA ST	TARPON SPRINGS	FL	34689-3601	12-27-15-52128-000-0090	BANANA	105
KARTEROULIOTIS, NIKON	KARTEROULIOTIS, VASSILIKI	11 SAN MARCO ST APT 1406	CLEARWATER	FL	33767-2075	12-27-15-98227-004-0020	HOPE	610
KARTES, BOB INTER VIVOS TRUST	KARTES, BOB TRE	307 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689-3245	12-27-15-98227-001-0120	HOPE	
KARTES, BOB INTER VIVOS TRUST	KARTES, BOB TRE	785 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3131	12-27-15-53352-007-0070	ROOSEVELT	
KASTRATI GROUP LLC TRE	KASTRATI GROUP LAND TRUST	102 SILVER MOSS LN	TARPON SPRINGS	FL	34688-7426	18-27-16-89784-000-0120	US HIGHWAY 19	40081
KASTRINOS, TONY	KASTRINOS, MARIA	505 SUMMERWOOD CT	TARPON SPRINGS	FL	34689-3862	24-27-15-62944-000-0240	SUMMERWOOD	505
KATANIC, DRAZENKO		10935 BRISTOL BAY DR APT 2	BRADENTON	FL	34209-7710	18-27-16-65938-012-7510	HAVEN	751
KATZ, FREDERICK J		13340 CAMINITO CIERA UNI	SAN DIEGO	CA	92129-4051	12-27-15-47610-000-0210	LEVIS	400
KATZ, IVAN		PO BOX 17451	CLEARWATER	FL	33762-0451	18-27-16-99077-000-2510	US HIGHWAY 19	39650
KATZARAS, FANNY REVOCABLE TRUST	KATZARAS, NICHOLAS S TRE	PO BOX 151	TARPON SPRINGS	FL	34688-0151	12-27-15-15264-000-0441	ATHENS	
KATZARAS, FANNY REVOCABLE TRUST	KATZARAS, FANNY TRE	PO BOX 151	TARPON SPRINGS	FL	34688-0151	12-27-15-27792-002-0050	PAMPAS	101
KAU, TROY L	KAU, RITA M	318 BATH ST	TARPON SPRINGS	FL	34689-3511	13-27-15-06120-002-0140	BATH	318
KAUCHER, ELLIS L	C/O ROSALIE P MYER	1113 TRI M STABLES RD	TALLAHASSEE	FL	32305-7289	01-27-15-27072-011-0100	FULTON	
KAVOUKLIS, HARRY	FIRST KIOUSIS FAMILY PTNSHP	PO BOX 764	TARPON SPRINGS	FL	34688-0764	01-27-15-00000-340-0300	FULTON	
KAVOUKLIS, MARIA		385 BANANA ST	TARPON SPRINGS	FL	34689-3605	13-27-15-89946-001-0170	BANANA	383
KAVOUKLIS, NICKITAS MICHAEL	KAVOUKLIS, NIKOLETTA	383 BAMAMA ST	TARPON SPRINGS	FL	34689-3605	11-27-15-56438-000-0070	SUNSET	1101
KAVOUKLIS, NIKITAS	KAVOUKLIS, SOULA	105 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2207	11-27-15-87804-025-0010	FLORIDA	105
KAWAJA-WILLIAMS, CHERYL		530 PINE ST	TARPON SPRINGS	FL	34689-4008	07-27-16-75798-000-0730	RIVER VILLAGE	647
KAWKA, WOJCIECH	KAWKA, MARIANNA	90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5354	08-27-16-48829-000-1314	HIGHLAND	90
KAYS, JUDITH S		258 DIXIE LN	TARPON SPRINGS	FL	34689-5002	18-27-16-89929-000-2580	DIXIE	258
KAZALEH, FOUAD	HALLUN, ROZAN E	131 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0120	RING	131

Affected Properties and 500 Foot Buffer

KAZALEH, FOUAD L			131 N RING AVE	TARPON SPRINGS	FL	34689-4305	03-27-15-72390-000-1760	POINTE ALEXIS	
KAZANAKIS, NATASHA T			973 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0530	AUSSI	973
KAZOURIS, ARIS S			1606 GULF RD	TARPON SPRINGS	FL	34689-2719	10-27-15-15678-000-0150	GULF	1606
KAZYAS, KATHERINE 2015 IRREV TRUST	SASSON, VIVIAN TRUSTEE	C/O SASSON, VIVIAN	2921 BEACH DR	MERRICK	NY	11566-5121	13-27-15-33286-040-0414	PINELLAS	1250
KDA PROPERTIES LLC			11 E TARPON AVE	TARPON SPRINGS	FL	34689-3449	12-27-15-89874-000-0320	ADA	52
KEA METAL RECYCLING INC			806 ANCLOTE RD	TARPON SPRINGS	FL	34689-6603	02-27-15-89154-000-0141	ANCLOTE	806
KEENAN, ROBERT	KONITZ CONSTR INC		9090 102ND AVE	LARGO	FL	33777-1132	02-27-15-75816-000-0033	SAVANNAH	
KEHOE, JOSEPH A	KEHOE, ADELE M		420 TREASURE DR	TARPON SPRINGS	FL	34689-2246	10-27-15-26539-000-0770	TREASURE	420
KEILLER, NEIL T	OLSEN, CHRYSTAL L		632 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0870	RIVER VILLAGE	632
KELEMEN, MICHAEL			74 FRONTIER WAY	TINTON FALLS	NJ	07753-7813	18-27-16-89929-000-1380	MELODY	138
KELLEY, BRADFORD	KELLEY, KATHY		1267 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0140	WINDY BAY	1267
KELLEY, RONALD MACK II			410 E BOYER ST	TARPON SPRINGS	FL	34689-4406	13-27-15-32508-002-0060	BOYER	410
KELLEY, TIMOTHY P	KELLEY, DEBORAH A		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0335	US HIGHWAY 19	39650
KELLY, EDWARD L			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1240	US HIGHWAY 19	39820
KELLY, ROBERT M	KELLY, JESSIE		93 GRAND AVE	ISELIN	NJ	08830-2349	13-27-15-33286-090-0905	PINELLAS	1250
KELLY, SEAN PATRICK	KELLY, VANESSA MARIE		1333 THIRD STREET LOUTH	ST CATHARINES ON L2R 6P9			13-27-15-58916-011-0113	MOORINGS COVE	343
KELLY, TIMOTHY JAMES			338 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-003-0038	MOORINGS COVE	338
KELLY, WILLIAM P			1307 NEW YORK AVE	DUNEDIN	FL	34698-5131	07-27-16-75798-000-0760	RIVER VILLAGE	664
KELTIKOS HOLDINGS LLC			P O BOX 2439	TARPON SPRINGS	FL	34688-2439	12-27-15-77760-000-0016	READ	123
KEMPER, ESTLE E			CMR 414 BOX 497	APO AE 09173			13-27-15-12988-999-0520	CALLISTA CAY	
KEMPER, ESTLE E			8206 38TH ST CT W	UNIVERSITY PLACE	WA	98466-2025	13-27-15-12988-000-0050	CALLISTA CAY	808
KENDALL, SHIRLEY			300 S FLORIDA AVE APT 200	TARPON SPRINGS	FL	34689-2741	15-27-15-88225-200-0012	FLORIDA	300
KENNEDY, JAMES P	KENNEDY, RUTH		3351 BRIAN RD N	PALM HARBOR	FL	34685-2104	13-27-15-33287-001-1738	GOLFVIEW	1738
KENNEDY, MICHAEL R	KENNEDY, MELISSA A		617 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2108	10-27-15-31482-001-0020	FLORIDA	617
KENNEDY, NATALIE M			2224 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0120	ANDOVER	2224
KENNEDY, RUTH	KENNEDY, JAMES P		3351 BRIAN RD N	PALM HARBOR	FL	34685-2104	13-27-15-33287-002-1831	GOLFVIEW	1831
KENNEDY, WINIFRED M	LYON, JAMES W		24 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0240	DRURY	24
KENNEY, JOHN	KENNEY, BRIDGET		1104 BEAVER DR	TARPON SPRINGS	FL	34689-8046	14-27-15-52389-000-0500	BEAVER	1104
KENNY, DOUGLAS PAUL	KENNY, KATHY JEAN		1500 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0130	GOPHER	1500
KER, DOUGLAS TATE JR	KER, ABIGAIL LYNN JOHNSTON		709 LOCUST ST	TARPON SPRINGS	FL	34689-4154	07-27-16-75996-008-0130	LOCUST	709
KERDEMELIDIS, KONSTANINOS M TRE	KERDEMELIDIS, KATHERINE TRE		1022 E LIME ST	TARPON SPRINGS	FL	34689-5522	07-27-16-99612-017-0100	LIME	1022
KERDEMELIDIS, MILTIADIS K	KERDEMELIDIS, KONSTANINOS M TRE		165 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0190	ATHENIAN	165
KERDEMELIDIS, YIANNIS	KERDEMELIDIS, MILTIADIS KONSTANTINOS		1022 E LIME ST	TARPON SPRINGS	FL	34689-5522	11-27-15-88254-000-0420	FORDE	
KERN, E VIRGINIA			2207 LENNOX RD E	PALM HARBOR	FL	34683-1538	30-27-16-31000-022-2207	LENNOX	2207
KERN, MAJORIE T TRE	KERN, MAJORIE T LIV TRUST		219 COFFEE CREEK BLVD	DULUTH	MN	55811-3513	13-27-15-61541-003-5080	CURLEW	508
KERN, PETER	KERN, SUSAN		1415 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0620	TALLAHASSEE	1415
KERNEN, DEBRA A			1250 S PINELLAS AVE UNIT 1	TARPON SPRINGS	FL	34689-3755	13-27-15-33286-100-1013	PINELLAS	1250
KERR, FAITH	KERR, CHRISTOPHER		317 W CHURCH ST	LIGONIER	PA	15658-1108	03-27-15-87374-000-0520	EMBER	1554
KERR, THOMAS EDWARD IV	KERR, JAMIE L		1737 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0380	BIARRITZ	1737
KERSEY, PATRICIA A		C/O THOMAS KERSEY	2152 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0230	TARPON LANDINGS	2152
KHALIL, ZAGHLOUL	MALAK, GEORGETTE NAGEEB		90 S HIGHLAND AVE UNIT 21	TARPON SPRINGS	FL	34689-5367	08-27-16-48831-002-2190	HIGHLAND	90
KHAMPHOUMY, VINNY	PHUNG, QUYNH ANH		4378 NEWBURY DR	NEW PORT RICHEY	FL	34652-5724	12-27-15-60264-000-0160	SPRUCE	
KHAN, ANDREW	KHAN, COURTNEY		1122 CARLTON RD	TARPON SPRINGS	FL	34689-2902	14-27-15-34213-000-0010	CARLTON	1122
KHIENINSON, ALEXANDER	BURROWS, BARBARA		633 E ORANGE ST	TARPON SPRINGS	FL	34689-4221	07-27-16-26928-025-0420	ORANGE	633

KHOJA INVESTMENTS GROUP INC		14101 LINCOLNSHIRE CT	TAMPA	FL	33626-4472	01-27-15-27072-012-0160	RIVERVIEW	
KIBBEL, KEITH MILTON	KIBBEL, GLORY KAY	763 NORTH LAKE BLVD	TARPON SPRINGS	FL	34689-5256	08-27-16-48830-000-0040	HIGHLAND	90
KIDWELL, RONALD	KIDWELL, GAIL	37 W BOYER ST	TARPON SPRINGS	FL	34689-3611	13-27-15-32310-075-0070	BOYER	37
KIKIS CORP		709 LIGHTHOUSE DR	TARPON SPRINGS	FL	34689-1800	12-27-15-75852-000-0510	PINELLAS	802
KIKIS, CHRIS	KIKIS, SOCRATES	709 LIGHTHOUSE DR	TARPON SPRINGS	FL	34689-1800	12-27-15-75852-000-0531	PINELLAS	816
KIKTA, KENNETH J TRE	KIKTA, JANYCE H TRE	211 S SPRING BLVD	TARPON SPRINGS	FL	34689-3504	12-27-15-29700-000-0011	SPRING	211
KIKTA, TIMOTHY J	KIKTA, EVELYN C	212 HIGH ST	TARPON SPRINGS	FL	34689-3222	12-27-15-53352-007-0280	HIGH	212
KILDIS, AHMET	KILDIS, HEATHER	1157 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0150	MARINA	1157
KILGORE, JOHN W JR	REEH-KILGORE, BARBARA ANN	1413 FORDE AVE	TARPON SPRINGS	FL	34689-2289	11-27-15-88254-000-0340	FORDE	1413
KILGORE, MARK J	BRISSON, DIANNE P	98 S HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689-5387	08-27-16-89880-012-1201	HIGHLAND	98
KILIAN, JANE C		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0630	US HIGHWAY 19	39820
KILIAN, MICHELLE A	HARLACH, DAVID K	1734 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1734	GOLFVIEW	1734
KILLIAN, SANDRA		2267 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0410	ANDOVER	2267
KILPATRICK, KASSIE COLLEEN		731 LOCUST ST	TARPON SPRINGS	FL	34689-4154	07-27-16-75996-008-0200	LOCUST	731
KIMBALL, ROGER	KIMBALL, NANCY	94 S HIGHLAND AVE UNIT 25	TARPON SPRINGS	FL	34689-5389	08-27-16-89881-025-2502	HIGHLAND	94
KING MINOS LLC		809 LAUREL ST UNIT 1401	SAN CARLOS	CA	94070-7758	13-27-15-06120-001-0110	BATH	309
KING, CRAIG A		1250 S PINELLAS AVE APT 51	TARPON SPRINGS	FL	34689-3745	13-27-15-33286-050-0511	PINELLAS	1250
KING, DANIEL G	KING, ELIZABETH A	1631 KISMET CT	TARPON SPRINGS	FL	34689-2038	03-27-15-87374-000-0720	KISMET	1631
KING, JAMES	KING, MARGUERITE	98 S HIGHLAND AVE UNIT 40	TARPON SPRINGS	FL	34689-5382	08-27-16-89880-004-0402	HIGHLAND	98
KING, KEVIN D	KING, JOYCE M	90 S HIGHLAND AVE UNIT 40	TARPON SPRINGS	FL	34689-5364	08-27-16-48831-001-4050	HIGHLAND	90
KING, STEPHANIE	KING, SEAN	1776 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0110	BIARRITZ	1776
KING, STEVEN D & SMOAK SHERRY L TRUST	KING, STEVEN D TRE	1017 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7142	02-27-15-57536-000-0080	MEYERS COVE	
KING, WILLIAM P	KING, BARBARA	90 S HIGHLAND AVE APT 412	TARPON SPRINGS	FL	34689-5364	08-27-16-48831-001-4120	HIGHLAND	90
KINGERY, RONELE DAWN		711 N DISSTON AVE	TARPON SPRINGS	FL	34689-4025	12-27-15-89982-006-0105	DISSTON	711
KINNEY, GARY		948 LANTANA AVE	CLEARWATER BEACH	FL	33767-1034	18-27-16-32778-000-0090	SUNRISE	974
KINSEY, JERRY E	KINSEY, DONNA M	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0040	US HIGHWAY 19	39820
KINZIE, ANTHONY A		601 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-20898-000-0010	SPRUCE	601
KIPP, CHRISTINA		1450 N RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0410	NORTH RIVER	1450
KIRBYMACK LLC		10017 MCKELVEY RD	CINCINNATI	OH	45231-2613	14-27-15-48655-000-0020	LAKESIDE COLONY	102
KIRKNER, LEO A	KIRKNER, MARY ANN	1503 PINE DR	TARPON SPRINGS	FL	34689-6103	13-27-15-33289-002-1503	PINE	1503
KIRKWOOD, MICHAEL		135 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0100	RING	135
KIROPOULOS, MARIA		1 HARBESON CT	MONTVILLE	NJ	07045-8927	12-27-15-89982-064-0305	ORANGE	18
KIRSTEN, LORRAINE G LIVING TRUST		6104 PALMA DEL MAR BLVD	ST PETERSBURG	FL	33715-1218	08-27-16-48829-000-1206	HIGHLAND	90
KISSINGER, BRENDA C		706 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0580	DRIFTWOOD	706
KISSINGER, HARRISON	CUNEO, MARIAH LYNN	615 BOSTON ST	TARPON SPRINGS	FL	34689-4101	07-27-16-26928-012-0170	BOSTON	615
KISSINGER, RONALD J	KISSINGER, LISA C	640 ANCLOTE DR	TARPON SPRINGS	FL	34689-2137	11-27-15-56438-000-0090	ANCLOTE	640
KISSINGER-CAMPBELL, KIRTSEN		1560 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0020	HILLVIEW	1560
KISTLER, AARON B	KISTLER, ALEXANDRA J	207 MANATEE LN	TARPON SPRINGS	FL	34689-3660	13-27-15-97071-000-0090	MANATEE	207
KITSOS LAND LLC		1002 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2132	12-27-15-89982-054-0112	DODECANESE	503
KITSOS LAND LLC		510 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3128	12-27-15-08815-000-0020	DODECANESE	562
KITSOS LAND LLC	KITSOS, SARANTIS	510 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3128	12-27-15-89982-054-0100	DODECANESE	557
KITSOS, MICHAEL SARANTIS	KITSOS, NAOMI	601 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2134	10-27-15-31482-001-0060	FLORIDA	601
KLACKO, MIROSLAV	KLACKOVA, VERONIKA	747 HAVEN PL	TARPON SPRINGS	FL	34689-4809	18-27-16-65938-011-7470	HAVEN	747
KLEINSCHMIDT, ALANAGH P	KOPLITZ, HEIDI	156 MELODY LN	TARPON SPRINGS	FL	34689-5035	18-27-16-89929-000-1560	MELODY	156

Affected Properties and 500 Foot Buffer

KLIMCZAK, CHRISTINE	KLIMCZAK, JOSEPH	1915 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0060	LEXINGTON	1915
KLIMIS, HARRY E		433 S SPRING BLVD	TARPON SPRINGS	FL	34689-3554	12-27-15-60228-000-0150	ORANGE	15
KLINE, DARLENE B		215 16TH AVE SE	ST PETERSBURG	FL	33701-5613	08-27-16-48830-000-0090	HIGHLAND	90
KLINE, LANCE G	KLINE, ANDREA J	139 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0060	ATHENIAN	139
KLIPPEL, GEORGE W		618 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5782	06-27-16-20229-000-0150	CYPRESS PARK	618
KLOMPS, VINCENT		1427 BASSWOOD DR	HOLIDAY	FL	34690-6606	07-27-16-26928-011-0150	BOSTON	717
KLONARIS PROPERTIES LLC		PO BOX 155	TARPON SPRINGS	FL	34688-0155	12-27-15-41220-000-0010	ATHENS	455
KNAPP, JAMES R TRE	KNAPP, JAMES R TRUST	9524 SHORE DR	MACHESNEY PARK	IL	61115-2060	13-27-15-33287-002-1824	GOLFVIEW	1824
KNECHT, ANASTASIA		1401 MEYER LN	TARPON SPRINGS	FL	34688-5341	08-27-16-74398-000-0010	MEYER	1401
KNEEBONE, KYLE A		830 SAINT CHARLES DR	TARPON SPRINGS	FL	34689-5231	07-27-16-50959-000-1210	ST CHARLES	830
KNEEBONE, RICHARD A	KNEEBONE, MARSHA E	839 OAKWOOD DR	TARPON SPRINGS	FL	34689-5217	07-27-16-50959-000-0690	OAKWOOD	839
KNIGHT, PAUL DAVID		614 HAVEN PL	TARPON SPRINGS	FL	34689-4843	18-27-16-65938-002-6140	HAVEN	614
KNIGHTLEY, JACQUELYNN	KNIGHTLEY, PAUL	813 N HOPE AVE	SANTA BARBARA	CA	93110-1280	15-27-15-97506-000-0090	SUNSET	1408
KNOCHENMUS, LYLE J	STUART, KIMBERLY SUE	59 RACHEL DR	TARPON SPRINGS	FL	34689-5039	18-27-16-89929-000-0590	RACHEL	59
KNOCKE, KATHERINE		616 BOSTON ST	TARPON SPRINGS	FL	34689-4102	07-27-16-26928-012-0250	BOSTON	616
KNOTHE, JUDITH A		1103 PALM DR	TARPON SPRINGS	FL	34689-6108	13-27-15-33289-001-1103	PALM	1103
KNOUS, MARK D	KNOUS, MELANIE A	315 CYPRESS ST	TARPON SPRINGS	FL	34689-4332	12-27-15-95490-000-0190	CYPRESS	315
KNOWLES, DAROLD DUANE	KNOWLES, DEBRA LYNNE	1678 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0040	CITRINE	1678
KNUDSON, VELDA ELIZABETH		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0311	US HIGHWAY 19	39650
KNUTSON, CARL E JR		29402 THACKERY DR	LAGUNA NIGUEL	CA	92677-1655	02-27-15-00978-000-0011	WESLEY	777
KOCH, RICHARD T	KOCH, LYNN M	809 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-000-0490	CALLISTA CAY	809
KOCH, RICHARD T	KOCH, LYNN M	809 CALLISTA CAY LP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0530	CALLISTA CAY	
KOCH, ROBERT F		1538 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1370	RIVERSIDE	1538
KOCHER, ROBIN		98 S HIGHLAND AVE UNIT 10	TARPON SPRINGS	FL	34689-5382	08-27-16-89880-001-0101	HIGHLAND	98
KODARINIS, ANTONIOS	KODARINIS, SOFIA	1731 CAPRI LN	TARPON SPRINGS	FL	34689-6234	06-27-16-90005-001-0240	CAPRI	1731
KOEGLER, ELIZABETH ANN		501 CONCESSION RD 13 E	HASTINGS ON K0L 1Y0			18-27-16-89929-000-1590	MELODY	159
KOESLER, BRYAN D	KOESLER, ERIN M	719 PENT ST	TARPON SPRINGS	FL	34689-4227	07-27-16-26928-021-0170	PENT	719
KOKALIS, LOUIS		10 SUMMER AVE	GREAT NECK	NY	11020-1524	12-27-15-15264-000-0410	ATHENS	120
KOKKINOS, PATTY	KOKKINOS, NICK	509 WHITCOMB BLVD	TARPON SPRINGS	FL	34689-2643	01-27-15-00950-001-0010	PINELLAS	1800
KOKONA, SOKOL	KOKONA, ELSA	979 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0230	SUNRISE	979
KOLB, RICHARD M		1109 E LEMON ST	TARPON SPRINGS	FL	34689-5418	07-27-16-99612-007-0190	LEMON	1109
KOLIVAS, IOANIS A		7179 EASTBROOK AVE	BALTIMORE	MD	21224-1844	12-27-15-41238-000-0110	CROSS	606
KOMES, ROBERT A		605 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-20898-000-0030	SPRUCE	605
KONGER TARPON SPRINGS AQUARIUM LLC		5106 BLUE HERON DR	NEW PORT RICHEY	FL	34652-4402	01-27-15-63799-000-0004	PINELLAS	
KONGER, DANE E	KONGER, CHRISTINE A	1748 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0230	BIARRITZ	1748
KONITZ CONSTRUCTION INC		9090 102ND AVE	LARGO	FL	33777-1132	02-27-15-75816-000-0032	SAVANNAH	1456
KONOMOS, AMANDA L	HUBBARD, JEREMIAH S	812 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2342	11-27-15-87786-016-0150	RIVERSIDE	812
KONTODIAKOS, JOHN M	KONTODIAKOS, ARGIE L	832 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2145	12-27-15-89982-070-0300	TARPON	19
KONTOS GRAND ADA PROPERTIES LLC		207 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2209	12-27-15-89874-000-0381	GRAND	544
KONTOS TARPON AVE LLC		207 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2209	07-27-16-32958-002-0030	TARPON	650
KONTOS, EMANUEL	KONTOS, CHANTEL	1259 HOLIDAY DR	TARPON SPRINGS	FL	34689-2121	12-27-15-53352-007-0350	LAKE	
KONTOS, GEORGE		201 S LEVIS AVE	TARPON SPRINGS	FL	34689-4425	12-27-15-89982-043-0208	BOYER	
KONTOS, GEORGE	KONTOS, MIHALIA	207 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2209	12-27-15-75852-000-0490	CEDAR	107
KONTOS, GEORGE		207 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2209	07-27-16-26928-012-0110	DISSTON	

Affected Properties and 500 Foot Buffer

KOPACZ, JOSEPH A	KOPACZ, ANDROMACHE F	21 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0270	READ	21
KOPALA, PHILIP S TRE	KOPALA, LYNN HUDSON TRE	1656 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0090	CITRINE	1656
KOPTEROS, NICHOLAS	KOPTEROS, ANNITA	1515 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0150	NORTH RIVER	1515
KORFIAS, GEORGE T	KORFIAS, ANTONIA	1608 GULF RD	TARPON SPRINGS	FL	34689-2719	10-27-15-15678-000-0140	GULF	1608
KORFIATIS, JOHN P		19 WAGON WHEEL CT	GLEN ARM	MD	21057-9431	12-27-15-66573-000-0551	ATHENS	27
KORFIATIS, MARIA P	KORFIATIS, SOPHIA ELIZABETH	517 DIVISION ST	TARPON SPRINGS	FL	34689-3317	12-27-15-27684-000-0070	DIVISION	537
KORFIATIS, PANAGIOTIS	KORFIATIS, THEODOSIA	517 DIVISION ST	TARPON SPRINGS	FL	34689-3317	12-27-15-27684-000-0080	DIVISION	517
KORTENS, LEE	KORTENS, CHRISTINA	7471 EDITH WAY	CRESTWOOD	KY	40014-8977	15-27-15-88225-500-0009	FLORIDA	300
KOSLOSKI, R AND L TRUST	KOSLOSKI, LINDA L TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2550	US HIGHWAY 19	39820
KOSMIDIS, GEORGIOS S		1203 PALM DR	TARPON SPRINGS	FL	34689-6109	13-27-15-33289-001-1203	PALM	1203
KOSTACKY, AMANDA NICOLE		713 NORTH AVE	TARPON SPRINGS	FL	34689	18-27-16-91080-003-0070	NORTH	
KOSTREVSKI, DIMCHE		655 LAUREL RIDGE DR	GAHANNA	OH	43230-2195	08-27-16-48831-002-2150	HIGHLAND	90
KOTSONIS, ANTHONY		46 W LIME ST	TARPON SPRINGS	FL	34689-3626	12-27-15-89982-075-0302	LIME	46
KOULIANOS, ANDRIANA		11 TARPON DR	TARPON SPRINGS	FL	34689-2446	11-27-15-87786-006-0130	TARPON	11
KOULIANOS, EMMANUEL P	KOULIANOS, KALOUTHA P	1453 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0280	RIDGE	1453
KOULIANOS, GEORGE	KOULIANOS, STEPHANIE	401 HOPE ST	TARPON SPRINGS	FL	34689-3139	12-27-15-73674-000-0370	HOPE	401
KOULIANOS, JOHN M	KOULIANOS, KAY	1020 PENINSULA AVE	TARPON SPRINGS	FL	34689-2126	12-27-15-52218-000-0010	RING	41
KOULIANOS, MANUEL E	KOULIANOS, KALLIOPE	1302 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-006-0050	GULF	1212
KOULIANOS, MANUEL P	KOULIANOS, KALLIOPI E	1302 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-009-0090	GULF	1302
KOULIANOS, MARY	SKOURELLOS, ZOGRAFIA	115 CLEVELAND PL	TARPON SPRINGS	FL	34689-2501	14-27-15-43074-004-0140	CLEVELAND	115
KOULIANOS, NICK		56 W LIME ST	TARPON SPRINGS	FL	34689-3626	13-27-15-15282-000-0140	LIME	56
KOULIANOS, NICK M	KOULIANOS, LEIGH N	312 HOPE ST	TARPON SPRINGS	FL	34689-3334	12-27-15-73674-000-0160	HOPE	312
KOULIANOS, PANORMITIS MICHAEL		11 TARPON DR	TARPON SPRINGS	FL	34689-2446	14-27-15-43074-004-0050	WHITCOMB	131
KOULIANOS, PANORMITIS TRE	PKST LAND TRUST	2965 ALT 19	PALM HARBOR	FL	34683-1907	13-27-15-89946-004-0120	PINELLAS	707
KOULIANOS, THOMAS M	BLANCHARD, ANN K	1250 S PINELLAS AVE APT 50	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-050-0503	PINELLAS	1250
KOULIANOS, ZELMA KAY	CORTESSIS, JOHN EMMANUEL	1020 PENINSULA AVE	TARPON SPRINGS	FL	34689	12-27-15-82980-000-0010	ATHENS	437
KOULIAS, JOHN N	KOULIAS, NICHOLAS	704 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2332	07-27-16-75798-000-0420	DRIFTWOOD	739
KOULIAS, MARIA		595 PENINSULA AVE	TARPON SPRINGS	FL	34689-2321	11-27-15-87876-015-0170	PENINSULA	595
KOUMENDOUROS, IRENE		307 S SPRING BLVD	TARPON SPRINGS	FL	34689-3505	07-27-16-26928-011-0350	PINE	713
KOUMENDOUROS, IRENE A	BOUDREAU, STEVEN	104 BANANA ST	TARPON SPRINGS	FL	34689-3602	12-27-15-52128-000-0080	BANANA	104
KOUREMETIS LIVING TRUST	KOUREMETIS, MICHAEL TRE	444 ATHENS ST	TARPON SPRINGS	FL	34689-3161	12-27-15-41202-000-0270	ATHENS	444
KOUROS, PANTELIS	KOUROS, IOANNA	105 ATHENS ST	TARPON SPRINGS	FL	34689-3303	12-27-15-89874-000-0150	ATHENS	105
KOUROUNIS, JOHN H TRE	KOUROUNIS FAMILY TRUST	59-66 60TH LN	MASPETH	NY	11378-3450	11-27-15-87876-012-0180	GULF	1416
KOURSIOTIS, COSTA		1001 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2136	12-27-15-25776-000-0020	GRAND	316
KOUSATHANAS, ARTEMIS		541 DIVISION ST	TARPON SPRINGS	FL	34689-3317	12-27-15-27684-000-0050	DIVISION	541
KOUSATHANAS, PETER		1508 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2325	11-27-15-88254-000-0070	POINSETTIA	1508
KOUSATHANAS, PETER		541 DIVISION ST	TARPON SPRINGS	FL	34689-3317	12-27-15-66618-000-0030	PARKIN	22
KOUSATHANAS, PETER		541 DIVISION ST	TARPON SPRINGS	FL	34689-3317	12-27-15-66618-000-0040	PARKIN	26
KOUSKOUTIS, MARIA TRE	KOUSKOUTIS GEORGE M TRE	719 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2607	13-27-15-33286-080-0814	PINELLAS	1250
KOUSKOUTIS, MARIA TRE	KOUSKOUTIS, GEORGE M TRE	719 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2607	12-27-15-89918-001-0010	TARPON	536
KOUSKOUTIS, MICHAEL G	KOUSKOUTIS, PANAYIOTA G	312 ATHENS ST	TARPON SPRINGS	FL	34689-3308	12-27-15-15264-000-0300	ATHENS	312
KOUSKOUTIS, N MICHAEL	KOUSKOUTIS, TINA	623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	14-27-15-43074-006-0100	ASHLAND	
KOUSKOUTIS, NOMIKOS	KOUSKOUTIS, TINA	623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	12-27-15-15264-000-0280	CEDAR	
KOUSKOUTIS, NOMIKOS MICHAEL	KOUSKOUTIS, TINA L	PO BOX 1058	TARPON SPRINGS	FL	34688-1058	14-27-15-00000-120-0320	HIDDEN LAKE	683

Affected Properties and 500 Foot Buffer

KOUTOUZIS, EFYMIA		350 S WILDWOOD DR APT E8	BRANSON	MO	65616-7143	10-27-15-66683-000-0180	PARKSIDE COLONY	118
KOUTSOURAIS, IRENE RITA		611 HOPE ST	TARPON SPRINGS	FL	34689-3143	12-27-15-54522-002-0010	HOPE	611
KOVACS, TOM	KOVACS, ANN	4647 NUTMEG DR	YPSILANTI	MI	48197-6825	12-27-15-47610-000-0381	LEVIS	392
KOVANIS, JESSICA LANE		741 HAVEN PL	TARPON SPRINGS	FL	34689-4852	18-27-16-65938-011-7410	HAVEN	741
KOZIC, MLADEN	KOZIC, ADRIJANA	3111 MILISSA LN	SAINT LOUIS	MO	63125-5530	18-27-16-65938-005-6490	HAVEN	649
KOZIEL, NORA TRE	KOZIEL, NORA REVOCABLE TRUST	813 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-000-0510	CALLISTA CAY	813
KOZUCH, JOSEPH P TRE	KOZUCH, LINDA M TRE	716 WOODMONT DR	TARPON SPRINGS	FL	34689-2644	14-27-15-97070-000-0340	WOODMONT	716
KPM TARPON LLC		5100 66TH ST	ST PETERSBURG	FL	33709-3122	19-27-16-89442-000-0251	US HIGHWAY 19	38954
KRAEMER, SUE E		1825 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1825	GOLFVIEW	1825
KRAMER, DOUGLAS	CAVALUCCI, THERESE	220 SPOONBILL LN	TARPON SPRINGS	FL	34689	07-27-16-60847-000-0020	SPOONBILL	
KRAUS, ALICE F		1139 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1440	POINTE ALEXIS	1139
KRAUS, RONALD EDWARD	KRAUS, KATHY ANN	240 SPOONBILL LN	TARPON SPRINGS	FL	34689-5249	07-27-16-60847-000-0040	SPOONBILL	
KREBES, TIMOTHY	KREBES, KELLI	1032 HAMMOCK CIR	TARPON SPRINGS	FL	34688-8807	08-27-16-48829-000-1204	HIGHLAND	90
KRIDER, MELINDA B		367 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-010-0101	MOORINGS COVE	367
KRIEGSMANN, JOHN		300 S FLORIDA AVE UNIT 30(	TARPON SPRINGS	FL	34689-2752	15-27-15-88225-300-0006	FLORIDA	300
KRINNER, JOAN C		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0542	US HIGHWAY 19	39650
KRISTODOULOU, JOHN	KRISTODOULOU, GEORGIA	415 N RING AVE	TARPON SPRINGS	FL	34689-4011	12-27-15-20700-000-0100	RING	415
KRITSBERG, MARIANNA		640 HAVEN PL	TARPON SPRINGS	FL	34689-4812	18-27-16-65938-004-6400	HAVEN	640
KRITSBERG, MARIANNA		9082 BOCA GARDENS PKWY	BOCA RATON	FL	33496-4214	06-27-16-91524-000-0370	SOMMARIE	1883
KROMSKI, PAMELA		35 DRURY LN	TARPON SPRINGS	FL	34689-5030	18-27-16-89929-000-0350	DRURY	35
KRONK, DEBBIE L	KRONK, PAUL C	101 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0040	KATHLEEN	101
KRONK, PAUL C	KRONK, DEBBIE L	101 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0060	KATHLEEN	105
KRUER, GARY D		90 S HIGHLAND AVE APT 13	TARPON SPRINGS	FL	34689-5372	08-27-16-48830-000-0130	HIGHLAND	90
KRUGER, WILLIAM	KRUGER, DOROTHY	1603 GREEN DOLPHIN BLVD	TARPON SPRINGS	FL	34689-6122	13-27-15-33289-001-1603	GREEN DOLPHIN	1603
KRUSE, DYLAN		706 CYPRESS ST	TARPON SPRINGS	FL	34689-4215	07-27-16-26928-024-0070	CYPRESS	706
KRUTZIK, MERLIN	KRUTZIK, GLORIA	793 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3131	12-27-15-98227-001-0110	DODECANESE	793
KUBINSKI, GEORGE J		1250 S PINELLAS AVE APT 30	TARPON SPRINGS	FL	34689-3740	13-27-15-33286-030-0302	PINELLAS	1250
KUCHMAN, DEREK	KUCHMAN, KARA L DE ROCCO	184 N SPRING BLVD	TARPON SPRINGS	FL	34689-3247	12-27-15-77760-000-0030	SPRING	184
KUEHNL, CLAUDIA		PO BOX 622	QUOGUE	NY	11959-0622	12-27-15-41220-000-0100	HOPE	432
KUHLMAN, KEVIN L	KUHLMAN, DEBORAH A	4432 GLENBROOK DR	PALM HARBOR	FL	34683-1561	19-27-16-30998-000-0510	GLENBROOK	4432
KUKAJ, SUCRI	KUKAJ, BRIXHILDA	8602 FORT HAMILTON PKWY	BROOKLYN	NY	11209-5338	13-27-15-06138-000-0080	BOYER	405
KUKULA, MICHAL K	KUKULA, ELZBIETA B	1644 OAK PARK CT	TARPON SPRINGS	FL	34689-3891	24-27-15-36271-000-1120	OAK PARK	1644
KULAFI, ZEKMAN	KULAFI, RENA	11 WARREN RD	KITCHENER ON N2M 5C5			18-27-16-89929-000-2770	NORTHGATE	277
KULKA, JOSEF		150 RICHARD ST	TARPON SPRINGS	FL	34689-3876	24-27-15-62190-004-0070	RICHARD	150
KUMPULA, WILLIAM M	KUMPULA, DARLUS J	108 HALL AVE	HOUGHTON LAKE HEIGHTS	MI	48630	18-27-16-85514-000-0680	US HIGHWAY 19	39820
KUNDE, DAVID A	KUNDE, PATRICIA A	2516 SOLERA SKY DR	HENDERSON	NV	89044-1582	13-27-15-33289-003-2302	GREEN DOLPHIN	2302
KURCHINSKI, ALESSANDRA C		969 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0190	SUNRISE	969
KURCHINSKI, MARY JO		1516 INDIANA AVE	PALM HARBOR	FL	34683-4115	18-27-16-85514-000-1950	US HIGHWAY 19	39820
KURE-JENSEN, SANNE 1999 DECL OF TRUST	KURE-JENSEN, SANNE TRE	1502 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0340	CITRINE	1502
KUS, BRIAN M	KUS, DAWN M	11 BANGERT AVE	PERRY HALL	MD	21128-9506	18-27-16-98555-001-0522	US HIGHWAY 19	39650
KUSSIN, JOHN J	KUSSIN, MICHELLE D	2057 GREEN BRIDGE LN	HANOVER PARK	IL	60133-2925	18-27-16-89929-000-2570	DIXIE	257
KYRIAKAKIS, ANGELA		112 READ ST	TARPON SPRINGS	FL	34689-3240	12-27-15-77760-000-0012	READ	112
KYRIAKAKOS, PANAYOTE		641 HAVEN PL	TARPON SPRINGS	FL	34689-4812	18-27-16-65938-004-6410	HAVEN	641
KYRIAZIS, ANGELA	KYRIAZIS, GEORGE	128 CYPRESS ST	TARPON SPRINGS	FL	34689-3406	12-27-15-57294-000-0060	CYPRESS	128

Affected Properties and 500 Foot Buffer

L & V CAROLINA PROPERTIES LLC			30 HARBOUR ISLE DR UNIT 1	FORT PIERCE	FL	34949-2782	24-27-15-21636-007-0010	CAROLINA	1984
L A A C LLC			31 W TARPON AVE	TARPON SPRINGS	FL	34689-3431	12-27-15-89982-070-0500	TARPON	27
LA BOAT CLUB LLC			1257 ANCLOTE RD	TARPON SPRINGS	FL	34689-6663	01-27-15-89136-000-0621	ANCLOTE	332
LA FOSSE, RONALD R	LA FOSSE, DIANE R		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0800	US HIGHWAY 19	39820
LA LONDE, GERARD MARCEL	LA LONDE, LINDA J		3734 BENSTEIN RD	COMMERCE TOWNSHIP	MI	48382-1813	18-27-16-89929-000-1180	MELODY	118
LA SIESTA MOTEL APTS LLC			6 S MYRTLE AVE	CLEARWATER	FL	33756-5518	24-27-15-39978-000-0100	PINELLAS	1749
LAARMAN, DEREK	NGUYEN, BAO		252 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5229	07-27-16-60847-000-0150	SAND CRANE	
LABARBERA, KATHLEEN J	BOWMAN, JEANETTE ROBIN		275 NORTHGATE DR	TARPON SPRINGS	FL	34689-5009	18-27-16-89929-000-2750	NORTHGATE	275
L'ABBATE, ATHENA			300 S FLORIDA AVE APT 600	TARPON SPRINGS	FL	34689-2712	15-27-15-88225-600-0003	FLORIDA	300
LABBATE, FRANK L	LABBATE, CANDY A		505 ASHLAND AVE	TARPON SPRINGS	FL	34689-2603	14-27-15-43074-006-0040	ASHLAND	505
LABONTE FAMILY LIVING TRUST	LABONTE, RONALD G TRE		3 WESTGATE WAY	AMHERST	NH	03031-2871	08-27-16-48831-002-4150	HIGHLAND	90
LAFLAM, MARIA-ELENA			417 E CURLEW PL	TARPON SPRINGS	FL	34689-4602	13-27-15-62930-000-0240	CURLEW	417
LAKE TARPON CHURCH OF CHRIST INC			PO BOX 443	TARPON SPRINGS	FL	34688-0443	07-27-16-99612-016-0020	US HIGHWAY 19	40839
LAKE TARPON SAIL & TENNIS CLUB COMM ELEM ASSN			90 S HIGHLAND AVE	TARPON SPRINGS	FL	34689-5332	12-27-15-89982-153-0009	TARPON HILLS	
LAKE TARPON SAIL & TENNIS CLUB CONDO ASSN INC			PO BOX 1294	TARPON SPRINGS	FL	34688-1294	08-27-16-48829-000-0001	HIGHLAND	
LAKE TARPON SAIL & TENNIS CLUB I ASSN INC			90 S HIGHLAND AVE	TARPON SPRINGS	FL	34689-5332	12-27-15-89982-152-0002	TARPON HILLS	
LAKE TARPON SAIL & TENNIS CLUB I CONDO	LAKE TARPON SAIL & TENNIS CLUB II CONDO ASSN		90 S HIGHLAND AVE	TARPON SPRINGS	FL	34689-5332	12-27-15-89982-153-0005	TARPON HILLS	
LAKE TARPON SAIL & TENNIS CLUB II COND ASSN INC			600 EAST TARPON AVENUE	TARPON SPRINGS	FL	34689-4202	08-27-16-48830-000-0001	HIGHLAND	
LAKE TARPON SAIL & TENNIS CLUB III CONDO ASSN INC			24701 US HIGHWAY 19 N ST	CLEARWATER	FL	33763-4086	08-27-16-48831-000-0001	KEYSTONE	
LAKE TARPON SAIL AND TENNIS CLUB I CONDO ASSN INC		C/O ASSOCIATION DA	PO BOX 2007	DUNEDIN	FL	34697-2007	12-27-15-89982-152-0001	TARPON HILLS	
LAKE, JOHN	LAKE, CARMEN		537 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0401	LIME	537
LALIBERTE, JACQUELINE MARIE			229 S SPRING BLVD	TARPON SPRINGS	FL	34689-3504	12-27-15-95940-000-0010	SPRING	229
LAMBROS, HELEN M	LAMBROS, MARIA M		40 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0110	READ	40
LAMONDIN, SUZANNE			1835 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1835	GOLFVIEW	1835
LAMSON, LON L			9205 LEDGESTONE LN	PORT RICHEY	FL	34668-4942	07-27-16-75996-008-0360	SPRUCE	711
LAND TRUST SERVICE CORP TRE	TRUST NO 122		PO BOX 547945	ORLANDO	FL	32854-7945	12-27-15-15210-000-0100	RING	122
LANDEN, SHANTEL H	BAKER, GLEN A		1789 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0270	BIARRITZ	1789
LANDINGS AT TARPON SPRINGS LLC			PO BOX 39	TARPON SPRINGS	FL	34688-0039	12-27-15-11214-003-0002	OSCAR HILL	96
LANDREVILLE, DEBRA REV TRUST	LANDREVILLE, DEBRA TRE		11924 PASCO TRAILS BLVD	BROOKSVILLE	FL	34610-4803	13-27-15-58916-005-0053	MOORINGS COVE	372
LANDRUM, TONY H			45 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3615	13-27-15-89946-010-0140	MARTIN LUTHER KING JR	45
LANE, DANIEL F	LANE, GAIL S		506 NEWLEAF DR	TARPON SPRINGS	FL	34689-3838	24-27-15-62939-001-0180	NEWLEAF	506
LANE, PAMELA M			39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2450	US HIGHWAY 19	39820
LANE, STANLEY A	LANE, GERALDINE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1720	US HIGHWAY 19	39820
LANGHEIER, CRIS EDWARD			1300 GLENSIDE AVE	PALM HARBOR	FL	34683-2032	13-27-15-89898-000-0050	PINELLAS	1501
LANGSTEIN, RHODA TRE	LANGSTEIN, RHODA LIVING TRUST		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0324	US HIGHWAY 19	39650
LANGSTON, LARRY	LANGSTON, ELOISA		2540 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-011-0010	SILVERBACK	2540
LANIER, PATRICIA M			2780 SW 58TH ST	TRENTON	FL	32693-5903	24-27-15-62190-003-0010	ELANOR ST	
LANSON, ROBERT J	LANSON, LAURA K		1403 SILVER OAK DR	TARPON SPRINGS	FL	34689-3841	24-27-15-62939-002-0040	SILVER OAK	1403
LAPERNA, KRISTINE			200 MERES BLVD APT 11	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0110	MERES	200
LAPERNA, KRISTINE YVONNE	FERRENTINO, JON HOWARD		45 W OAKWOOD ST	TARPON SPRINGS	FL	34689-3629	13-27-15-89946-001-0150	OAKWOOD	45
LARIS, SCOTT M	LARIS, STEPHANIE M		4855 JUNIPER DR	PALM HARBOR	FL	34685-2691	18-27-16-85514-000-2400	US HIGHWAY 19	39820
LARKIN STREET HOMES LLC			548 MARKET ST PMB 81854	SAN FRANCISCO	CA	94104-5401	12-27-15-75852-000-0230	SPRUCE	107
LAROUE, FRANCIS I	CONRAD, THERESA W		98 S HIGHLAND AVE UNIT 16	TARPON SPRINGS	FL	34689-5391	08-27-16-89880-016-1601	HIGHLAND	98
LARSEN, JEFFREY	LARSEN, DORY		1846 LEXINGTON PL	TARPON SPRINGS	FL	34688-4962	08-27-16-78763-000-0210	LEXINGTON	1846

LARSEN, THOMAS C			3649 LINMAC CT	PALM HARBOR	FL	34684-4626	23-27-15-18468-001-0070	CURLEW	1117
LARSON COMMUNITIES INC		C/O JEFFREY C LARSOI	4691 LAUREL OAK LN NE	ST PETERSBURG	FL	33703-3132	01-27-15-00000-130-0100	PINELLAS	
LARSON, ERIC MICHAEL	LARSON, LORETTA LYNN		800 CHESAPEAKE DR LOT 28	TARPON SPRINGS	FL	34689-2504	13-27-15-21348-002-0030	SAFFORD	609
LARSON, ROBERT J	NORTON-EDMISTON, CAROL L		1835 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0310	SOMMARIE	1835
LASALLE, JOHN	OLDS, KAY-TEE		814 CALLISTA CAY LP	TARPON SPRINGS	FL	34689-0003	12-27-15-39834-000-0410	HOPE	222
LASATER, DEBBIE LIVING TRUST	LASATER, DEBORAH M TRE		3 DRURY LN	TARPON SPRINGS	FL	34689-5028	18-27-16-89929-000-0030	DRURY	3
LASPESA, DANIEL M	LASPESA, MOLLY		47 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0220	READ	47
LASSEN, CARYN M			1713 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1713	GOLFVIEW	1713
LATHOS, CHRISTA	LATHOS, JAMES		630 HAVEN PL	TARPON SPRINGS	FL	34689-4859	18-27-16-65938-003-6300	HAVEN	630
LATOUR & ASSOCIATES PA			135 E LEMON ST	TARPON SPRINGS	FL	34689-3619	30-27-16-20192-005-0502	CYPRESS POND	2480
LATOUR, JANELLE B			1590 GULF BLVD UNIT 704	CLEARWATER	FL	33767-3043	12-27-15-89982-068-0300	LEMON	135
LATTO, PHIL			710 1ST AVE SW	LARGO	FL	33770	15-27-15-88225-600-0008	FLORIDA	300
LAUB, DAVID	LAUB, JANAL		504 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0120	WIDEVIEW	504
LAUKAITIS, MARGARET MARY			1102 PALM DR	TARPON SPRINGS	FL	34689-6108	13-27-15-33289-001-1102	PALM	1102
LAUNDREE, STEVEN W			226 DIXIE LN	TARPON SPRINGS	FL	34689-5016	18-27-16-89929-000-2260	DIXIE	226
LAURSEN, WILLIAM A	LAURSEN, NANCEE S		20 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0080	READ	20
LAURSEN, WILLIAM A JR	LAURSEN, NANCEE S		20 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0070	READ	16
LAVERTEZZO HOLDINGS LLC			489 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2511	23-27-15-18468-001-0030	GREYWOOD	997
LAVOIE ROBERT G & SUZANNE M TRUST	LAVOIE, ROBERT G TRE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2470	US HIGHWAY 19	39820
LAW, KIMBERLY A			1108 E LEMON ST	TARPON SPRINGS	FL	34689-5419	07-27-16-99612-010-0040	LEMON	1108
LAWHON, BRENDA			1051 N JASMINE AVE	TARPON SPRINGS	FL	34689-5211	06-27-16-89388-000-0442	JASMINE	1051
LAWRENCE, LESLIE			610 E OAKWOOD ST	TARPON SPRINGS	FL	34689-4544	18-27-16-46656-006-0060	OAKWOOD	610
LAWRENCE, RENEE A			1382 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3920	19-27-16-62936-008-0590	FOREST LAWN	1382
LAWRENCE, SALOME T	LAWRENCE, STEVE CARLOS		732 HAVEN PL	TARPON SPRINGS	FL	34689-4808	18-27-16-65938-010-7320	HAVEN	732
LAWSON, CATHERINE M			1077 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7127	03-27-15-72384-000-1560	POINTE ALEXIS	1077
LAWSON, JASON J	LAWSON, SANDRA L		1461 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0270	RIDGE	1461
LAYTON, CRAIG LOUIS	LAYTON, BONNY LEE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1020	US HIGHWAY 19	39820
LAYTON, JAMES	LAYTON, RENAY		11096 52ND AVE N	ST PETERSBURG	FL	33708-2922	01-27-15-00864-002-0060	POINSETTIA	1800
LAZERI, MATILDA	LAZERI, VLADIMIR		1239 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0280	WINDY BAY	1239
LAZO, DIEGO	GUAMAN, LUCY		601 PENT ST	TARPON SPRINGS	FL	34689-4225	12-27-15-89982-020-0203	PENT	601
LEACH, GORDON	LEACH, MARYANNE		518 WASHINGTON ST	SPENCERPORT	NY	14559-9539	18-27-16-85514-000-0320	US HIGHWAY 19	39820
LEACH, PATRICK	LEACH, TERESA		172 GARY DR	BROCKPORT	NY	14420-2672	18-27-16-85514-000-1540	US HIGHWAY 19	39820
LEADERS, LISA			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0571	US HIGHWAY 19	39650
LEAGUE, ASIMOULA E			1006 MIZZEN CT	TARPON SPRINGS	FL	34689-7145	03-27-15-72383-000-1420	MIZZEN	1006
LEAHY, KARYN			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1320	US HIGHWAY 19	39650
LEARNAHAN, GENE	LEARNAHAN, KAREN A		1305 VERMONT AVE	TARPON SPRINGS	FL	34689-3885	24-27-15-62944-000-0160	VERMONT	1305
LEARY, LORETTA E			1250 S PINELLAS AVE APT 40	TARPON SPRINGS	FL	34689-3742	13-27-15-33286-040-0401	PINELLAS	1250
LECAROZ, THOMAS J	LECAROZ, KATHLEEN F		660 NORTH LAKE BLVD	TARPON SPRINGS	FL	34689-5247	07-27-16-60846-000-0130	LAKE	660
LECOURIS FAMILY LIVING TRUST		C/O PAM GRECO POA	406 COPPERLEAF CIR	BRANDON	FL	33511-8070	13-27-15-89946-003-0060	MARTIN LUTHER KING JR	112
LEDONNE, CATHERINE M			1720 TWINSBURG RD	TWINSBURG	OH	44087-2321	08-27-16-48829-000-1209	HIGHLAND	90
LEE WINTHROP LLC			305 S SAFFORD AVE	TARPON SPRINGS	FL	34689-3649	13-27-15-01692-002-0110	SAFFORD	
LEE WINTHROP LLC			4348 PLAZA DR APT 126	HOLIDAY	FL	34691-2809	13-27-15-01692-002-0080	SAFFORD	305
LEE, DAVID ALLAN	LEE, TERRIE LYNN		4636 GLENBROOK LN	PALM HARBOR	FL	34683-1567	19-27-16-30998-000-0180	GLENBROOK	4636
LEE, EDITH M			515 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0302	LIME	515

LEE, FRANKLIN PORTER	LEE, DOROTHY		151 WARREN AVE	EAST TAWAS	MI	48730-9755	18-27-16-85514-000-0450	US HIGHWAY 19	39820
LEE, HO YOUNG			125 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0350	ATHENIAN	125
LEE, NICOLE	ELLSWORTH, GRACIE		714 NORTH AVE	TARPON SPRINGS	FL	34689-4542	18-27-16-91080-002-0180	NORTH	714
LEET, WILLIAM	LEET, DAVA M		90 S HIGHLAND AVE APT 17	TARPON SPRINGS	FL	34689-5373	08-27-16-48830-000-0170	HIGHLAND	90
LEGAKIS, THEODORE	LEGAKIS, THEOFANIA		36 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3616	13-27-15-89946-001-0220	MARTIN LUTHER KING JR	36
LEGE, JOHN C III	LEGE, KIMBERLY A		4362 DUTCHESS PARK RD	FORT MYERS	FL	33916-4565	13-27-15-33286-020-0212	PINELLAS	1250
LEGGETT, KARLA			90 S HIGHLAND AVE APT 407	TARPON SPRINGS	FL	34689-5375	13-27-15-00000-240-0300	MERES	180
LEGION PARK			GULF RD	TARPON SPRINGS	FL	34689	14-27-15-43074-011-0011	LEGION	
LEHEY, KATHLEEN			PO BOX 502	SOUND BEACH	NY	11789-0502	08-27-16-48830-000-0060	HIGHLAND	90
LEHMAN, TIMOTHY ALAN			370 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-005-0054	MOORINGS COVE	370
LEHNER, DARIJANA K	KOVACEVIC, KOSA		618 N OAKLEY ST APT B206	SALT LAKE CITY	UT	84116-3821	01-27-15-38772-002-0090	JERU	311
LEINDECKER, JOHN	LEINDECKER, JUNE		36 BURKHAM CT	WHEELING	WV	26003-5306	18-27-16-85514-000-0370	US HIGHWAY 19	39820
LEISURE LAKE VILLAGE HMOWNS ASSN			829 PARADISE BLVD	TARPON SPRINGS	FL	34689-5206	07-27-16-50959-000-0001	PARADISE	829
LEKAKIS, ANTONIOS TONY F			540 DIVISION ST	TARPON SPRINGS	FL	34689-3318	12-27-15-89874-000-0070	DIVISION	540
LEMANSKI, JEFFREY M	LEMANSKI, ELENA J		1982 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1160	ANCLOTE	1982
LEMBESSIS, PANTELIS			48 W CENTER ST	TARPON SPRINGS	FL	34689-3208	12-27-15-89802-000-0120	CENTER	48
LEMIRE, LORRAINE M			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3932	18-27-16-98560-000-1610	US HIGHWAY 19	39650
LEMMONS, KAREN G	LEMMONS, JERRY P		200 MERES BLVD APT 28	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0280	MERES	200
LEMOIS, LISA M			51 W MORGAN ST	TARPON SPRINGS	FL	34689-3700	13-27-15-02570-000-0120	MORGAN	51
LEMON STREET PARTNERS LLC			35 W LEMON ST	TARPON SPRINGS	FL	34689-3621	13-27-15-32310-075-0010	LEMON	49
LEMON STREET REALTY LLC			5601 MARINER ST STE 200	TAMPA	FL	33609-3451	07-27-16-99612-009-0070	LEMON	
LENAHAN, THOMAS	LENAHAN, CONNIE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689	18-27-16-85514-000-1430	US HIGHWAY 19	39820
LEO, CARLY JANE			1442 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0060	HIDDEN	1442
LEONARD, DEBBIE	LEONARD, JAMES		409 BAYOU VILLAGE DR	TARPON SPRINGS	FL	34689-3607	13-27-15-03950-000-0020	BAYOU VILLAGE	409
LEONE, MADELINE	LEONE, RICHARD		1250 S PINELLAS AVE UNIT 6	TARPON SPRINGS	FL	34689-3746	13-27-15-33286-060-0601	PINELLAS	1250
LEOS CONSTRUCTION INC			1320 ILLINOIS AVE	PALM HARBOR	FL	34683-4621	24-27-15-62190-002-0060	ELANOR	
LERCH, BARBARA H			5 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1201	10-27-15-98260-015-0050	WINDRUSH BAY	5
LERCH, MICHAEL E	LERCH, MICHELE C		1002 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8052	23-27-15-76447-000-0250	GREYWOOD	1002
LES IMMEUBLES ANDREE ROCHEFORT INC			101-2860 CHEMIN QUATRE E	QUEBEC QC G1V 1Y3			13-27-15-03950-000-0090	BAYOU VILLAGE	451
LESLIE-POST, CYNTHIA R	POST, LEON F		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0524	US HIGHWAY 19	39650
LESPERANCE, ROBERT W	LESPERANCE, JUDITH ARLENE		149 MELODY LN	TARPON SPRINGS	FL	34689-5008	18-27-16-89929-000-1490	MELODY	149
LESS, WALTER S	LESS, TRACY J		1521 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0380	CITRINE	1521
LESTER, JOYCE E			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1920	US HIGHWAY 19	39820
LETA, DANE			1820 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0440	SOMMARIE	1820
LETCHER, SONIA K REV TRUST	LETCHER, SONIA K TRE		1092 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8054	23-27-15-76447-000-0720	GREYWOOD	1092
LETTERLE, DONALD T	LETTERLE, SARA A		1557 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1600	MAC CHESNEY	1557
LEVENTELIS, JAMES	LEVENTELIS, LOUISE		1159 W CURLEW PL	TARPON SPRINGS	FL	34689-8044	14-27-15-13528-000-0060	CURLEW	1159
LEVENTELIS, JAMES			1159 W CURLEW PL	TARPON SPRINGS	FL	34689-8044	12-27-15-89982-075-0300	LIME	52
LEVENTIS PROPERTIES LLC			776 DODECANESE BLVD APT	TARPON SPRINGS	FL	34689-3114	12-27-15-89982-054-0201	DODECANESE	776
LEVENTIS, TED	LEVENTIS, ELENE		1409 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0640	TALLAHASSEE	1409
LEVEY LAND DEVELOPMENT LLC			PO BOX 1481	PALM HARBOR	FL	34682-1481	07-27-16-99612-017-0060	US HIGHWAY 19	40767
LEVIN, SCOTT			3863 GRIST MILL LN	MURRYSVILLE	PA	15668-1744	13-27-15-33286-050-0509	PINELLAS	1250
LEVINE, MICHAEL TRE	WHITAKER, ANGELA TRE	C/O BANK OF AMERIC	PO BOX 32547	CHARLOTTE	NC	28232-2547	12-27-15-89982-035-0401	TARPON	910
LEWIS, APOLLO MARQUIS	SELF, KELLY LYNN		1684 SILVERWOOD ST	TARPON SPRINGS	FL	34689-8005	23-27-15-76447-000-0370	SILVERWOOD	1684

LEWIS, ARIEL J	ROBERTSON, ELIZABETH A	636 E SPRUCE ST	TARPON SPRINGS	FL	34689-4122	07-27-16-26928-012-0040	SPRUCE	636
LEWIS, CATHERINE LOVE		1396 SHADY OAK LN	TARPON SPRINGS	FL	34689-3936	19-27-16-62936-008-0060	SHADY OAK	1396
LEWIS, JACQUELINE SANDRA		716 HAVEN PL UNIT 716-9	TARPON SPRINGS	FL	34689-4819	18-27-16-65938-009-7160	HAVEN	716
LEWIS, JEFFREY L	LEWIS, PAMELA S	908 BELL MEADE DR	SURFSIDE BEACH	SC	29575-5065	18-27-16-89929-000-2610	DIXIE	261
LEWIS, JEFFREY W	LEWIS, KIM A	1306 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0060	VERMONT	1306
LEWIS, KIRK L	LEWIS, BARBARA N	145 MELODY LN	TARPON SPRINGS	FL	34689-5049	18-27-16-89929-000-1450	MELODY	145
LEWIS, KIRK L	LEWIS, BARBARA N	164 MELODY LN	TARPON SPRINGS	FL	34689-5035	18-27-16-89929-000-1640	MELODY	164
LEWIS, MANUELA		603 HAVEN PL	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-013-6030	HAVEN	603
LEWIS, PAUL I	LEWIS, SANDRA E	4723 VILLAGE GARDENS DR	SARASOTA	FL	34234-4029	01-27-15-27072-008-0010	GROVE	1313
LEWONSKI, MELANIE SUSAN WILLIAMS		509 S BISHOP AVE	SECANE	PA	19018-2903	18-27-16-85514-000-1320	US HIGHWAY 19	39820
LEYKIND, RAFAEL	LEYKIND, ELENA	90 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689-5362	08-27-16-48831-001-2050	HIGHLAND	90
L'HEUREUX, FRANCES		45 KATHERINE BLVD APT 225	PALM HARBOR	FL	34684-3647	08-27-16-48831-002-1160	HIGHLAND	90
LIBBEY, RICHARD J	LIBBEY, JULIE L	1662 OAK SPRING DR	TARPON SPRINGS	FL	34689-1723	24-27-15-36271-000-0920	OAK SPRING	1662
LICALSI, CHRISTOPHER M		2404 CYPRESS POND RD	PALM HARBOR	FL	34683-1515	30-27-16-31000-024-2404	CYPRESS POND	2404
LIDING TB22 LLC		205 SHEPARD WAY	ENGLISHTOWN	NJ	07726-8872	08-27-16-89880-020-2002	HIGHLAND	98
LIEBSCHUTZ, THOMAS P	LIEBSCHUTZ, MARILYN	3967 MOUNT ALBERTINE W/	SAN DIEGO	CA	92111-3247	15-27-15-88225-500-0003	FLORIDA	300
LIFTCON SRL		510 MIHAI BRAVU	BUCHAREST 030336			06-27-16-06117-000-0050	HILLVIEW	1542
LIGHTBODY, TERRY LEE	LIGHTBODY, PATRICIA R	1138 FLYING FISH LN	TARPON SPRINGS	FL	34689-7006	12-27-15-00960-000-0040	FLYING FISH	1138
LILLIS, CORINNE		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1310	US HIGHWAY 19	39650
LILLY, DONALD		431 OXFORD RD	PALM HARBOR	FL	34683-6118	18-27-16-65938-008-7050	HAVEN	705
LIMBER, GEORGE L		610 HAVEN PL	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-001-6100	HAVEN	610
LIMBER, KATHERINE L		742 HAVEN PL	TARPON SPRINGS	FL	34689-4852	18-27-16-65938-011-7420	HAVEN	742
LIMBERIS, JEFFREY	LIMBERIS, GEORGE	1250 S PINELLAS AVE APT 91	TARPON SPRINGS	FL	34689-3753	13-27-15-33286-090-0914	PINELLAS	1250
LIME STREET PROPERTIES INC		7771 NW 146TH ST	MIAMI LAKES	FL	33016-1559	12-27-15-89982-045-0100	LIME	717
LIMESTONE PLAZA REVOCABLE TRUST	BUNDY, PATRICIA A TRE	9 WHEELER AVE	FAYETTEVILLE	NY	13066-2530	08-27-16-48829-000-1402	HIGHLAND	90
LIMITLESS HOME INVESTORS LLC		9355 113TH ST PO BOX 7516	SEMINOLE	FL	33775-7516	07-27-16-47538-002-0170	SPRUCE	1139
LIN, FANG		1543 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0430	HILLVIEW	1543
LINARDOS, KEVIN		13253 73RD ST N	WEST PALM BEACH	FL	33412-2702	12-27-15-41238-000-0230	ATHENS	
LINDIAKOS PROPERTIES INC		222 E TARPON AVE	TARPON SPRINGS	FL	34689-4318	12-27-15-89982-114-0300	JASMINE	625
LINDIAKOS, ELIAS C	LINDIAKOS, MANUEL N	113 W CEDAR ST	TARPON SPRINGS	FL	34689-3311	12-27-15-15264-000-0270	CEDAR	113
LINDIAKOS, MANUEL N PA		222 E TARPON AVE	TARPON SPRINGS	FL	34689-4318	12-27-15-77778-402-0100	TARPON	
LINDIAKOS, MANUEL N TRE	LINDIAKOS, MANUEL N REV LIV TRUST	222 E TARPON AVE	TARPON SPRINGS	FL	34689-4318	07-27-16-00000-220-0400	ANCLOTE LANDINGS	
LINDIAKOS, MANUEL N TRE	LINDIAKOS, MANUEL REV LIVING TRUST	222 E TARPON AVE	TARPON SPRINGS	FL	34689-4318	07-27-16-00000-220-0410	ANCLOTE LANDINGS	773
LINDLEY, JERALD M	LINDLEY, BARBARA A	1032 MARINE ST	CLEARWATER	FL	33755-1040	08-27-16-48870-000-0340	LAKE TARPON	1448
LINDLEY, MARK E		1032 MARINE ST	CLEARWATER	FL	33755-1040	08-27-16-48870-000-0320	LAKE TARPON	1444
LINDSAY, CHRISTINE S		1521 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0140	NORTH RIVER	1521
LINDZY, ELIZABETH M		849 PARADISE BLVD	TARPON SPRINGS	FL	34689-5206	07-27-16-50959-000-1290	PARADISE	849
LINK, DARLENE	DANLEY, PAUL MARTIN	63 RACHEL DR	TARPON SPRINGS	FL	34689-5039	18-27-16-89929-000-0630	RACHEL	63
LINK, RENEE J		216 N RING AVE	TARPON SPRINGS	FL	34689-4361	12-27-15-89982-028-0101	RING	216
LINTON, FLORA B		308 BATH ST	TARPON SPRINGS	FL	34689-3511	13-27-15-06120-002-0110	BATH	308
LINTON, RHETT M	FOUNTAS, DEMITRA A	114 PINE ST	TARPON SPRINGS	FL	34689-3338	12-27-15-89982-062-0203	PINE	114
LION, SARAH		4795 MICHELLE LN	PALM HARBOR	FL	34684-1063	19-27-16-89925-009-0010	MICHELLE	4795
LIPAROTO, LINDA		1250 S PINELLAS AVE APT 41	TARPON SPRINGS	FL	34689-3743	13-27-15-33286-040-0413	PINELLAS	1250
LISCHAK, JOHN M	LISCHAK, KAREN V	1013 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1110	SAWGRASS	1013

LISOWSKI, ARTHUR & ALICE TRUST	LISOWSKI, ARTHUR A TRE	90 S HIGHLAND AVE APT 121	TARPON SPRINGS	FL	34689-5379	08-27-16-48829-000-1212	HIGHLAND	90
LISOWSKI, ARTHUR A & ALICE TRUST	LISOWSKI, ARTHUR A TRE	90 S HIGHLAND AVE APT 121	TARPON SPRINGS	FL	34689-5379	08-27-16-48829-000-1218	HIGHLAND	90
LISTA, NANCY J		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2420	US HIGHWAY 19	39650
LISTLE, VICTORIA M		513 E SPRUCE ST	TARPON SPRINGS	FL	34689-4049	12-27-15-89982-006-0201	SPRUCE	513
LITTLE, CARRIE ANN		603 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-20898-000-0020	SPRUCE	603
LITTLE, CHRISTOPHER G	LITTLE, SUSAN A	486 VILLAGE DR	TARPON SPGS	FL	34689-2878	14-27-15-96926-000-0290	VILLAGE	486
LITTMAN, AARON DAVID		621 PENT ST	TARPON SPRINGS	FL	34689-4225	07-27-16-26928-020-0180	PENT	621
LIU, MARY		522 E LIVE OAK ST	TARPON SPRINGS	FL	34689-4052	12-27-15-89982-006-0100	LIVE OAK	522
LIVE EDGE SLABS HOLDINGS LLC		3535 ALT 19 STE A	PALM HARBOR	FL	34683-1402	12-27-15-89982-043-0102	LEMON	526
LIVE OAK PROPERTIES OF TARPON SPRINGS LLC		425 E SPRUCE ST	TARPON SPRINGS	FL	34689-4038	12-27-15-89982-005-0200	SPRUCE	425
LIVE OAK PROPERTIES OF TARPON SPRINGS LLC		425 EAST SPRUCE ST	TARPON SPRINGS	FL	34689-4038	12-27-15-89982-005-0203	GROSSE	
LIVERNOIS, KENNETH E	LIVERNOIS, CHERYL J	1509 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0370	FORDE	1509
LIVERY STABLE LLC		202 E CENTER ST	TARPON SPRINGS	FL	34689-4360	12-27-15-15210-000-0070	RING	100
LIVINGSTON, CHRISTOPHER		509 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0303	LIME	509
LIZZUL, ANTHONY B	LIZZUL, DONNA R	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0313	US HIGHWAY 19	39650
LLOYD, CHARLES R TRE	LLOYD, BEVERLY S TRE	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2160	US HIGHWAY 19	39650
LLOYD-REES, SUSAN	LLOYD-REES, DAVID	5 OLD CART RD	CHEBEAGUE ISLAND	ME	04017-3242	18-27-16-89929-000-2380	HARMONY	238
LO CASCIO, LINDA M		1440 WHITE OAK CT	TARPON SPRINGS	FL	34689-3828	24-27-15-62932-001-0120	WHITE OAK	1440
LOBLEIN, WARREN E	LOBLEIN, ANN J	633 HAVEN PL	TARPON SPRINGS	FL	34689-4859	18-27-16-65938-004-6330	HAVEN	633
LOCAL COMMUNITY HOUSING CORP		500 S WALTON AVE	TARPON SPRINGS	FL	34689-4714	13-27-15-64170-000-0111	LINCOLN	404
LOCASCIO, DEAN A	LOCASCIO, ROSANGELA	1441 WHITE OAK CT	TARPON SPRINGS	FL	34689-3827	24-27-15-62932-001-0070	WHITE OAK	1441
LOCASCIO, JILL L	LOCASCIO, THEODORE M	1608 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0660	COUNTRYWOOD	1608
LOCKHART, ELLA SUE REVOCABLE TRUST	LOCKHART, ELLA SUE TRE	10359 W HALLS RIVER RD	HOMOSASSA	FL	34448-3410	07-27-16-75798-000-0690	RIVER VILLAGE	633
LOCKHART, MICHAEL F	LOCKHART, MELISSA L	13210 BEECH ST	ODESSA	FL	33556-5617	12-27-15-53352-007-0130	ROOSEVELT	
LOCKHART, MICHAEL STEPHEN		13210 ELM ST	ODESSA	FL	33556-5622	12-27-15-90000-000-0020	ORANGE	466
LOCKHARTS SEAFOOD INC		589 ISLAND DR	TARPON SPRINGS	FL	34689-3147	12-27-15-53352-005-0110	ISLAND	589
LOCKLEAR, VICTORIA		108 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0170	KATHLEEN	108
LOEFFLAD, DAN		1 MANOR DR	DALLAS	PA	18612-9111	13-27-15-58916-005-0052	MOORINGS COVE	366
LOGAN, DAWN		11808 HIGH MEADOW DR	DALLAS	TX	75234-7716	13-27-15-33286-020-0205	PINELLAS	1250
LOHRMAN, JOHN L	LOHRMAN, GEOFFREY C	166 CRANBROOK TER	WEBSTER	NY	14580-3816	08-27-16-48830-000-0160	HIGHLAND	90
LOJEK, DARIUSZ	LOJEK, MARZENA	53-134 63RD ST	MASPETH	NY	11378-1225	24-27-15-62939-002-0650	SILVER OAK	1409
LOLLIS, ANTHONY M	LOLLIS, PATRICIA A	4708 PLEASANT AVE	PALM HARBOR	FL	34683-1205	24-27-15-89280-000-5100	KLOSTERMAN	1550
LOLLIS, PATRICIA A	LOLLIS, ANTHONY M SR	4708 PLEASANT AVE	PALM HARBOR	FL	34683-1205	07-27-16-75798-000-0940	RIVER VILLAGE	610
LOMAN, DAVID RYAN	LOMAN, ERICA	823 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0260	RIVERSIDE	823
LOMBARDO, DEBRA FLORENCE	LOMBARDO, JOSEPH E	172 MELODY LN	TARPON SPRINGS	FL	34689-5026	18-27-16-89929-000-1720	MELODY	172
LONG, ALLISON M	LAWRENCE, LAURA L	774 CAMBRIDGE CIR	ROCK HILL	SC	29730-6583	18-27-16-89929-000-0570	DRURY	57
LONG, JUDITH L		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0430	US HIGHWAY 19	39820
LONG, MICHAEL G	LONG, IRIS L	20-39 33RD ST	ASTORIA	NY	11105-2025	10-27-15-66683-000-0060	PARKSIDE COLONY	106
LONG, ROBERT ALLAN		147 ASHWORTH DR	HORTON	MI	49246-9753	14-27-15-00000-110-0300	WHITCOMB	302
LONG, ROBERT E III		20222 OAK THORN WAY	TAMPA	FL	33647-3707	13-27-15-58916-001-0012	MOORINGS COVE	304
LONG, WENDY		1525 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0400	HILLVIEW	1525
LONGOBARDO, MICHAEL SALVATORE		946 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0140	CELTIC	946
LONTAKOS, ANGELO M	LONTAKOS, MICHAEL P EST	605 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2108	10-27-15-31482-001-0050	FLORIDA	605
LONTAKOS, PETER M	LONTAKOS, MARTHA	1451 MERES BLVD	TARPON SPRINGS	FL	34689-2880	13-27-15-06138-000-0110	LEMON	432

Affected Properties and 500 Foot Buffer

LOOS, GERHARD W			1040 SEDEEVA ST	CLEARWATER	FL	33755-1425	18-27-16-85514-000-1170	US HIGHWAY 19	39820
LOPEZ, MARY E			1110 E LEMON ST	TARPON SPRINGS	FL	34689-5419	07-27-16-99612-010-0050	LEMON	1110
LOPEZ, OLYMPIA	POPPA, MARY ANNE G		642 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2433	12-27-15-41184-000-0010	ATHENS	628
LORANDO TAMPA BAY LLC			1883 W ROYAL HUNTE DR ST	CEDAR CITY	UT	84720-4000	13-27-15-21348-002-0240	MARTIN LUTHER KING JR	240
LORENZ, ERICH A & MARLIES LIV TRUST	LORENZ, ERICH A TRE		1721 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1721	GOLFVIEW	1721
LORENZ, HOWARD A	LORENZ, PATRICIA A		80-11 62ND ST	GLENDALE	NY	11385-6812	13-27-15-33287-002-1812	GOLFVIEW	1812
LORENZ, JOHN MARTIN	LORENZ, GERADINE		403 N LEVIS AVE	TARPON SPRINGS	FL	34689-4036	12-27-15-47592-000-0230	LEVIS	403
LORENZ, RALPH			970 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0760	RIDGEWOOD	970
LOTT, JEAN			368 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-005-0051	MOORINGS COVE	368
LOUKATARIS, ANNA			363 SILVER MOSS LN	TARPON SPRINGS	FL	34688-7428	07-27-16-99612-009-0030	US HIGHWAY 19	40949
LOUPIS, JACK	LOUPIS, NOREEN L		6249 MISTY MEADOW LOOP	NEW PORT RICHEY	FL	34655-1179	12-27-15-60228-000-0010	PINELLAS	228
LOUSARARIAN, GARO	LOUSARARIAN, STEVE		1456 WATERMILL CIR	TARPON SPRINGS	FL	34689-7030	01-27-15-59595-000-0270	WATERMILL	1456
LOVAS, JANET M TRE	LOVAS, JANET M REV TRUST		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2320	US HIGHWAY 19	39820
LOVATO-KANE, PEGGY			90 S HIGHLAND AVE APT 11C	TARPON SPRINGS	FL	34689-5301	08-27-16-48831-001-1100	HIGHLAND	90
LOVE, DOROTHY ANN	LOVE, ROBERT W JR		40 SUMMER HILL DR	GILBERTSVILLE	PA	19525-8864	19-27-16-30997-000-0210	ANDOVER	2204
LOVE, PERRY	LOVE, TREASURE		1563 WICKLOW DR	PALM HARBOR	FL	34684-2433	18-27-16-98555-001-0581	US HIGHWAY 19	39650
LOVE, RITA L			177 EARL ST	TARPON SPRINGS	FL	34689-3800	24-27-15-62190-004-0170	EARL	177
LOVE, TONYA			13 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0130	WINDRUSH BAY	13
LOVING, GLEN	LOVING, REBECCA		1410 SUNSET RD	TARPON SPRINGS	FL	34689-2729	15-27-15-97506-000-0100	SUNSET	1410
LOWE, DEREK	LOWE, CHRISTINE		170 E SPRUCE ST	TARPON SPRINGS	FL	34689-3300	12-27-15-75852-000-0080	SPRUCE	170
LOWES HOME CENTERS INC			1000 LOWES BLVD MC NB6L	MOORESVILLE	NC	28117-8520	12-27-15-89982-010-0100	US HIGHWAY 19	41800
LOWES HOME CENTERS INC			1000 LOWES BLVD STE NB6L	MOORESVILLE	NC	28117-8520	07-27-16-75996-009-0510	LOCUST	
LOWREY, ANDREW	LOWREY, GIANA J		520 E CENTER ST	TARPON SPRINGS	FL	34689-4328	12-27-15-47628-000-0340	CENTER	520
LOY, RENEE CHIN	JOHNSON, SHAWN		610 BOSTON ST	TARPON SPRINGS	FL	34689-4102	07-27-16-26928-012-0280	BOSTON	610
LPF BLVD TAMPA LLC		C/O BLVD MANAGEM	1887 WHITNEY MESA DR STE	HENDERSON	NV	89014-2069	24-27-15-62939-001-0210	NEWLEAF	503
LUCAS, JAYNE E			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0350	US HIGHWAY 19	39820
LUCAS, SHERRILYN			39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2350	US HIGHWAY 19	39820
LUCHSINGER, WILLIAM	STROHBEEN, KAREN		PO BOX 6	MACKSBURG	IA	50155-0006	12-27-15-89820-000-0170	GRAND	302
LUCKEY, JAMES MILTON JR RES MAR QUAL TI	LUCKEY, MARY H TRE		1208 MUIRFIELD CT	TARPON SPRINGS	FL	34688-6307	12-27-15-90000-000-0130	TARPON	
LUDERS, MICHAEL A	LUDERS, SCOTT JUSTIN		391 JERU BLVD	TARPON SPRINGS	FL	34689-6923	01-27-15-38772-002-0010	JERU	391
LUEDKE, AUGUST E	LUEDKE, MARGARET R		954 RIDGEWOOD TERR	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0800	RIDGEWOOD	954
LUGGERS BACKUP LLC			12124 LILLIAN AVE	LARGO	FL	33778-3505	12-27-15-53352-005-0060	ISLAND	599
LUGO HERNANDEZ, PAVEL	LEYVA CRESPO, MIRELYS		1117 LAKE ST	TARPON SPRINGS	FL	34689-5512	07-27-16-99612-023-0170	LAKE	1117
LUKANIK, IRMGARD TRE	LUKANIK, IRMGARD TRUST		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1690	US HIGHWAY 19	39820
LUKAS, LISA	MASPERO, VICTOR EMMANUEL III		1111 E BOYER ST	TARPON SPRINGS	FL	34689-5503	07-27-16-99612-010-0180	BOYER	1111
LUMIA, LOREN M			98 S HIGHLAND AVE UNIT 50	TARPON SPRINGS	FL	34689-5383	08-27-16-89880-005-0501	HIGHLAND	98
LUMPKIN, ELLEN R			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3953	18-27-16-99082-000-4140	US HIGHWAY 19	39650
LUNA PALACIO, SARA			369 JERU BLVD	TARPON SPRINGS	FL	34689-6923	01-27-15-38772-002-0040	JERU	369
LUNDBERG FAMILY TRUST	LUNDBERG, VINCENT JAMES SR TRE		739 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3345	12-27-15-15264-000-0010	PINELLAS	739
LUNDBERG, PAUL	LUNDBERG, DONNA		149 S MAIN AVE	ALBANY	NY	12208-2417	03-27-15-72383-000-2490	POINTE ALEXIS	1164
LUNDBERG, VINCENT J SR			1392 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3920	19-27-16-62936-008-0640	FOREST LAWN	1392
LUNDIN, MICHAEL ALAN	LUNDIN, SANDRA		1018 SHEILA DR	TOMS RIVER	NJ	08753-3522	15-27-15-88225-300-0003	FLORIDA	300
LUNSWAY, OLIVIA M			76 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0420	PARK	76
LUSH, LAURA J	LUSH, JACQUALYN L		1762 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0390	SOMMARIE	1762

Affected Properties and 500 Foot Buffer

LUSK, MARY	LUSK, KENNETH S		133 PECAN RD	MANNS CHOICE	PA	15550-8631	18-27-16-85514-000-2130	US HIGHWAY 19	39820
LUTHERAN SERVICES FLORIDA INC		ATTN: JUSTIN HENRY	2210 TALL PINES DR STE 220	LARGO	FL	33771-5347	12-27-15-89982-048-0400	HUEY	516
LUXO PROPERTY GROUP LLC			1314 CRIMSON CLOVER LN	WESLEY CHAPEL	FL	33543-6575	13-27-15-06138-000-0060	BOYER	
LUXO PROPERTY GROUP LLC			3633 FIDDLERS GREEN LOOP	WESLEY CHAPEL	FL	33544-7300	13-27-15-25272-000-0220	LIME	
LYMBEROPOULOS, EMMANUEL			704 HAVEN PL	TARPON SPRINGS	FL	34689-4806	18-27-16-65938-008-7040	HAVEN	704
LYNCH, BARBARA L			2303 GREEN DOLPHIN CIR	TARPON SPRINGS	FL	34689-6113	13-27-15-33289-003-2303	GREEN DOLPHIN	2303
LYNCH, ROBERT	LYNCH, SUZANNE C		1508 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1170	RIVERSIDE	1508
LYON, PATRICIA			1413 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0320	NORTH RIVER	1413
LYONS, DENNIS PATRICK	LYONS, THERESA ANN		504 WHISPERING OAK DR	TARPON SPRINGS	FL	34689-3850	24-27-15-62939-001-0050	WHISPERING OAK	504
LYONS, JON E JR			124 S RING AVE	TARPON SPRINGS	FL	34689-4316	12-27-15-77778-401-0300	RING	124
LYONS, LAURA TRE	KUNNEN, JOHN TRE		1522 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1290	RIVERSIDE	1522
LYONS, SUSAN			PO BOX 262	SENECA	IL	61360-0262	18-27-16-89929-000-1090	RACHEL	109
LYSTON, GREGORY SCOTT	LYSTON, KAREN K		1227 CENTER AVE	TARPON SPRINGS	FL	34689-6960	01-27-15-27072-008-0200	CENTER	1227
LYTTLE, LORI A EST			809 PINE ST	TARPON SPRINGS	FL	34689-5902	07-27-16-26928-011-0360	PINE	809
M & C ASSEMBLIES INC			902 LIVE OAK ST	TARPON SPRINGS	FL	34689-4140	07-27-16-75996-009-0090	LIVE OAK	904
M & J CONSTR CO PIN CNTY			809 S SAFFORD AVE	TARPON SPRINGS	FL	34689-3756	13-27-15-21348-005-0030	SAFFORD	809
M & L HOULLIS LIVING TRUST	HOULLIS, MICHAEL A TRE		1504 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	12-27-15-15264-000-0320	ATHENS	310
M A EDWARDS ENTERPRISES LLC			2625 KEYSTONE RD UNIT A3	TARPON SPRINGS	FL	34688-7436	06-27-16-94122-005-0030	BECKETT	916
M B 5 REAL ESTATE			40528 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-4822	18-27-16-00000-240-0300	US HIGHWAY 19	40528
M B ZONE LLC			PO BOX 5552	CLEARWATER	FL	33758-5552	12-27-15-47592-000-0290	PENT	428
M H C TARPON GLEN LLC		C/O KROLL	917 W WASHINGTON MS 31	CHICAGO	IL	60607-2203	12-27-15-89982-099-0000	US HIGHWAY 19	42085
M M A T LLC			107 N MCMULLEN BOOTH R	CLEARWATER	FL	33759-4450	07-27-16-26928-011-0050	SPRUCE	720
M N S F II W1 LLC			6836 MORRISON BLVD STE 3	CHARLOTTE	NC	28211-4399	18-27-16-91080-001-0130	NORTH	624
MACCIA, VINCENT J	MACCIA, AUDREY M		216 EARL ST	TARPON SPRINGS	FL	34689-3834	02-27-15-00978-000-0070	WESLEY	757
MACDOWELL, FRANCINE K			3 SHORE RD	MT SINAI	NY	11766-1608	13-27-15-33289-003-2403	GREEN DOLPHIN	2403
MACIE, SUSAN	MACIE, STANLEY		1550 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0270	CITRINE	1550
MACIEJEWSKI, GLORIA			3510 MAGNOLIA RIDGE CIR	PALM HARBOR	FL	34684-5036	18-27-16-65938-007-6740	HAVEN	674
MACOAM BOUTIQUE LLC			303 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3635	13-27-15-89946-077-0231	PINELLAS	303
MACONI, SHELLY			611 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-20898-000-0060	SPRUCE	611
MACWADE, MICHAEL	MACWADE, LYNNE ANN		4 SCOTLAND DR	ANDOVER	MA	01810-2500	11-27-15-88254-000-0330	FORDE	1409
MADEJ, ANEILA	PRZYBORO, BARBARA		1105 E BOYER ST	TARPON SPRINGS	FL	34689-5503	07-27-16-99612-010-0220	BOYER	1105
MADIAS, GEORGE			5038 COPPER RIDGE CT	SIMI VALLEY	CA	93063	13-27-15-06120-001-0030	BANANA	308
MADISON, MARILYN J			1445 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0290	RIDGE	1445
MADSEN, LAURIE MAE	STANCER, CHERYL ANN		3231 HUNTINGTON LN	MONTGOMERY	IL	60538-5134	18-27-16-85514-000-1340	US HIGHWAY 19	39820
MAGANIAS, CHRISTOPHER LIVING TRUST	MAGANIAS, CHRISTOPHER TRE		1350 N JASMINE AVE	TARPON SPRINGS	FL	34689-5241	06-27-16-89388-000-0410	JASMINE	1350
MAGILL, RITA A			37 DRURY LN	TARPON SPRINGS	FL	34689-5030	18-27-16-89929-000-0370	DRURY	37
MAGLIO, MICHAEL S	CLARY, REBECCA E		504 SPRING TREE CT	TARPON SPRINGS	FL	34689-3851	24-27-15-62944-000-0200	SPRING TREE	504
MAGLIS, THEOFILOS			109 N WALTON AVE	TARPON SPRINGS	FL	34689-4235	07-27-16-26928-025-0230	WALTON	109
MAGNER, JEFFREY L	MAGNER, MARY P		310 WINDRUSH LOOP	TARPON SPRINGS	FL	34689-1211	10-27-15-98260-015-0260	WINDRUSH BAY	26
MAGOULIS, JOHN			967 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0180	SUNRISE	967
MAHO INVESTMENTS INC			1224 BLACKRUSH DR	TARPON SPRINGS	FL	34689-6238	01-27-15-27072-008-0210	CENTER	
MAILING, SCOTT W	MAILING, CYNTHIA ANN		2 FINCH CT	BLENHEIM ON N0P 1A0			18-27-16-85514-000-1650	US HIGHWAY 19	39820
MAILLES, MICHAEL A			1281 GROVE AVE	TARPON SPRINGS	FL	34689-6913	01-27-15-27072-007-0090	GROVE	1281
MAILLES, MIKE JR			1266 GROVE AVE	TARPON SPRINGS	FL	34689-6912	01-27-15-27072-008-0070	GROVE	1266

MAILLIS, ANTHONY J	MAILLIS, OLGA A	PO BOX 834	TARPON SPRINGS	FL	34688-0834	12-27-15-89982-007-0210	LIVE OAK	614
MAILLIS, JOHN A	MAILLIS, JOHN A	610 E LIVE OAK ST	TARPON SPRINGS	FL	34689-4134	12-27-15-89982-007-0211	LIVE OAK	610
MAILLIS, MARIA K		3001 OAK CIR	TARPON SPRINGS	FL	34689-6111	13-27-15-33289-005-3001	OAK	3001
MAJOR PROMO LLC		616 ISLAND DR	TARPON SPRINGS	FL	34689-3150	12-27-15-89982-054-0202	DODECANESE	810
MAJOR, WILLIAM W III	NELSON, JOANN M	421 DORIC CT	TARPON SPRINGS	FL	34689-2510	11-27-15-03834-000-0280	DORIC	421
MAKAROUNAS, KATINA	MAKAROUNAS, IOANNIS	1409 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2339	11-27-15-15696-000-0300	POINSETTIA	1409
MAKOVEC, TIMOTHY W	MAKOVEC, TONI ANN	205 JERU BLVD	TARPON SPRINGS	FL	34689-6921	01-27-15-38772-003-0010	JERU	205
MAKRIS, GEORGE E	MAKRIS, MARY N	494 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0280	VILLAGE	494
MAKRYLLOS, GEORGE		502 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0020	WAYFARER	502
MAKTARI PROPERTY GROUP LLC		5440 FULMAR DR	TAMPA	FL	33625-1908	01-27-15-00864-002-0090	POINSETTIA	1812
MALANGA, ERNESTO	MALANGA, STEPHANIE	133 MURRAY DR	OLD BRIDGE	NJ	08857-4205	18-27-16-65938-001-6040	HAVEN	604
MALATESTA, ANTON TRE	MALATESTA, ANTON TRUST	406 S PIERCE AVE	WHEATON	IL	60187-4635	18-27-16-89929-000-1080	RACHEL	108
MALCOLM, RUBY		533 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0402	LIME	533
MALDONADO, RUBEN	MALDONADO, ANNETTE K	1454 WATERMILL CIR	TARPON SPRINGS	FL	34689-7030	01-27-15-59595-000-0260	WATERMILL	1454
MALFA, BRAD E	CAPALONGO, KATHERINE J	1377 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0750	DISSTON	1377
MALKI, FUAD	MALKI, ATLALL	284 PENINSULA AVE	TARPON SPRINGS	FL	34689-2330	11-27-15-87786-008-0150	TALLAHASSEE	
MALONE, RICHARD K	MALONE, JANE	1600 SUNSET DR	TARPON SPRINGS	FL	34689-2238	10-27-15-31482-004-0210	SUNSET	1600
MALONEY, PETER JOHN	FERRANTI, LEONA LEA	355 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-011-0115	MOORINGS COVE	355
MALOUF, MATTHEW H	MALOUF, MARIA T	328 N DISSTON AVE	TARPON SPRINGS	FL	34689-4056	12-27-15-89982-020-0302	DISSTON	328
MALSKY, LESYA L	MALSKY, VLADIMIR V	1352 HAYS RD	TARPON SPRINGS	FL	34689-6837	12-27-15-89982-095-0007	HAYS	1352
MALTEMPO, PAT		15 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0280	READ	15
MALTEMPO, PATRICIA L		15 READ ST	TARPON SPRINGS	FL	34689-3237	24-27-15-39960-000-0010	PINELLAS	1722
MAMMAS, CARMEN		300 S FLORIDA AVE UNIT 30(	TARPON SPRINGS	FL	34689-2748	15-27-15-88225-300-0012	FLORIDA	300
MAMOUZELOS, ANDREAS	MAMOUZELOS, BARBARA	420 DORIC CT	TARPON SPRINGS	FL	34689-2524	11-27-15-03834-000-0290	DORIC	420
MANALAC, NENILLA L TRE		1012 GULF RD	TARPON SPRINGS	FL	34689-2532	11-27-15-87786-003-0170	GULF	1012
MANARY, DELMER	MANARY, JUDITH	PO BOX 24	APSLEY ON K0L 1A0			18-27-16-89929-000-2280	DIXIE	228
MANATEE VILLAGE LLC		7880 GATE PKWY STE 300	JACKSONVILLE	FL	32256-7285	13-27-15-89946-004-0010	PINELLAS	955
MANCHAK, GREG	MANCHAK, SANDRA	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2250	US HIGHWAY 19	39650
MANDAKIS, DYLAN	MANDAKIS, ASHLEY	1642 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1717	24-27-15-36271-000-0060	MEADOW OAK	1642
MANDALOU, NICK S	MANDALOU, PAMELA L	504 WHITE OAK DR	TARPON SPRINGS	FL	34689-3855	24-27-15-62932-001-0030	WHITE OAK	504
MANDERSON, DARLENE		415 E OAKWOOD ST	TARPON SPRINGS	FL	34689-4447	13-27-15-77868-000-0040	OAKWOOD	415
MANDIC, MARINA		418 WAYFARER CT	TARPON SPRINGS	FL	34689-2252	10-27-15-26539-000-0880	WAYFARER	418
MANDRAPILIAS, PETER	MANDRAPILIAS, AILEEN	3460 COUNTRYSIDE BLVD UI	CLEARWATER	FL	33761-1336	13-27-15-32328-075-0070	BOYER	22
MANGANO, CARL		13745 CRESTVIEW CT	CRESTWOOD	IL	60418-1885	18-27-16-85514-000-2030	US HIGHWAY 19	39820
MANGINI, GREGORY A	MANGINI, ANNA MARIE	1040 ROSETREE LN	TARPON SPRINGS	FL	34689-2853	13-27-15-62930-000-0080	KATHLEEN	109
MANGOS, CYNTHIA		1006 BAYVISTA DR	TARPON SPRINGS	FL	34689-2118	13-27-15-33289-001-1606	GREEN DOLPHIN	1606
MANION FAMILY LIVING TRUST	MANION, LARRY W TRE	31 BRIDGE ST	ELLINGTON	CT	06029-2603	18-27-16-89929-000-1250	MELODY	125
MANLEY, JUSTIN	MURRAY, IRENE	1315 VERMONT AVE	TARPON SPRINGS	FL	34689-3843	24-27-15-62944-000-0280	VERMONT	1315
MANN, STEPHANIE ROSE		4777 MICHELLE LN	PALM HARBOR	FL	34684-1063	19-27-16-89925-009-0040	MICHELLE	4777
MANNA, SANDRA D	MANNA, VINCENT	925 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0570	AUSSI	925
MANOS, MARY FRANCES		1107 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5531	07-27-16-99612-018-0170	OAKWOOD	1107
MANOUSOS, KATHERINE MICHELE		62 READ ST	TARPON SPRINGS	FL	34689-3238	12-27-15-89820-000-0160	READ	62
MANTEX PARTNERS LLC		153 E FLAGLER ST STE 510	MIAMI	FL	33131-1101	12-27-15-60228-000-0070	PINELLAS	210

MANTEX PARTNERS LLC			153 E FLAGLER ST UNIT 510	MIAMI	FL	33131-1101	12-27-15-89874-000-0010	HOPE	132
MANTEX PARTNERS LLC			153 FLAGLER ST STE 510	MIAMI	FL	33131-1101	12-27-15-89874-000-0190	GRAND	539
MANTEX PARTNERS LLC			515 DIVISION ST	TARPON SPRINGS	FL	34689	12-27-15-73674-000-0360	HOPE	319
MANTICOS-SPIZZIRRI, KATHRYN TEENA TRE	SPIZZIRRI, KATHRYN TEENA GRANTOR TRUST		25841 MCBEAN PKWY UNIT	VALENCIA	CA	91355-2099	12-27-15-98227-001-0080	DODECANESE	763
MARAKAS, GEORGE TONY MICHAEL	MARAKAS, ZABIA		119 W CEDAR ST	TARPON SPRINGS	FL	34689-3311	12-27-15-15264-000-0240	CEDAR	119
MARCELL, MICHAEL R TRE	MARCELL, KALIOPE O'HARA TRE		1611 GULF RD	TARPON SPRINGS	FL	34689-2718	15-27-15-34758-000-0080	GULF	1611
MARCELLO, ANTHONY TRE	MARCELLO, ANTHONY TRUST		18011 PATTERSON RD	ODESSA	FL	33556-2213	13-27-15-89946-010-0070	MARTIN LUTHER KING JR	25
MARCOPULOS, NICHOLAS TRE	MARCOPULOS, FRANK TRE		657 IVY CT E	BETHPAGE	NY	11714-3311	15-27-15-89235-000-0105	FLORIDA	120
MARCUM, RENEE	ANATHAN, ROBERT		1276 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0090	WINDY BAY	1276
MARCUM, STEPHEN RAY	MARCUM, THERESA BRIDGET		1412 GOPHER LOOP	TARPON SPRINGS	FL	34689-5402	19-27-16-23630-000-0370	GOPHER	1412
MARDIS, MICHELLE			499 VILLAGE OAK DR	TARPON SPRINGS	FL	34689-3860	24-27-15-62939-002-0600	VILLAGE OAK	499
MARFISI, ROBERT	MARFISI, DEBRA		28 DURHAM DR	WASHINGTON	MO	63090-4605	13-27-15-33289-005-3207	GREEN DOLPHIN	3207
MARGILLO, SEVASTI			1709 GULF BEACH BLVD	TARPON SPRINGS	FL	34689-2241	12-27-15-89982-062-0212	PARK	
MARGOLIS, ANDREW	MARGOLIS, KELLY		612 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2109	11-27-15-56438-000-0020	FLORIDA	612
MARIANO, JOSEPH	MARIANO, FLORENCE K		1188 N JASMINE AVE	TARPON SPRINGS	FL	34689-5235	12-27-15-89982-095-0005	JASMINE	1188
MARINA OF TARPON SPRINGS CONDOMINIUM	M ASSN INC	BARAN PROPERTY MA	3152 LITTLE RD STE 107	TRINITY	FL	34655-1864	13-27-15-55306-000-0001	MERES	
MARINELLI, ELISEO G	MARINELLI, VANNA		2113 60TH ST	BROOKLYN	NY	11204-2507	10-27-15-98260-015-0170	WINDRUSH BAY	17
MARINEMAX EAST INC			2600 MCCORMICK DR STE 20	CLEARWATER	FL	33759-1029	12-27-15-00000-210-0200	ISLAND	1078
MARINO, CHARLES RALPH			1828 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1828	GOLFVIEW	1828
MARINO, DONALD J	MARINO, KENNETH R		1222 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0360	WINDY BAY	1222
MARINO, JESSICA	MARINO, JEANNE		432 E ORANGE ST	TARPON SPRINGS	FL	34689-4353	12-27-15-90000-000-0070	ORANGE	432
MARINO, LEONARD A	WHITING, RICHARD L		1736 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1736	GOLFVIEW	1736
MARIO INVESTMENTS LLC			40737 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-4735	18-27-16-89424-000-0495	US HIGHWAY 19	40084
MARKEN, AMBER B	MARKEN, CARI A		707 CYPRESS ST	TARPON SPRINGS	FL	34689-4214	07-27-16-26928-021-0340	CYPRESS	707
MARKONIOS, KATINA			514 N GROSSE AVE	TARPON SPRINGS	FL	34689-4034	12-27-15-89982-014-0304	GROSSE	514
MARKOU, KALIOPE			514 HOPE ST	TARPON SPRINGS	FL	34689-3142	12-27-15-41238-000-0130	HOPE	514
MARKS, JOSEPH ANTHONY	MARKS, DIANA C		320 E TARPON AVE	TARPON SPRINGS	FL	34689-4320	12-27-15-77778-402-0010	TARPON	320
MAROTTA, LORETTA	MAROTTA, CHARLES		504 SUMMERWOOD CT	TARPON SPRINGS	FL	34689-3863	24-27-15-62944-000-0260	SUMMERWOOD	504
MAROTTO, ROBERT			13202 SUMPTER CIR	HUDSON	FL	34667-2777	18-27-16-65938-012-7580	HAVEN	758
MARRO, CHRISTINE			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0326	US HIGHWAY 19	39650
MARSH, ROBERTA H	MARSH, JAMES E		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1790	US HIGHWAY 19	39820
MARSHALL, JARRED	LOUX, SAGE EVONNE		1500 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0120	HILLVIEW	1500
MARSHALL, MICHELLE	MARSHALL, EMILY		1304 E COURT ST	TARPON SPRINGS	FL	34689-5413	07-27-16-99612-005-0030	COURT	1304
MARSHED, TAMMY			90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5352	08-27-16-48829-000-1302	HIGHLAND	90
MARSTON, ADAM	MARSTON, OLIVIA JACQUELINE		116 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0130	KATHLEEN	116
MARSTON, MATTHEW R			606 LINCOLN AVE	TARPON SPRINGS	FL	34689-4530	13-27-15-21348-002-0230	LINCOLN	606
MARTELL, ELIZABETH			90 S HIGHLAND AVE APT 208	TARPON SPRINGS	FL	34689-5365	08-27-16-48831-001-2080	HIGHLAND	90
MARTERIE, ANTHONY J TRE	MARTERIE FAMILY TRUST		405 INNESS DR	TARPON SPRINGS	FL	34689-2539	12-27-15-15228-000-0090	READ	158
MARTERIE, ANTHONY TRE	MARTERIE FAMILY TRUST		26 W ORANGE ST	TARPON SPRINGS	FL	34689-3444	12-27-15-89982-065-0003	ORANGE	17
MARTIN, DAVID R			10 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0100	WINDRUSH BAY	10
MARTIN, MARK	STACY, DAWN		8001 CARTER LN	POWELL	TN	37849	13-27-15-33287-002-1817	GOLFVIEW	1817
MARTIN, SUESAN J			86 ANCLOTE RD	TARPON SPRINGS	FL	34689-6904	01-27-15-27072-010-0010	ANCLOTE	86
MARTIN, SUZANNE			47 DRURY LN	TARPON SPRINGS	FL	34689-5003	18-27-16-89929-000-0470	DRURY	47
MARTIN, WILLIAM E			102 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0200	KATHLEEN	102

MARTINELLI, GINA	MARTINELLI, GEORGE	PO BOX 278	FULTON	CA	95439-0278	12-27-15-89982-062-0304	HIBISCUS	310
MARTINEZ FAMILY IRREVOCABLE TRUST	ASENCIO, CLARIBEL TRE	1019 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8053	23-27-15-18468-001-0050	GREYWOOD	1019
MARTINEZ, RAFAEL	MARTINEZ, ELIZABETH	1567 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0470	HILLVIEW	1567
MARTINEZ-VINDEL, ESMERALDA		12261 ELM FOREST CT UNIT	CLARKSBURG	MD	20871-3383	13-27-15-64944-006-0080	MORGAN	514
MARVEC INC		3220 N 36TH ST	HOLLYWOOD	FL	33021-2634	18-27-16-89923-000-0010	US HIGHWAY 19	40565
MARZHEUSER, EDWARD	MARZHEUSER, HEIDE	7514 PICKWAY DR	CINCINNATI	OH	45233-4293	18-27-16-89929-000-1160	RACHEL	116
MARZILIANO, LORI A		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0346	US HIGHWAY 19	39650
MARZULLI, JOHN H REV TRUST		1118 E COURT ST	TARPON SPRINGS	FL	34689-5409	07-27-16-99612-007-0100	COURT	1118
MASKELL, SEAN M	MASKELL, MELODY	1460 WATERMILL CIR	TARPON SPRINGS	FL	34689-7030	01-27-15-59595-000-0290	WATERMILL	1460
MASLYUK, YAROSLAV	MASLYUK, IRYNA	1483 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0340	HILLVIEW	1483
MASON, DEANNE LYNN		90 S HIGHLAND AVE UNIT 22	TARPON SPRINGS	FL	34689-5367	08-27-16-48831-002-2200	HIGHLAND	90
MASON, LEON D	MASON, SHIRLEY T	852 PARADISE BLVD	TARPON SPRINGS	FL	34689-5219	07-27-16-50959-000-1310	PARADISE	
MASONIC LODGE 112 TARPON LODGE F & A M		PO BOX 1027	TARPON SPRINGS	FL	34688-1027	12-27-15-89982-029-0104	RING	26
MASSOUD, JOSEPH T REV TRUST	MASSOUD, JOSEPH T TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-1930	US HIGHWAY 19	39820
MASTROVASILIS, MARIANNA L		40 W CENTER ST	TARPON SPRINGS	FL	34689-3208	12-27-15-89802-000-0100	CENTER	40
MASTROVASILIS, PANTELIS		803 CAVEMILL WAY	TARPON SPRINGS	FL	34689-2806	12-27-15-89802-000-0130	CENTER	58
MATI U TRUST		1709 MANDALAY DR	TARPON SPRINGS	FL	34689-2275	07-27-16-75798-000-0710	RIVER VILLAGE	641
MATTOX, KIMBER	CHAISSON, DANIEL II	116 HIGHLAND RD	TARPON SPRINGS	FL	34689-1918	24-27-15-39348-001-0130	HIGHLAND	116
MATTSON, EDWARD G	MATTSON, JOSEPHINE	1404 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0230	POINSETTIA	1404
MATURO, THERESA CHRISTINE		1640 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0620	COUNTRYWOOD	1640
MATZ, STEVEN L	MATZ, MARY KIMBERLY	1420 N RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0360	NORTH RIVER	1420
MAURADIAN, MARGUERITE TRE	MAURADIAN, MARGUERITE REV TRUST	2904 OAK CIR	TARPON SPRINGS	FL	34689-6102	13-27-15-33289-005-2904	OAK	2904
MAUS, CYNTHIA		7319 BELLOWS FALLS LN	HUDSON	FL	34667-2202	13-27-15-33286-030-0317	PINELLAS	1250
MAVRELLOS, STAMATIS		19601 CAMERON MILL RD	PARKTON	MD	21120-9001	13-27-15-33287-002-1826	GOLFVIEW	1826
MAVRIDIS, IGNATIOS		212 W WASHINGTON ST APT	CHICAGO	IL	60606-3487	13-27-15-06120-001-0040	BANANA	322
MAVROMATIS, NICHOLAS	MAVROMATIS, PASCHALINA	213 HIGH ST	TARPON SPRINGS	FL	34689-3256	12-27-15-27792-001-0110	HIGH	213
MAVROMATIS, NICHOLAS G	MAVROMATIS, PASCHALINA	556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-41202-000-0220	ACACIA	19
MAXWELL, KEVIN SCOTT	MAXWELL, PATRICIA BALL	2814 ARBORCREST DR	DECATUR	GA	30033-5803	12-27-15-93867-000-0040	VENETIAN	7
MAY, RON		34 W BOYER ST	TARPON SPRINGS	FL	34689-3612	13-27-15-32310-075-0060	BOYER	34
MAY, THOMAS		1310 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0040	VERMONT	1310
MAYE, JEFFERY J		510 WHITE OAK DR	TARPON SPRINGS	FL	34689-3855	24-27-15-62932-001-0060	WHITE OAK	510
MAYER, WAYNE		PO BOX 572	TARPON SPRINGS	FL	34688-0572	06-27-16-06117-000-0330	HILLVIEW	1475
MAYHUGH, LINDA M	LARSON, PATTI J	1114 LANCER LN	TARPON SPRINGS	FL	34689-8056	14-27-15-52389-000-0470	LANCER	1114
MAZARIEGOS, CARLOS JUAN TRE	MAZARIEGOS, CARLOS JUAN REV TRUST	1037 ROUNDSTONE PL	PALM HARBOR	FL	34683-1462	13-27-15-21348-006-0120	HARRISON	314
MAZZA, JOANNE	MAZZA, GEORGE	110 E CEDAR ST	TARPON SPRINGS	FL	34689-3310	12-27-15-75852-000-0310	CEDAR	110
MAZZA, LOUIS S TRE	MAZZA, LOUIS S LIV TRUST	808 PINE ST	TARPON SPRINGS	FL	34689-5901	07-27-16-26928-021-0060	PINE	808
MAZZARELLA, CHRISTINE		716 DOMINGUEZ DR	LADY LAKE	FL	32159-8790	13-27-15-58916-012-0123	MOORINGS COVE	327
MAZZEO, SIMONE		416 BOSTON ST	TARPON SPRINGS	FL	34689-4018	12-27-15-89982-014-0302	BOSTON	416
MCALEER, CAROL J TRE		1305 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6116	13-27-15-33289-002-1305	GOLFVIEW	1305
MCALEER, ROBERT D	MCALEER, NANCY S	2901 OAK CIR	TARPON SPRINGS	FL	34689-6102	13-27-15-33289-005-2901	OAK	2901
MCALISTER, KELLY		810 BECKETT WAY	TARPON SPRINGS	FL	34689-5708	06-27-16-89388-000-0511	BECKETT	810
MCALPIN, HUEY KENNETH REV TRUST	MCALPIN, KENNETH M TRE	8812 FREY RD	HOUSTON	TX	77034-3502	08-27-16-89406-000-0060	HIGHLAND	
MCALPIN, TIMOTHY K		1530 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0070	HILLVIEW	1530
MCARTHUR, JUDY		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0440	US HIGHWAY 19	39820

Affected Properties and 500 Foot Buffer

MCAULIFFE, PATRICIA	ROBERTSON, RICHARD	472 PINE ST	TARPON SPRINGS	FL	34689-4006	12-27-15-47592-000-0010	PINE	472
MCCABE, PATRICK M & CYNTHIA M REV LIV T	MCCABE, PATRICK M TRE	3550 SHORELINE CIR	PALM HARBOR	FL	34684-1743	07-27-16-99612-007-0120	COURT	1122
MCCARTHY, DAVID R	MCCARTHY, SUSAN W	1895 FAIRWAYS DR NE	KALKASKA	MI	49646-8179	13-27-15-33286-040-0402	PINELLAS	1250
MCCARTHY, TIMOTHY P		10862 111TH PL	LARGO	FL	33778-3300	03-27-15-79344-000-0030	SEA BREEZE	
MCCARTHY, WILLIAM	MCCARTHY, MARIA	947 HUNTERS RDG	LAKE HOPATCONG	NJ	07849-2446	07-27-16-20235-000-0040	GRAND CYPRESS	801
MCCARTNEY, LOUISE M	LABELLE, DENIS	61 TOPLEY CRES	OTTAWA ON K1G 4M7			18-27-16-89929-000-0090	DRURY	9
MCCASKILL, LAURA BETH		386 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2678	13-27-15-58916-006-0066	MOORINGS COVE	386
MCCLEARY, SEAN ALEXANDER	MCCLEARY, SHANNON	424 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2709	15-27-15-97506-000-0080	FLORIDA	424
MCCLELLAN, MARSHA A	POWELL, NANCY J	629 N LOMBARD AVE	OAK PARK	IL	60302-1719	08-27-16-48829-000-1405	HIGHLAND	90
MCCLELLAN, MARTIN S	MCCLELLAN, GAIL L	140 HIGH BANKS DR	QUINCY	MI	49082-9597	12-27-15-95508-000-0010	RING	
MCCLIMANS, FREDERICK J	MCCLIMANS, JANE M	40 BAHAMA CIR	TAMPA	FL	33606-3318	06-27-16-00000-210-0200	US HIGHWAY 19	44098
MCCLOY, CLAIR E		1625 KISMET CT	TARPON SPRINGS	FL	34689-2038	03-27-15-87374-000-0710	KISMET	1625
MCCORMACK, MICHAEL F	MCCORMACK, JANE E	4 FORESTER CT	NORTHPORT	NY	11768-2128	13-27-15-33286-020-0213	PINELLAS	1250
MCCORMICK, JENNIFER		140 READ ST	TARPON SPRINGS	FL	34689-3240	18-27-16-65938-009-7180	HAVEN	718
MCCORMICK, JENNIFER L		140 READ ST	TARPON SPRINGS	FL	34689-3240	12-27-15-15228-000-0070	READ	140
MCCOY, DONNA L	HOLDER, WILNER R JR	2 DRURY LN	TARPON SPRINGS	FL	34689-5021	18-27-16-89929-000-0020	DRURY	2
MCCOY, PAUL	MCCOY, LORRAINE	25 DRURY LN	TARPON SPRINGS	FL	34689-5029	18-27-16-89929-000-0250	DRURY	25
MCCOY, ROBERT H	MCCOY, DAWN CAMPBELL	1288 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0030	WINDY BAY	1288
MCCRAY, GLORIA W		7610 COPELAND RD	ODESSA	FL	33556-3205	18-27-16-46656-006-0140	MARTIN LUTHER KING JR	611
MCCREARY, JOSEPH ROBERT	MCCREARY, JANICE MARIE	343 ANCLOTE RD	TARPON SPRINGS	FL	34689-6910	11-27-15-00000-110-0100	ANCLOTE	343
MCCULLOUGH, WILLIAM		5326 QUEEN ST N	ST PETERSBURG	FL	33714-2736	12-27-15-13189-000-0020	RING	151
MCCURDY, DANIEL E	MCCURDY, STEPHANIE DAWN	528 E CENTER ST	TARPON SPRINGS	FL	34689-4328	12-27-15-47628-000-0320	CENTER	528
MCDANIEL, ESTHER M		241 TERRACE RD	TARPON SPRINGS	FL	34689-1907	24-27-15-39348-003-0040	TERRACE	11
MCDANIEL, EVANGELINE R		743 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0430	DRIFTWOOD	743
MCDERMOTT, BRITTANY A		2216 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0170	ANDOVER	2216
MCDERMOTT, KIMBERLY		1440 MEYER LN	TARPON SPRINGS	FL	34688-5342	08-27-16-48870-000-0100	MEYER	1440
MCDONALD, JOY	VELARDE, JORGE	200 MERES BLVD UNIT 20	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0200	MERES	200
MCDONALD, PATRICIA		1811 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1811	GOLFVIEW	1811
MCDONALDS CORP	C/O: PRADO, JUAN	625 VAN DYKE RD	LUTZ	FL	33558	12-27-15-89982-047-0800	US HIGHWAY 19	40728
MCDONOUGH, PAUL WILLIAM TRE	MCDONOUGH, TAMMY LYNN TRE	1535 GOPHER LOOP	TARPON SPRINGS	FL	34689	19-27-16-23630-000-0340	GOPHER	1535
MCDOUGALL, BRIAN	MCDOUGALL, JANET	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2370	US HIGHWAY 19	39820
MCDOUGALL, HERBERT G	MCDOUGALL, SANDRA L	2304 GROVE PARK RD	FENTON	MI	48430-1442	18-27-16-85514-000-0740	US HIGHWAY 19	39820
MCDOWELL, MARTIN	MCDOWELL, ADRIENNE	812 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0490	CALLISTA CAY	
MCENEANY, JOSEPH J		551 HERITAGE OAKS CT	TARPON SPGS	FL	34689-1710	24-27-15-36271-000-1400	HERITAGE OAKS	551
MCFADDEN, DERRELL E	MCFADDEN, KENDRA L	1658 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1717	24-27-15-36271-000-0080	MEADOW OAK	1658
MCFARLAND, THOMAS E		18 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0180	WINDRUSH BAY	18
MCGEOGHEGAN, LOIS	MCGEOGHEGAN, JOHN	516 W CEDAR ST	TARPON SPRINGS	FL	34689-3316	12-27-15-73674-000-0200	CEDAR	516
MCGINNIS, AUDREY		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1750	US HIGHWAY 19	39820
MCGIVERN, TIMOTHY D & PATRICIA S REV LI\	MCGIVERN, TIMOTHY D TRE	1573 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1840	MAC CHESNEY	1573
MCGLINCHEY, LORI	MCGLINCHEY, JOHN	1629 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8040	23-27-15-76447-000-0690	COUNTRYWOOD	1629
MCGOWAN, JUDITH I TRUST	MCGOWAN, JUDITH I TRE	1303 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6116	13-27-15-33289-002-1303	GOLFVIEW	1303
MCGRATH, JOANNE C		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3932	18-27-16-98560-000-1630	US HIGHWAY 19	39650
MCGRATH, JOHN T	ROCK, ROSE K	2297 ORCHARD HILL CIR	WARRINGTON	PA	18976-1548	07-27-16-20235-000-0030	GRAND CYPRESS	805
MCGREGOR, JAMIE	MCGREGOR, CONNIE	605 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5785	06-27-16-20229-000-0020	CYPRESS PARK	605

MCGUIRE, EMILY	KOVAR, TIFFANY	65 RACHEL DR	TARPON SPRINGS	FL	34689-5039	18-27-16-89929-000-0650	RACHEL	65
MCHALE, MICHAEL T	MCHALE, ELIZABETH A	520 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0240	VILLAGE	520
MCHOUL, SCOTT ANDREW	MCHOUL, KELLY L	153 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0010	RING	153
MCHUGH, JOHN J		1202 PALM DR	TARPON SPRINGS	FL	34689-6109	13-27-15-33289-001-1202	PALM	1202
MCINERNEY, STEVEN J	MCINERNEY, SANDRA L	2130 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0160	TARPON LANDINGS	2130
MCINTYRE, MEGAN CHRISTINE	MCINTYRE, GARY DAVID JR	206 N RING AVE	TARPON SPRINGS	FL	34689-4361	12-27-15-89982-028-0103	RING	206
MCJUARY, SANDRA L		90 S HIGHLAND AVE APT 409	TARPON SPRINGS	FL	34689-5375	08-27-16-48831-001-4090	HIGHLAND	90
MCKEE, MITCHEL A	MCKEE, JACQUILINE S	612 E SPRUCE ST	TARPON SPRINGS	FL	34689-4122	07-27-16-26928-012-0070	SPRUCE	612
MCKENDRY CUSTOMS LLC		715 BOSTON ST	TARPON SPRINGS	FL	34689-4103	12-27-15-89820-000-0320	PARK	23
MCKENNA, JAMES K	MCKENNA, LENORA BURKE	78 KENSINGTON PARK	ARLINGTON	MA	02476-8039	08-27-16-48831-002-2210	HIGHLAND	90
MCKENNA, MARSHA H	O'GRADY, DEIRDRA E	90 S HIGHLAND AVE APT 14	TARPON SPRINGS	FL	34689-5372	08-27-16-48831-001-1040	HIGHLAND	90
MCKNIGHT, TERRY		1155 WHITNEY DR	ABERDEEN	NC	28315-8692	07-27-16-75996-008-0270	LOCUST	712
MCLAUGHLIN, JASON S	AYERS, LARA	1500 GULF RD	TARPON SPRINGS	FL	34689-2722	11-27-15-87804-023-0070	GULF	1500
MCLEOD, NIA		513 LINCOLN AVE	TARPON SPRINGS	FL	34689-4457	13-27-15-67914-000-0070	LINCOLN	513
MCMACKEN, WILLIAM F		502 BAMBOO CT	TARPON SPRINGS	FL	34689-3867	24-27-15-62932-001-0180	BAMBOO	502
MCMAHON, GOLDIE		602 HAVEN PL	TARPON SPRINGS	FL	34689-4814	18-27-16-65938-001-6020	HAVEN	602
MCMULLEN, BRION	MCMULLEN, DONDRA J	1405 BRANDTON RD	MECHANICSBURG	PA	17055-6739	12-27-15-92673-002-2010	ROOSEVELT	827
MCMULLEN, DEBORAH ELIZABETH TRE	MCMULLEN, DEBORAH ELIZABETH REV LIV TRUST	39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1350	US HIGHWAY 19	39820
MCMULLIN, JAMES	MCMULLIN, KHURA	18272 YORK DURHAM LINE	MOUNT ALBERT ON L0G 1M0			13-27-15-33287-001-1714	GOLFVIEW	1714
MCNAMARA, LING O WANG		48 DRURY LN	TARPON SPRINGS	FL	34689-5031	18-27-16-89929-000-0480	DRURY	48
MCNEAL, MICHAEL JAMES	WILKE, CHRISTINE ANN	711 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0350	DRIFTWOOD	711
MCNEIL, IAN	MCNEIL, CYNTHIA	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1620	US HIGHWAY 19	39820
MCQUADE, CHRISTOPHER F		429 HOPE ST	TARPON SPRINGS	FL	34689-3139	12-27-15-41166-000-0060	HOPE	429
MCWHORTER, BRYCE L	MCWHORTER, SARAH M ANDREWS	1611 SEA BREEZE DR	TARPON SPRINGS	FL	34689-2027	03-27-15-79344-000-0060	SEA BREEZE	1611
MCWILLIAMS & SON PROPERTIES LLC		8631 BRIAR PATCH DR	PORT RICHEY	FL	34668-1206	13-27-15-33286-010-0104	PINELLAS	1250
MCWILLIAMS, GILBERT LEE JR		6211 SPRINGER DR	PORT RICHEY	FL	34668-5338	12-27-15-47610-000-0320	PENT	546
MEADOWS VENTURE I LLC		2999 N 44TH ST STE 200	PHOENIX	AZ	85018-7248	01-27-15-00000-220-0100	ANCLOTE	505
MECA DOS LLC		36828 YESLER DR	ZEPHYRHILLS	FL	33542-7905	18-27-16-65938-008-7020	HAVEN	702
MEDICAL INSTRUMENT CO INC		PO BOX 955	TARPON SPRINGS	FL	34688-0955	14-27-15-89226-000-0245	MISTY	
MEDINA, RAUL		746 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0300	GRAND CYPRESS	746
MEEDER, CHARLES E	MEEDER, JUDITH K	693 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2606	14-27-15-97070-000-0540	HIDDEN LAKE	693
MEGALOUDIS, GARY		342 CROSSWINDS DR	PALM HARBOR	FL	34683-1302	13-27-15-33286-090-0911	PINELLAS	1250
MEGLISS, NIKOLENE A		2233 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0310	ANDOVER	2233
MEGREMIS, MARY	MEGREMIS, EVANGELIA	258 SPOONBILL LN	TARPON SPRINGS	FL	34689-5249	07-27-16-60847-000-0060	SPOONBILL	
MEIER, CHRISTOPHER A		200 MERES BLVD UNIT C-8	TARPON SPRINGS	FL	34689-2674	13-27-15-55306-003-0080	MERES	200
MEINHART, LEONARD	MEINHART, ROSS	105 N LAFAYETTE ST	NEWTON	IL	62448-1913	18-27-16-89929-000-0410	DRURY	41
MEINHART, LEONARD J	MEINHART, ROSS	105 N LAFAYETTE ST	NEWTON	IL	62448-1913	18-27-16-89929-000-0690	RACHEL	69
MELA 13 PROPERTIES LLC		18514 US HIGHWAY 19 N	CLEARWATER	FL	33764-2764	18-27-16-65938-002-6190	HAVEN	619
MELDAU, JOHN	MELDAU, CYNTHIA	1700 W LONGMEADOW RD	TRENTON	MI	48183-1709	08-27-16-48831-002-3150	HIGHLAND	90
MELENDEZ, LUIS A	MELENDEZ, BERNADETTE MARIE	1220 SALT LAKE DR	TARPON SPRINGS	FL	34689-5257	07-27-16-60846-000-0200	SALT LAKE	1220
MENA, CHRISTOPHER DARRYL	MENA, NASHLIE HEGAR	1540 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0030	GOPHER	1540
MENDEZ, RICARDO ALBERTO		303 HOPE ST	TARPON SPRINGS	FL	34689-3333	12-27-15-39834-000-0210	HOPE	303
MENNA, MICHAEL SR TRE		9022 EASTHAVEN CT	NEW PORT RICHEY	FL	34655-5209	12-27-15-66573-000-0130	PINE	
MEOLA, MARIA		90 S HIGHLAND AVE APT 110	TARPON SPRINGS	FL	34689-5377	08-27-16-48829-000-1101	HIGHLAND	90

MERAZ, MICHAEL A		1611 OAK TREE CT	GLENDORA	CA	91741-3051	14-27-15-43074-006-0010	WHITCOMB	401
MERCURIO, LARRY		1033 WOODRIDGE DR	CANONSBURG	PA	15317-2467	13-27-15-55306-001-0180	MERES	200
MERENDA, SERGIO		1423 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0580	TALLAHASSEE	1423
MERENDINO, MARK A	MERENDINO, ERIN K	1425 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2339	11-27-15-15696-000-0360	POINSETTIA	1425
MERKOWSKY, DENISE TRUST	MERKOWSKY, DENISE TRE	1001 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7142	03-27-15-72383-000-1720	BLUE HERON	1001
MERMAIDS & MANATEES OF TARPON SPRINGS LLC		3101 CUNNINGHAM RD APT	KNOXVILLE	TN	37918-5213	14-27-15-35355-000-0310	MERLIN'S	707
MERRELL, GERALDINE M		26 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0260	DRURY	26
MERRICK, BLAIR ALEXANDRA		620 LIVE OAK ST	TARPON SPRINGS	FL	34689-4134	07-27-16-75996-007-0030	LIVE OAK	620
MERRICKS, GEARLDINE	MERRICKS, SARITA	1402 N HIBISCUS ST	CLEARWATER	FL	33755-3407	18-27-16-91080-002-0040	DISSTON	709
MERRIEX, JOSEPH	MERRIEX, AUDREY	517 E BOYER ST	TARPON SPRINGS	FL	34689-4407	12-27-15-89982-043-0205	BOYER	513
MERRIEX, JOSEPH L	MERRIEX, AUDREY R	517 E BOYER ST	TARPON SPRINGS	FL	34689-4407	12-27-15-89982-043-0202	BOYER	517
MERRIEX, RANDY		208 E MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-4422	13-27-15-21348-002-0020	SAFFORD	
MERRILL, RICHARD C EST		39820 US HIGHWAY 19 N LO	TARPONS SPRINGS	FL	34689-8344	18-27-16-85514-000-0100	US HIGHWAY 19	39820
MERRY, JON	MERRY, CRISTAL LEDEE	244 HARMONY WAY	TARPON SPRINGS	FL	34689-5022	18-27-16-89929-000-2440	HARMONY	244
MERRY, SCOTT		177 MELODY LN	TARPON SPRINGS	FL	34689-5036	18-27-16-89929-000-1770	MELODY	177
MERRYMAN, BRYAN	MERRYMAN, JAMES ELLIOTT	210 SPOONBILL LN	TARPON SPRINGS	FL	34689-5249	07-27-16-60847-000-0010	SPOONBILL	
MESA, JULIAN J		1191 BAYOU DR	TARPON SPRINGS	FL	34689-6929	12-27-15-11214-006-0014	BAYOU	1191
MESAGNO, BRUCE JR TRE	MESAGNO, DEBORAH TRE	5772 OAKHURST DR	SEMINOLE	FL	33772-7043	07-27-16-75996-001-0200	US HIGHWAY 19	42072
MESHULA, KENNETH J	MESHULA, RITA K	124923 LISBON RD	SALEM	OH	44460	18-27-16-89929-000-2200	SEAGULL	220
MESSERSCHMIDT, ALAN E TRE	MESSERSCHMIDT, LINDA S TRE	1009 ROYAL BIRKDALE DR	TARPON SPRINGS	FL	34688-6323	06-27-16-91524-000-0590	SOMMARIE	1713
METCALF, BARTON	METCALF, CHRISTINA	1536 EMBER LN	TARPON SPRINGS	FL	34689-2006	03-27-15-87374-000-0490	EMBER	1536
METCALF, JONATHAN	METCALF, JUDITH	840 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	18-27-16-65938-007-6710	HAVEN	671
METELSKI, ANGELA	METELSKI, MICHAEL	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0020	US HIGHWAY 19	39820
MEVERDEN, ERICK JASON		801 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0171	RIVERSIDE	801
MEYER LANE INVESTMENTS LLC	C/O MITCHELL, D DEV	7916 EVOLUTIONS WAY STE	TRINITY	FL	34655-9900	08-27-16-48870-000-0020	MEYER	
MEYER, BETHANY		259 DIXIE LN	TARPON SPRINGS	FL	34689-5017	18-27-16-89929-000-2590	DIXIE	259
MEYER, LINDA	MUNSON, TERRI	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1300	US HIGHWAY 19	39820
MEYERS, DARLENE S		2235 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0320	ANDOVER	2235
MHE LLC		3302 MEADOW BLUFF WAY	LOUISVILLE	KY	40245-8541	11-27-15-15696-000-0350	POINSETTIA	1417
MIA C PROPERTIES INC		101-2860 CH DES QUATRE B	QUEBEC QC G1V 1Y3			13-27-15-03950-000-0080	BAYOU VILLAGE	445
MIALESHKA, ALIAKSANDR	MAGIDOVA, MARIIA	1819 SOMMARIE WAY	TARPON SPRINGS	FL	34689	06-27-16-91524-000-0290	SOMMARIE	1819
MICCIO, MICHAEL		200 MERES BLVD UNIT 7	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0070	MERES	200
MICHAEL, SHAHN E	MICHAEL, GEORGII	1603 GULF RD	TARPON SPRINGS	FL	34689-2718	15-27-15-34740-000-0020	GULF	1603
MICHAELS WAREHOUSE LLC		1404 CIRCLE DR	TARPON SPRINGS	FL	34689-2010	12-27-15-89982-054-0703	ROOSEVELT	432
MICHALCZYK, JERZY	MICHALCZYK, IZOLDA	1037 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1070	SAWGRASS	1037
MICHALOS, TRIFON	MICHALOS, LOUISE	1743 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6117	13-27-15-33287-001-1743	GOLFVIEW	1743
MICKELSON, KATHERINE	TOBON, CARLOS MARIO TOBON	931 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0040	CELTIC	931
MIDDLETON, MICHAEL	MIDDLETON, KATHRYN	411 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2213	11-27-15-88254-000-0020	FLORIDA	411
MIDKIFF, KAREN H		1512 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0100	HILLVIEW	1512
MIDWAY SHORE LLC		171 SHORE DR	PALM HARBOR	FL	34683-5425	12-27-15-85050-001-0030	MIDWAY	531
MIDWAY SHORE LLC		520 MIDWAY LN	TARPON SPRINGS	FL	34689-4044	12-27-15-85050-002-0021	MIDWAY	536
MIELE, WILLIAM S	MIELE, DEBORAH E	39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3955	13-27-15-21366-078-0420	LIME	
MIGADAKIS, STELIOS	C/O BILLIRIS, GEORGII	306 ATHENS ST	TARPON SPRINGS	FL	34689-3308	12-27-15-15246-000-0330	ATHENS	306
MIGADAKIS, STELIOS		521 ATHENS ST	TARPON SPRINGS	FL	34689-3105	12-27-15-41238-000-0240	ATHENS	

MIHALAKIS, THEODORA	PAPADOPOULOS, NIKOLAS	312 E ORANGE ST UNIT C	TARPON SPRINGS	FL	34689-4374	12-27-15-89982-029-0102	ORANGE	312
MIHALIS INC		501 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3127	12-27-15-89982-054-0114	DODECANESE	501
MIKEL LLC		1244 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3720	13-27-15-89780-000-0040	PINELLAS	1244
MIKHAIL, GHADA		1409 MEYER LN	TARPON SPRINGS	FL	34688-5341	08-27-16-74398-000-0020	MEYER	1409
MIKOLAI, JANICE M TRE	MIKOLAI REV TRUST	39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689	18-27-16-98555-001-0513	US HIGHWAY 19	39650
MILANI INVESTMENTS LLC		3901 RIGA BLVD	TAMPA	FL	33619-1345	12-27-15-47610-000-0211	LEVIS	416
MILARCH, MAUREEN	MILARCH, JEFFREY M	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2210	US HIGHWAY 19	39650
MILARSKY, JULIE		1422 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0530	TALLAHASSEE	1422
MILARSKY, MORRIS SEAN		923 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0030	CELTIC	923
MILE HIGH BORROWER 1 VALUE LLC		PO BOX 4090	SCOTTSDALE	AZ	85261-4090	06-27-16-06117-000-0190	HILLVIEW	1442
MILES, MAGGIE B	MILES, ANDREZJ L	433 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-32508-001-0080	BOYER	433
MILIC, MILJAN	MILIC, MARIJA	1669 OAK SPRING DR	TARPON SPRINGS	FL	34689-1724	24-27-15-36271-000-0400	OAK SPRING	1669
MILL ST LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-41202-000-0310	MILL	22
MILLER MARINE PROPERTIES INC		109 OSCAR HILL RD	TARPON SPRINGS	FL	34689-6926	12-27-15-11214-010-0500	OSCAR HILL	109
MILLER MARINE PROPERTIES INC		1102 ISLAND AVE	TARPON SPRINGS	FL	34689-6918	12-27-15-11214-010-0800	ISLAND	1102
MILLER, ALESIA G		3538 OXFORD DR	HOLIDAY	FL	34691-5104	13-27-15-64962-001-0040	HARRISON	419
MILLER, ALESIA G		423 E HARRISON ST	TARPON SPRINGS	FL	34689-4521	13-27-15-64962-001-0050	HARRISON	423
MILLER, ARCHIE C JR TRE		925 OAKVIEW RD	TARPON SPRINGS	FL	34689-2609	12-27-15-90000-000-0110	GROSSE	28
MILLER, BRIAN R	KONG, CINDY	1491 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0190	NORTH RIVER	1491
MILLER, BRUCE	MILLER, ANNETTE	1473 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0090	HILLSIDE LANDING	1473
MILLER, CORY		4884 CARDINAL TRL	PALM HARBOR	FL	34683-1103	07-27-16-32958-001-0060	DISSTON	
MILLER, DEAN K	MILLER, KATHLEEN T	90 S HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689-5349	08-27-16-48829-000-1210	HIGHLAND	90
MILLER, DOLORES J	FREY, STEVEN L	1415 N MCCLOY AVE	PORT CLINTON	OH	43452-3627	18-27-16-85514-000-1780	US HIGHWAY 19	39820
MILLER, ELMER CLYDE		1438 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0390	NORTH RIVER	1438
MILLER, FENTON WILLIAM	MILLER-CHAKIB, SUSAN	90 S HIGHLAND AVE APT 202	TARPON SPRINGS	FL	34689-5362	08-27-16-48831-001-2020	HIGHLAND	90
MILLER, GREGORY B	WILSON-MILLER, JENNIFER A	1774 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0400	SOMMARIE	1774
MILLER, JACK M		980 SUNRISE DR	TARPON SPRINGS	FL	34689-8345	18-27-16-32778-000-0040	SUNRISE	980
MILLER, JOSEPH	MILLER, MELISSA L	1473 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0220	NORTH RIVER	1473
MILLER, KATELYN		416 PINE ST	TARPON SPRINGS	FL	34689-4006	12-27-15-47592-000-0100	PINE	416
MILLER, KERRY R	MILLER, DEBORAH E	1605 GREEN DOLPHIN BLVD	TARPON SPRINGS	FL	34689-6122	13-27-15-33289-001-1605	GREEN DOLPHIN	1605
MILLER, KURT A		347 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-011-0117	MOORINGS COVE	347
MILLER, LISA ANN		1250 S PINELLAS AVE UNIT 3	TARPON SPRINGS	FL	34689-3794	13-27-15-33286-030-0318	PINELLAS	1250
MILLER, LORETTA L		419 WAYFARER CT	TARPON SPRINGS	FL	34689-2251	10-27-15-26539-000-0850	WAYFARER	419
MILLER, MATTHEW	MILLER, AMANDA MICHELLE	3410 N CLEVELAND RD	LEXINGTON	KY	40516-9663	08-27-16-48829-000-1315	HIGHLAND	90
MILLER, MATTHEW K	EDWARDS, MICHAEL J	1822 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1822	GOLFVIEW	1822
MILLER, NANCY J	MILLER, DANIEL J	955 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0640	RIDGEWOOD	955
MILLER, RICHARD ALDEN TRE	ALBARRAN-MILLER, CARMEN TRE	119 E PARK ST	TARPON SPRINGS	FL	34689-3359	12-27-15-89982-062-0205	PARK	119
MILLER, ROBERT		200 MERES BLVD APT 10	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0100	MERES	200
MILLER, SHAWN T	KRUSER-MILLER, TAMMY J	600 TIMBER LN	TARPON SPRINGS	FL	34689-3888	24-27-15-62940-003-0100	TIMBER	600
MILLER, WILLIAM A JR		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0331	US HIGHWAY 19	39650
MILLHAM, STEVEN	MILLHAM, GLENNA	202 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5043	18-27-16-89929-000-2020	ROYAL PALM	202
MILLS, FRED		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1830	US HIGHWAY 19	39820
MILLS, RONALD B	MILLS, ANNE T	1786 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0410	SOMMARIE	1786
MILLS, WILLIAM G LIVING TRUST	WILLIAM, MILLS G TRE	7576 W MILL CT	HOBART	IN	46342-7017	18-27-16-89929-000-0060	DRURY	6

MILOE PROPERTY RENTAL INC		1010 MARSH VIEW LN	TARPON SPRINGS	FL	34689-7100	12-27-15-89982-014-0306	PINE	419
MILOE PROPERTY RENTAL INC		PO BOX 403	TARPON SPRINGS	FL	34688-0403	01-27-15-00864-002-0120	POINSETTIA	1824
MILOS, MARIANNE		100 GRAND BLVD UNIT 109	TARPON SPRINGS	FL	34689-3264	12-27-15-94145-001-1090	GRAND	100
MILOT, BARBARA		233 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5248	07-27-16-60847-000-0070	SAND CRANE	
MINGLEDORFF, KALLIOPE T		317 HIGH ST	TARPON SPRINGS	FL	34689-3254	12-27-15-27792-002-0100	HIGH	317
MINGOLELLI, JOHN		1284 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0050	WINDY BAY	1284
MINOR, JOLENE		717 E SPRUCE ST	TARPON SPRINGS	FL	34689-4123	07-27-16-75996-008-0380	SPRUCE	717
MINUCCI, JOSHUA L		128 N RING AVE	TARPON SPRINGS	FL	34689-4306	12-27-15-15210-000-0110	RING	128
MIRABELLA LTD PTNSHP		202 E CENTER ST	TARPON SPRINGS	FL	34689-4360	12-27-15-00000-120-0200	OSCAR HILL	
MIRABELLA LTD PTNSHP		202 E CENTER ST STE A	TARPON SPRINGS	FL	34689-4360	12-27-15-11214-001-0004	OSCAR HILL	
MIRANDA, RICHARD		708 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0260	BOSTON	708
MIRAS, MICHAIL	MIRAS, CHRISTINA	121A POPLAR RD	SCARBOROUGH ON M1E 1Z5			18-27-16-65938-006-6560	HAVEN	656
MISTY ACRES LLC		1900 RICHARD ERVIN PKWY	TARPON SPRINGS	FL	34688-4924	02-27-15-89154-000-0110	INDUSTRIAL	
MITCHELL, DAVID DEWEY	MITCHELL, REBECCA LEIGH	1025 BELLAMARE TRL	NEW PORT RICHEY	FL	34655-4672	08-27-16-48870-000-0390	MEYER	
MITCHELL, DESIREE ANN	MITCHELL, PAUL JOSEPH	1605 GULF RD	TARPON SPRINGS	FL	34689-2718	15-27-15-34758-000-0050	GULF	1605
MITROV, EVELYN L		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2270	US HIGHWAY 19	39820
MITSAKIS, TIMOTHY	MITSAKIS, CYNTHIA	110 WENDELL ST	WINCHESTER	MA	01890-1649	15-27-15-88225-100-0009	FLORIDA	300
MKY LLC		556 ANCLOTE RD	TARPON SRINGS	FL	34689-6701	14-27-15-43074-006-0070	ASHLAND	517
MODESITT, RICKEY L		1661 WATER OAK DR	TARPON SPRINGS	FL	34689-3896	24-27-15-36271-000-1560	WATER OAK	1661
MOELLER, RONALD B		427 PENT ST	TARPON SPRINGS	FL	34689-4045	12-27-15-47592-000-0150	PENT	427
MOERCHEN, TODD L TRE	MOERCHEN, LISA H TRE	346 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-003-0036	MOORINGS COVE	346
MOFFITT, ROBIN M		700 HAVEN PL UNIT 700	TARPON SPRINGS	FL	34689-4806	18-27-16-65938-008-7000	HAVEN	700
MOHAMED, HATEM	NEWCOMER, PRISCILLA DAWN	1100 E LIME ST	TARPON SPRINGS	FL	34689-5524	07-27-16-99612-018-0010	LIME	1100
MOLENDA, ROSINA	MOLENDA, ROMAN	1655 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1706	24-27-15-36271-000-0720	HARBOR OAKS	1655
MOLSON, KATHLEEN A		213 N GROSSE AVE	TARPON SPRINGS	FL	34689-4342	12-27-15-89982-028-0106	GROSSE	213
MONAHAN, KATHLEEN M REV TRUST	MONAHAN, KATHLEEN M TRE	214 BANANA ST	TARPON SPRINGS	FL	34689-3604	13-27-15-15300-000-0010	BANANA	214
MONNA, CALLIOPE		41 W OAKWOOD ST	TARPON SPRINGS	FL	34689-3629	13-27-15-89946-001-0140	OAKWOOD	41
MONNICH, SHAWN M	MONNICH, JENNIFER M	1502 GULF RD	TARPON SPRINGS	FL	34689-2722	11-27-15-87804-023-0040	GULF	1502
MONOKANDILOS, STANLEY D	MONOKANDILOS, KERIAKOULA F	760 BAYSHORE DR	TARPON SPRINGS	FL	34689-2407	01-27-15-89136-000-0534	RAINVILLE	
MONTEL, MICHAEL D	MONTEL, LORI L	1121 GULF OAKS DR	TARPON SPRINGS	FL	34689-2905	14-27-15-34213-000-0200	GULF OAKS	1121
MONTELL, PERRY ANTHONY		499 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4107	07-27-16-75744-000-0020	RIVER VILLAGE	497
MONTEVERDE, BILLY A JR	MONTEVERDE, JENNIFER A	1562 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2014	03-27-15-87858-000-1630	MAC CHESNEY	1562
MONTGOMERY, BRAD CRAIG	MONTGOMERY, LEANNE RENAE	5400 GROVE ST	EDINA	MN	55436-2210	10-27-15-98260-015-0370	WINDRUSH BAY	37
MONTGOMERY, ISIAH		635 LINCOLN AVE	TARPON SPRINGS	FL	34689-4529	13-27-15-21348-001-0050	LINCOLN	
MONTICCIOLO FAMILY HOLDINGS LLC		1214 PLAYMOOR DR	PALM HARBOR	FL	34683-1471	12-27-15-89982-047-0801	US HIGHWAY 19	40668
MOONDREAMS INVESTMENTS LLC INC		912 DREW ST STE 104	CLEARWATER	FL	33755-4523	12-27-15-60228-000-0050	PINELLAS	218
MOORE, ALAN P		426 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0360	VILLAGE	426
MOORE, CATHERINE T TRE	MOORE, DEE FAMILY TRUST	710 LOCUST ST	TARPON SPRINGS	FL	34689-4153	07-27-16-75996-008-0280	LOCUST	710
MOORE, CLARENCE RODGERS JR	MOORE, GINA MADERA	2400 FEATHER SOUND DR UI	CLEARWATER	FL	33762-8026	03-27-15-79344-000-0120	SEA BREEZE	1615
MOORE, ELIZABETH T		510 E MORGAN ST	TARPON SPRINGS	FL	34689-4536	13-27-15-64944-006-0060	MORGAN	510
MOORE, GREGORY VANCE		1151 KAPP DR	CLEARWATER	FL	33765-2114	08-27-16-89880-010-1002	HIGHLAND	98
MOORE, MARY I		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2500	US HIGHWAY 19	39820
MOORE, MICHAEL S		8014 W BOWLING GREEN LN	LANCASTER	OH	43130-9839	08-27-16-48829-000-1105	HIGHLAND	90
MOORE, NATHAN		1131 GREYWOOD AVE	TARPON SPRINGS	FL	34689-8053	23-27-15-76447-000-0680	GREYWOOD	1131

MOORE, SANDRA MAE		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0355	US HIGHWAY 19	39650
MOORINGS OF PINELLAS COUNTY CONDO ASSN INC		24701 US HIGHWAY 19 N ST	CLEARWATER	FL	33763-4086	13-27-15-58916-000-0001	MOORINGS COVE	450
MORA, EMMA	JUDKINS, CHARLES M	1250 S PINELLAS AVE UNIT 2	TARPON SPRINGS	FL	34689-3738	13-27-15-33286-020-0204	PINELLAS	1250
MORABITO, PAUL MICHAEL		127 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0360	ATHENIAN	127
MORAN, TROY MICHAEL	MORAN, MARY ELIZABETH	300 AHRENS AVE	JAMESTOWN	NY	14701-7362	08-27-16-48831-002-3220	HIGHLAND	90
MOREAU, XAVIER S	MOREAU, CARRIE-ANNE	190 N SPRING BLVD	TARPON SPRINGS	FL	34689-3247	12-27-15-15228-000-0010	SPRING	190
MORENO, JOSEPH	MORENO, LINDA	495 ALT 19 UNIT 753	PALM HARBOR	FL	34682-9732	19-27-16-30997-000-0420	ANDOVER	2269
MORGAN CONSTRUCTION & DEV SVCS LLC		2546 RICHARDS RD	TARPON SPRINGS	FL	34688-7317	12-27-15-89874-000-0220	GRAND	
MORGAN, CHARLES		90 S HIGHLAND AVE APT 106	TARPON SPRINGS	FL	34689-5361	08-27-16-48831-001-1060	HIGHLAND	90
MORGAN, JOYCE	HOLLIS, DAVID THOMAS TRE	24 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0240	WINDRUSH BAY	24
MORGAN, MICHAEL D		1752 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0210	BIARRITZ	1752
MORGAN, RICHARD	MORGAN, CAROL	1007 PONDVIEW CT	TARPON SPRINGS	FL	34689-7134	03-27-15-72383-000-1330	PONDVIEW	1007
MORGAN, SAMMIE J TRE	MORGAN, CATHY L TRE	983 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0570	RIDGEWOOD	983
MORGAN, WILLIAM A, EST		635 S LEVIS AVE	TARPON SPRINGS	FL	34689	13-27-15-64944-003-0010	LEVIS	635
MORIARTY, DONALD RALPH	MORIARTY, JOY BOTTA	1407 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-004-0330	NORTH RIVER	1407
MORIN, JOSEPH PATRICK		15 DRURY LN	TARPON SPRINGS	FL	34689-5029	18-27-16-89929-000-0150	DRURY	15
MORLAN, RONALD LEE		828 SAINT CHARLES DR	TARPON SPRINGS	FL	34689-5231	07-27-16-50959-000-1150	ST CHARLES	828
MORRIS, BRUCE R	AKELL, NANCY D	63 GARFIELD RD	BRISTOL	CT	06010-5305	18-27-16-89929-000-2230	SEAGULL	223
MORRIS, DESPINA		6218 PALMA DEL MAR BLVD	ST PETERSBURG	FL	33715-1242	13-27-15-33286-010-0111	PINELLAS	1250
MORRIS, EDWARD G	MORRIS, HELEN G	510 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0060	WAYFARER	510
MORRIS, GERALDINE	GONEN, MICHAEL	1520 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0310	CITRINE	1520
MORRIS, JANE F	MORRIS, WAYNE	2445 SENECA CT	PALM HARBOR	FL	34683-2838	18-27-16-99076-000-1360	US HIGHWAY 19	39650
MORRIS, LARRY	MORRIS, DONNA	1503 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2326	11-27-15-15696-000-0410	POINSETTIA	1503
MORRISSEY, LUCILE		516 PENT ST	TARPON SPRINGS	FL	34689-4048	12-27-15-47610-000-0370	PENT	516
MORROW, CORINNE		90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5355	08-27-16-48829-000-1117	HIGHLAND	90
MORROW, KEITH W	MORROW, MARY J	2991 S BENTLEY CT	DECATUR	IL	62521-4887	08-27-16-48829-000-1311	HIGHLAND	90
MOSCA, MARY		1002 SAWGRASS DR	TARPON SPRINGS	FL	34689-6254	06-27-16-75861-000-1140	SAWGRASS	1002
MOSES, DONNA S	MOSES, WILLIAM K	1389 VENTNOR AVE	TARPON SPRINGS	FL	34689-2730	15-27-15-89928-002-0050	VENTNOR	1389
MOSHER, ELTON C JR		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1110	US HIGHWAY 19	39820
MOSKALUK, AMANDA TURNER		1000 HIGHLANDS BLVD	PALM HARBOR	FL	34684-2830	01-27-15-89136-000-0460	RIVERVIEW	
MOSS, LISA RENEE	MOSS, ANTHONY KEVIN SR	524 E BOYER ST	TARPON SPRINGS	FL	34689-4408	12-27-15-89982-043-0409	BOYER	524
MOTIL, JOSEPH ROBERT	MOTIL, ANDREA CLAIRE	1524 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0080	HILLVIEW	1524
MOUGROS, ALEX		1553 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	11-27-15-87804-026-0010	FLORIDA	119
MOUGROS, ANGELO	MOUGROS, MARIA	403 HOPE ST	TARPON SPRINGS	FL	34689-3139	12-27-15-89982-054-0400	HOPE	403
MOUGROS, MICHAEL	MOUGROS, EKATERINI A	1553 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1550	RIVERSIDE	1553
MOURATIDIS, NIKI J		1105 SUNSET DR	TARPON SPRINGS	FL	34689-2288	11-27-15-56438-000-0060	SUNSET	1105
MOUSTAKAS, LOUIS C & VALERIE J REV TRUS	MOUSTAKAS, LOUIS C TRE	1721 WINNERS CIR	TARPON SPRINGS	FL	34689-8008	12-27-15-27774-000-0002	SPRING	
MOUSTOPOULOS, DEMETRIOS	MOUSTOPOULOS, LORA L	PO BOX 2325	PALM HARBOR	FL	34682-2325	12-27-15-27684-000-0040	DIVISION	
MOUTSATSOS, BASIL		1390 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	12-27-15-41238-000-0070	CROSS	620
MOUTSATSOS, BASIL A	TRENTINELLA, ROSEMARIE	1390 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	15-27-15-89928-001-0040	VENTNOR	1390
MOUTSATSOS, BASIL A		1390 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	12-27-15-41238-000-0090	CROSS	614
MOUTSATSOS, COSTAS V TRE	MOUTSATSOS, MARY G TRE	712 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2332	12-27-15-89982-054-0107	ATHENS	
MOWLES, RICHARD	MOWLES, ELIZABETH	1672 SILVERWOOD ST	TARPON SPRINGS	FL	34689-8005	23-27-15-76447-000-0360	SILVERWOOD	1672
MROWCZYNSKI, WARREN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-1940	US HIGHWAY 19	39820

Affected Properties and 500 Foot Buffer

MROZINSKI, PHILIP	MROZINSKI, SUAN		227 BATH ST	TARPON SPRINGS	FL	34689-3508	12-27-15-89982-074-0101	BATH	227
MT HERMON MISSIONARY BAPTIST CHURCH			PO BOX 265	TARPON SPRINGS	FL	34688-0265	13-27-15-32508-003-0010	LEVIS	400
MT MORIAH A M E CHURCH OF TARPON SPRINGS FL INC			PO BOX 326	TARPON SPRINGS	FL	34688-0326	13-27-15-64944-004-0060	MORGAN	435
MTC PETROLEUM GROUP LLC			PO BOX 1412	THONOTOSASSA	FL	33592-1412	19-27-16-47844-000-0070	US HIGHWAY 19	38593
MUDGETT, JOEL RAYMOND	MUDGETT, FRANCES LEILA		295 OSSIPEE MOUNTAIN RD	MOULTONBOROUGH	NH	03254-3429	18-27-16-85514-000-0580	US HIGHWAY 19	39820
MUELLER, BRUCE W	MUELLER, MARIE J		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2160	US HIGHWAY 19	39820
MUGROW PROPERTIES			2922 GRAND BLVD	HOLIDAY	FL	34690-3015	12-27-15-41166-000-0080	ROOSEVELT	
MU-GROW STORAGE LLC			2922 GRAND BLVD	HOLIDAY	FL	34690-3015	01-27-15-89136-000-0452	PINELLAS	1372
MUIR, JEREMIAH	MUIR, JANETTE		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2130	US HIGHWAY 19	39650
MUKA, ILIA			681 GREEN VALLEY RD	PALM HARBOR	FL	34683-5100	03-27-15-72384-000-1530	POINTE ALEXIS	1083
MULARZ, LUANN			61 RACHEL DR	TARPON SPRINGS	FL	34689-5039	18-27-16-89929-000-0610	RACHEL	61
MULDER, DEBBIE	DENOBLE, KIMBERLY		621 PORT DARLINGTON RD U	BOWMANVILLE ONTARIO L1C 7			18-27-16-85514-000-1090	US HIGHWAY 19	39820
MULHOLLAND, PAUL ANTHONY			25 QUEENS RD	LONDON N3 2AG			18-27-16-65938-004-6420	HAVEN	642
MULLALLY, EDDIE	RADICEVICH, DIANE		45 W LIME ST	TARPON SPRINGS	FL	34689-3625	13-27-15-43578-000-0050	LIME	45
MULLENBRUCK, PAMELA A			2208 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0190	ANDOVER	2208
MULLINS, BOBBY H	MULLINS, KAY J		320 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-002-0024	MOORINGS COVE	320
MULLINS, PAUL			73 SUWANNEE AVE	TARPON SPRINGS	FL	34689-1922	24-27-15-21636-004-0080	SUWANNEE	73
MULROE, LAURA MATTIO	HARRIS, MICHAEL ARTHUR DE VAUGHN		535 E ORANGE ST	TARPON SPRINGS	FL	34689-4354	12-27-15-47628-000-0440	ORANGE	535
MUNGLE FAMILY TRUST			1402 PINE DR	TARPON SPRINGS	FL	34689-6101	13-27-15-33289-002-1402	PINE	1402
MURPHY, DOROTHY JEAN	LEONARD, DAVID		826 FRANCES DR	TARPON SPRINGS	FL	34689-5204	07-27-16-50958-000-0660	FRANCES	826
MURPHY, EILEEN M			705 S LEVIS AVE	TARPON SPRINGS	FL	34689-4514	13-27-15-64944-006-0010	LEVIS	705
MURRAY SISTERS LLC			130 RAPPA POINT RD	WARSAW	VA	22572-3213	15-27-15-88225-200-0002	FLORIDA	300
MURRAY, EVERETT			200 OWENS RD	ROBBINS	NC	27325-7879	12-27-15-66573-000-0200	HIBISCUS	
MURRAY, HENRY DAN	MURRAY, JO ANN H		817 LINCOLN AVE	TARPON SPRINGS	FL	34689-4545	13-27-15-21348-006-0040	LINCOLN	817
MURRAY, MARCUS C	MURRAY, KRISTEN BLYTHE		1535 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1440	RIVERSIDE	1535
MURRAY, MICHAEL KEVIN			712 LINCOLN AVE	TARPON SPRINGS	FL	34689-4532	13-27-15-21348-002-0150	LINCOLN	712
MURRAY, SYLVESTER EST		C/O MURRAY, JOHN	12627 EUCALYPTUS AVE APT	HAWTHORNE	CA	90250-4265	13-27-15-21348-002-0160	LINCOLN	708
MURU, MARDI	MURU, ERIN		4744 TOWNE PARK RD	SUITLAND	MD	20746-1607	12-27-15-00967-000-0340	ATHENIAN	123
MUSA, CHARLES	PETROS, BESSIE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1670	US HIGHWAY 19	39820
MUSA, YUMNA S			549 E CENTER ST	TARPON SPRINGS	FL	34689-4327	12-27-15-47628-000-0270	CENTER	549
MUSCA PROPERTIES LLC			4700 ROCKSIDE RD STE 603	INDEPENDENCE	OH	44131-2185	07-27-16-99612-001-0030	TARPON	1000
MUSTALIR, RUSLAN	MUSTALIR, SVETLANA		1952 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1180	ANCLOTE	1952
MYLER, ALONZO	HLOSKA, LORI LYNN		2136 MYRA ST	JACKSONVILLE	FL	32204-3702	07-27-16-75798-000-0500	DRIFTWOOD	736
MYTIKAS, IOANNIS	MYTIKAS, SIDEROU		1306 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-009-0110	GULF	1306
N & Y PROPERTIES LLC			509 WHITCOMB BLVD	TARPON SPRINGS	FL	34689-2643	12-27-15-98227-001-0030	DODECANESE	735
N H D C SANDPIPER VILLAGE APT INC		C/O CT SERVICES LLC	900 MONTGOMERY ST	LAUREL	MD	20707-3412	12-27-15-89982-044-0100	WALTON	300
N J M REAL ESTATE HOLDINGS LLC			1419 GARDEN AVE	TARPON SPRINGS	FL	34689-2303	12-27-15-89982-067-0700	TARPON	114
N VILLAGE OF PINELLAS CTY CONDO ASSN INC			500 E CURLEW PL	TARPON SPRINGS	FL	34689-4605	13-27-15-61541-000-0001	CURLEW	500
N/T FLORIDA TARPON SPRINGS LLC			PO BOX 51298	IDAHO FALLS	ID	83405-1298	06-27-16-00000-120-0300	US HIGHWAY 19	43899
NAGEL, NANCY E			543 E ORANGE ST	TARPON SPRINGS	FL	34689-4354	12-27-15-47628-000-0460	ORANGE	543
NAGORKA, KATARZYNA			4674 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0080	TUDOR	4674
NAKOS, CHRIS	NAKOS, KOSTANDINA		923 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5748	06-27-16-11561-000-0150	BRITTANY PARK	923
NANOS, DEMETRIOS	NANOS, CONSTANCE		3005 OAK CIR	TARPON SPRINGS	FL	34689-6111	13-27-15-33289-005-3005	OAK	3005
NAPOLITANO, KATHY M			565 BERKLEY AVE	TARPON SPRINGS	FL	34689-5711	01-27-15-19152-005-0210	BERKLEY	565

Affected Properties and 500 Foot Buffer

NARAYAN HOSPITALITY LLC		2055 N DALE MABRY HWY	TAMPA	FL	33607-2542	19-27-16-89442-000-0286	US HIGHWAY 19	
NARVAEZ, MAXIMO GERARDO	NARVAEZ, MARIA EUGENIA	1773 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0250	SOMMARIE	1773
NASH, PRISCILLA H		2307 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2307	LENNOX	2307
NASH, ROBERT W		997 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0510	AUSSI	997
NATALE, SALVATORE		1002 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7138	03-27-15-72383-000-2460	BLUE HERON	1002
NATURE'S PRESERVE HMOWNS ASSN INC		PO BOX 213	TARPON SPRINGS	FL	34688-0213	01-27-15-59595-000-0001	DIXIE	
NAUMANN, LIZA B REV TRUST	NAUMANN, LIZA B TRE	PO BOX 725	CRYSTAL BEACH	FL	34681-0725	06-27-16-20229-000-0110	CYPRESS PARK	602
NAVAS, ELAINE M	NAVAS, HECTOR M	435 E LEMON ST	TARPON SPRINGS	FL	34689-4379	12-27-15-27756-002-0070	LEMON	435
NAVAS, LISA MARIE	NAVAS, ELAINE MAE	428 E TARPON AVE	TARPON SPRINGS	FL	34689-4322	12-27-15-27756-001-0060	TARPON	428
NAVAS, PAULA W LITTLEFIELD		309 S SPRING BLVD	TARPON SPRINGS	FL	34689-3505	12-27-15-94145-002-1120	CENTER	49
NAVAS, RONALD M	LITTLEFIELD, PAULA W	309 S SPRING BLVD	TARPON SPRINGS	FL	34689-3505	12-27-15-95940-001-0010	SHADDOCK	112
NAYMICK, DAVID M	NAYMICK, JOYCE A	27 DRURY LN	TARPON SPRINGS	FL	34689-5029	18-27-16-89929-000-0270	DRURY	27
NAYMICK, THOMAS T	NAYMICK, MICHELLE	5183 TIPPECANOE RD	CANFIELD	OH	44406-9500	18-27-16-89929-000-0300	DRURY	30
NEAD, CHARLES ALLEN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-2070	US HIGHWAY 19	39820
NECESSARY, JOY D		1009 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7142	03-27-15-72383-000-1760	BLUE HERON	1009
NEEDHAM, CYNTHIA L		1109 BEAVER DR	TARPON SPRINGS	FL	34689-8047	14-27-15-52389-000-0430	BEAVER	1109
NEFF, YVONNE WOODS		947 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0660	RIDGEWOOD	947
NEGRIN, KATHRYN	NEGRIN, LOUIS	123 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1230	MELODY	123
NEIDING, WILLIAM R	NEIDING, GEORGIANA S	31 LEEWARD IS	CLEARWATER	FL	33767-2302	07-27-16-75744-000-0040	RIVER VILLAGE	493
NEISINGER, TIMOTHY L	NEISINGER, JULIE A	828 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0150	CALLISTA CAY	828
NEISLER, SHEILA TRE	HOOPER, JULIA WYOLENE REV TRUST	130 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689-3242	12-27-15-53352-007-0180	ROOSEVELT	130
NELLENBACH, TODD MATTHEW		1545 S DISSTON AVE	TARPON SPRINGS	FL	34689-7921	19-27-16-21537-000-0020	DISSTON	1545
NELLER, CHARLES PAUL		146 E SPRUCE ST	TARPON SPRINGS	FL	34689	12-27-15-75852-000-0010	SPRUCE	
NELLER, PAUL		146 E SPRUCE ST	TARPON SPRINGS	FL	34689-3300	12-27-15-75852-000-0020	SPRUCE	146
NELSON, JUDY M		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-7920	18-27-16-98555-002-0336	US HIGHWAY 19	39650
NELSON-CARSHON, DONNA DEE		90 S HIGHLAND AVE APT 424	TARPON SPRINGS	FL	34689-5378	08-27-16-48831-002-4240	HIGHLAND	90
NEMZEK, PAUL F		1117 E ROHE ST APT A	TARPON SPRINGS	FL	34689-4108	07-27-16-47538-001-0090	ROHE	1117
NENNO, EVELYN K		121 ATHENS ST	TARPON SPRINGS	FL	34689-3303	12-27-15-89874-000-0130	ATHENS	121
NENNO, EVELYN S		121 ATHENS ST	TARPON SPRINGS	FL	34689-3303	12-27-15-39834-000-0430	HOPE	218
NEON LLAMA LLC		PO BOX 2792	DUNEDIN	FL	34697-2792	13-27-15-89946-002-0090	PINELLAS	501
NEPTUNE HOLDINGS CORP		13 SAFFORD AVE	TARPON SPRINGS	FL	34689	12-27-15-77778-401-0150	SAFFORD	13
NEUHARDT-SHONE, DEBRA L		90 S HIGHLAND AVE APT 113	TARPON SPRINGS	FL	34689-5343	08-27-16-48831-002-1130	HIGHLAND	90
NEUHAUSEN-FUOCO FAMILY TRUST	NEUHAUSEN, JAMES H TRE	626 OLEANDER DR	LOS ANGELES	CA	90042-1316	12-27-15-47628-000-0300	CENTER	536
NEW START ENTERPRISES II LLC		2632 FAIRHILL DR	CINCINNATI	OH	45239-7207	07-27-16-99612-015-0180	LIME	1109
NEWELL, CHARLOTTE MAHAN	NEWELL, ROBERT F JR	1690 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1310	WATER OAK	1690
NEWMAN, JAMES		3358 GLENSIDE DR	HOLIDAY	FL	34690-2405	13-27-15-21348-006-0070	GROSSE	
NEWMAN, JAMES		4737 MILE STRETCH DR UNIT	HOLIDAY	FL	34692-9737	18-27-16-47520-004-0190	STACHELBERG	
NEWMAN, THOMAS M & SHARON L JNT REV TRUST		777 W BAYSHORE DR	TARPON SPRINGS	FL	34689-2412	12-27-15-27792-001-0011	CANAL	108
NEWTON, BENJAMIN		506 TIMBER LN	TARPON SPRINGS	FL	34689-3865	24-27-15-62944-000-0320	TIMBER	506
NG, SIMON F	NG, SUE Y	1538 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0490	NORTH RIVER	1538
NGIN, CHEY R P		1001 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1130	SAWGRASS	1001
NGJELINA, ELVIRA	NGJELINA, ILIR	714 HAVEN PL	TARPON SPRINGS	FL	34689-4819	18-27-16-65938-009-7140	HAVEN	714
NGO, LAI		12970 PINEFOREST WAY W	LARGO	FL	33773-1724	19-27-16-30998-000-0190	GLENBROOK	
NGUYEN, CAM H		1783 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0290	BIARRITZ	1783

NGUYEN, DOM TRUNG	HA, NHIEU THI		720 LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0030	LIVE OAK	720
NGUYEN, JENNIFER			1468 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0230	RIDGE	1468
NGUYEN, MINH			2125 PEPPERELL DR	NEW PORT RICHEY	FL	34655-4127	11-27-15-87876-012-0190	GULF	1414
NGUYEN, NHE TAN			PO BOX 2152	PINELLAS PARK	FL	33780-2152	13-27-15-21348-002-0040	SAFFORD	
NGUYEN, THANH			829 PINE ST	TARPON SPRINGS	FL	34689-5902	07-27-16-26928-011-0400	PINE	829
NGUYEN, THI LAN HAI			185911 YATES ST	VICTORIA BC V8V 4Y9			13-27-15-21348-001-0100	LINCOLN	715
NICHOLAS, NICK J	NICHOLAS, KATHY		913 AUSSI CT	TARPON SPRINGS	FL	34689-6204	06-27-16-91524-000-0580	AUSSI	913
NICHOLS, CINDY J			695 MERLINS CT	TARPON SPRINGS	FL	34689-2877	14-27-15-35355-000-0280	MERLIN'S	695
NICHOLS, RAYMOND G			2107 SUMMIT WAY	PALM HARBOR	FL	34684-1773	06-27-16-06117-000-0030	HILLVIEW	1554
NICKOLAKIS, IRENE A LLC			1501 S PINELLAS AVE STE K	TARPON SPRINGS	FL	34689-1951	13-27-15-89898-000-0220	PINELLAS	1501
NIC-MAR OF TARPON SPRINGS LLC			PO BOX 1056	TARPON SPRINGS	FL	34688-1056	12-27-15-89982-053-0301	PINELLAS	1057
NIELSEN, MICHAEL D	NIELSEN, MELISSA		1676 OAK PARK CT	TARPON SPRINGS	FL	34689-3891	24-27-15-36271-000-1080	OAK PARK	1676
NIENABER, JAMES F JR	NIENABER, ALICE FAYE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8319	18-27-16-85514-000-2340	US HIGHWAY 19	39820
NIEVES, JUSTIN			619 LOCUST ST	TARPON SPRINGS	FL	34689-4152	07-27-16-75996-007-0080	LOCUST	619
NIKIC, ZELJKO	NIKIC, MILADINKA		1337 HILLSIDE DR	TARPON SPRINGS	FL	34689-2011	15-27-15-34758-000-0010	FLORIDA	
NILSEN, RICHARD	NILSEN, MARTA FAY		944 OAKVIEW RD	TARPON SPRINGS	FL	34689-2608	18-27-16-89929-000-2650	DIXIE	265
NIMMONS, THOMAS F	NIMMONS, JHODY B		509 VIILLAGE DR	TARPON SPRINGS	FL	34689-2883	14-27-15-96926-000-0490	VILLAGE	509
NIMS, DANIEL H			1250 S PINELLAS AVE UNIT 5	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-050-0506	PINELLAS	1250
NIREUS CORP			1404 CIRCLE DR	TARPON SPRINGS	FL	34689-2010	02-27-15-00954-002-0020	ANCLOTE	1155
NISBET, MICHAEL			200 WESTVIEW DR	AURORA ON L4G 7C9			13-27-15-33287-001-1728	GOLFVIEW	1728
NISCHWITZ, PHYLLIS			870 FRANKLIN RD APT P8	LEBANON	OH	45036-4117	13-27-15-33286-010-0114	PINELLAS	1250
NISPERLY, CHRISTINA			1843 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1843	GOLFVIEW	1843
NISSLEY, PATRICK			434 VILLAGE DR	TARPON SPRINGS	FL	34689-2878	14-27-15-96926-000-0350	VILLAGE	434
NITTE, CAROL A			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2540	US HIGHWAY 19	39820
NIZER, NICHOLAS A IV			707 N DISSTON AVE	TARPON SPRINGS	FL	34689	12-27-15-89982-006-0106	SPRUCE	573
NIZIOLEK, JAMES	NIZIOLEK, ELAINE		1527 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0130	NORTH RIVER	1527
NJS REAL ESTATE LLC			1108 SUNSET RIDGE LN	TARPON SPRINGS	FL	34689-2931	24-27-15-39348-002-0590	PINELLAS	1942
NOEL, RICHARD L	NOEL, NANCY G		1425 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0030	HILLSIDE LANDING	1425
NOLAND, RUTH A			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0080	US HIGHWAY 19	39820
NORCOTT-GIBBONS, THERESE	GIBBONS, TIMOTHY J		2411 LISA LN	ALLENTOWN	PA	18104-1213	18-27-16-85514-000-0400	US HIGHWAY 19	39820
NORDLUND, DENA A	PAXSON, KENNETH PAUL		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1270	US HIGHWAY 19	39820
NORFLEET, SUNNY L			1309 VERMONT AVE	TARPON SPRINGS	FL	34689-3875	24-27-15-62944-000-0210	VERMONT	1309
NORMAN-CHURCHILL, GWEN D			119 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2283	10-27-15-66683-000-0190	PARKSIDE COLONY	119
NORSWORTHY, STEPHEN B			27 W BOYER ST	TARPON SPRINGS	FL	34689-3611	13-27-15-32328-075-0170	BOYER	27
NORTH LAKE OF TARPON SPRINGS HOA INC			5510 RIVER RD STE 104	NEW PORT RICHEY	FL	34652-3704	07-27-16-60846-000-0001	SALT LAKE	
NORTH RIVER CIRCLE LLC			1342 N RIVER CIR	TARPON SPRINGS	FL	34689	02-27-15-75760-005-0380	NORTH RIVER	1432
NORTON PUMPHREY TRUST	PUMPHREY, SHARON M TRE		1627 WINDSOR DR	CLEARWATER	FL	33755-1367	06-27-16-06117-000-0010	HILLVIEW	1566
NOWICKI, ERIC L			1402 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0240	POINSETTIA	1402
NUGENT, JUDITH	MCILVEEN, ROBERT W		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1810	US HIGHWAY 19	39820
O J B SERVICES INC			424 HIBISCUS ST	TARPON SPRINGS	FL	34689-3320	12-27-15-66573-000-0190	HIBISCUS	424
OAKLEAF CLUSTER HOMES HMOWNS ASSN		C/O RESOURCE PROPE	28100 US HIGHWAY 19 N ST	CLEARWATER	FL	33761-2637	13-27-15-62930-000-0001	KATHLEEN	
OAKLEY, ELENI SIMEON	OAKLEY, RUSSELL		777 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3112	12-27-15-98227-001-0090	DODECANESE	777
OAKWOOD EAST LLC			1909 SUTHERLAND DR W	PALM HARBOR	FL	34683-3454	13-27-15-21366-078-0270	OAKWOOD	147
OBERTO, MICHELE			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0690	US HIGHWAY 19	39820

Affected Properties and 500 Foot Buffer

O'BRIEN, DAVID J	O'BRIEN, JUDITH M	417 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-06138-000-0120	BOYER	417
O'BRIEN, GREGG A	O'BRIEN, LA DONNA K	503 WHISPERING OAK DR	TARPON SPRINGS	FL	34689-3849	24-27-15-62939-001-0080	WHISPERING OAK	503
O'BRIEN, KEVIN	O'BRIEN, JENNY	1122 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1680	POINTE ALEXIS	1122
O'BRIEN, MICHAEL S		200 MERES BLVD UNIT 19	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0190	MERES	200
OBRIEN, SHARON		1250 S PINELLAS AVE APT 71	TARPON SPRINGS	FL	34689-3749	13-27-15-33286-070-0713	PINELLAS	1250
O'BRIEN, SHELIA MARIE	O'BRIEN, RICHARD LEE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2600	US HIGHWAY 19	39820
O'BRIEN, THOMAS L	O'BRIEN, SANDRIA L	90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5381	08-27-16-48829-000-1307	HIGHLAND	90
O'CONNELL, JOSEPH DANIEL	O'CONNELL, MARY LYNN	1145 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0120	MARINA	1145
O'CONNELL, SUZANNE J	O'CONNELL, DENNIS J	1573 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0640	EMBER	1573
O'DELL, WANDA R	ARNOLD, TERESA	1 DRURY LN	TARPON SPRINGS	FL	34689-5028	18-27-16-89929-000-0010	DRURY	1
ODOM, SANDRA	ODOM, STEPHEN	303 GRAND BLVD	TARPON SPRINGS	FL	34689-3215	12-27-15-77760-000-0011	GRAND	303
OEHLER, DANA LYNN		1250 S PINELLAS AVE APT 51	TARPON SPRINGS	FL	34689-3745	13-27-15-33286-050-0513	PINELLAS	1250
OEHLER, JEFFREY W	OEHLER, CLAIRE M	1815 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1815	GOLFVIEW	1815
OERTLE, JEFFREY D	OERTLE, SHANNON	53 DELEVAN ST	LAMBERTVILLE	NJ	08530-2011	02-27-15-89894-000-0590	WINDY BAY	1201
O'HARA, DANIEL F	O'HARA, VICTORIA R	219 BATH ST	TARPON SPRINGS	FL	34689-3508	12-27-15-89982-074-0103	BATH	219
OHLSON, MICHAEL		629 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4111	07-27-16-75798-000-0670	RIVER VILLAGE	629
OK RIVERSIDE LLC		980 SYLVAN AVE	ENGLEWOOD CLIFFS	NJ	07632-3315	06-27-16-89388-000-0490	STARLIGHT	1589
O'KEEFE, JAMES A JR		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1180	US HIGHWAY 19	39820
O'LEARY, ANN EST	C/O O'LEARY, PATRICI	69 STUART RD	CORTLANDT MNR	NY	10567-1644	13-27-15-58916-009-0095	MOORINGS COVE	387
OLIN, MARTHA L REV LIV TRUST	OLIN, MARTHA L TRE	300 S FLORIDA AVE UNIT 30(	TARPON SPRINGS	FL	34689-2752	15-27-15-88225-300-0010	FLORIDA	300
OLINGER, DONNA R	FURTIVO, EVANGELINA G	628 HAVEN PL	TARPON SPRINGS	FL	34689-4859	18-27-16-65938-003-6280	HAVEN	628
OLINGER, LAWRENCE S		160 MELODY LN	TARPON SPRINGS	FL	34689-5035	18-27-16-89929-000-1600	MELODY	160
OLIVE, PATRICK L		1111 BEAVER DR	TARPON SPRINGS	FL	34689-8047	14-27-15-52389-000-0420	BEAVER	1111
OLIVER, DEAN JAMES	OLIVER, LISA JOY	1243 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0260	WINDY BAY	1243
OLIVER, PAUL T		1816 SEA OATS ST	TARPON SPRINGS	FL	34689-5791	06-27-16-20229-000-0160	SEA OATS	1816
OLIVER, STEPHEN C	OLIVER, NICOLETTE E	2901 STRAWBERRY RIDGE DI	ARNOLD	MI	63010	14-27-15-96926-000-0500	VILLAGE	515
OLIVO, JOSEPH P	OLIVO, CARMELE	2539 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-015-0060	SILVERBACK	2539
OLLILA, DAVID E	OLLILA, DEBORAH L	5353 HARVEST LN	TOLEDO	OH	43623-2224	18-27-16-85514-000-1880	US HIGHWAY 19	39820
OLMSTED, JACOB ROBERT	RYBURN, NATALIE SUZANNE	1660 SILVERWOOD ST	TARPON SPRINGS	FL	34689-8005	23-27-15-76447-000-0350	SILVERWOOD	1660
OLSON, ALLAN K		1107 E BOYER ST	TARPON SPRINGS	FL	34689-5503	07-27-16-99612-010-0210	BOYER	1107
OLSON, MARK J	MEZAROS, MICHELLE	31 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0310	WINDRUSH BAY	31
O'MALLEY, DEMETRI		1912 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6119	13-27-15-33286-070-0703	PINELLAS	1250
O'NEILL, BARBARA B		90 S HIGHLAND AVE APT 131	TARPON SPRINGS	FL	34689-5354	08-27-16-48829-000-1313	HIGHLAND	90
O'NEILL, MARY FAITH	SOLOMON, TERRACE L	215 BATH ST	TARPON SPRINGS	FL	34689-3508	12-27-15-89982-074-0104	BATH	215
O'NEILL, PATRICIA A		63 KENT RD APT 1	ISLAND PARK	NY	11558-1466	18-27-16-65938-001-6120	HAVEN	612
ONUFER, JERZY M	BOSSOWSKA, MIRA	715 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2607	14-27-15-97070-000-0360	HIDDEN LAKE	715
OPALKA, TAMMY LYNN		542 CURLEW PL E	TARPON SPRINGS	FL	34689-4616	13-27-15-61541-016-5420	CURLEW	542
OPENDOOR PROPERTY TRUST I		410 N SCOTTSDALE RD STE 1	TEMPE	AZ	85288-0976	06-27-16-75861-000-1090	SAWGRASS	1025
OPPORTUNITY TARPON INC		1642 SEA BREEZE DR	TARPON SPRINGS	FL	34689-2028	12-27-15-27756-001-0050	TARPON	
ORGAN, THOMAS P	ORGAN, JEANMARIE	1607 GULF RD	TARPON SPRINGS	FL	34689-2718	15-27-15-34758-000-0070	GULF	1607
ORKISZ, ROBERT		200 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2756	15-27-15-81936-000-0010	FLORIDA	200
ORLICK, BRIAN		1401 PINE DR	TARPON SPRINGS	FL	34689-6101	13-27-15-33289-002-1401	PINE	1401
ORLICK, GREGORY C	ORLICK, FRANK	71 PENBROKE AVE	STATEN ISLAND	NY	10301-2062	13-27-15-33289-002-1403	PINE	1403
ORMEROD, SARAH MARIE	ORMEROD, BONNIE MARIE	1131 SPRUCE ST	TARPON SPRINGS	FL	34689-5119	07-27-16-47538-002-0160	SPRUCE	1131

ORR, LINDA			4783 MICHELLE LN	PALM HARBOR	FL	34684-1063	19-27-16-89925-009-0030	MICHELLE	4783
ORR, SOFIA			465 E ORANGE ST	TARPON SPRINGS	FL	34689-4352	12-27-15-98227-001-0011	ATHENS	
ORR, SOFIA P			465 E ORANGE ST	TARPON SPRINGS	FL	34689-4352	12-27-15-80460-000-0100	ORANGE	465
ORREGO, NATHALIE			333 8TH AVE N	SAFETY HARBOR	FL	34695-3548	12-27-15-89874-000-0110	DIVISION	566
ORSER, DAVID WILLIAM	ORSER, MCKENNA RAE		1507 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2326	11-27-15-15696-000-0450	POINSETTIA	1507
ORVIS, JAMES	ORVIS, LINDA		1220 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0370	WINDY BAY	1220
OSBORN, AYLA			2233 S HIGHLAND AVE UNIT	LOMBARD	IL	60148	30-27-16-31000-022-2203	LENNOX	2203
OSBORN, KENT E	OSBORN EDSTROM, EVA KRISTINA		216 BANANA ST	TARPON SPRINGS	FL	34689-3604	13-27-15-15300-000-0030	BANANA	
OSBORN, KENT EUGENE	OSBORN EDSTROM, EVA KRISTINA		216 BANANA ST	TARPON SPRINGS	FL	34689-3604	13-27-15-15300-000-0020	BANANA	216
OSBORNE, KENT	OSBORNE, JEAN		1635 SILVERWOOD ST	TARPON SPRINGS	FL	34689-8006	23-27-15-76447-000-0240	SILVERWOOD	1635
OSGOOD, DARREN K	OSGOOD, REBECCA L		130 ELEANOR ST	TARPON SPRINGS	FL	34689-1958	24-27-15-62190-003-0060	ELANOR ST	130
OSTERUD, EVERETT L			267 NORTHGATE DR	TARPON SPRINGS	FL	34689-5038	18-27-16-89929-000-2670	NORTHGATE	267
OSTIGUY, MIRANDA NICOLE	OSTIGUY, RYAN EDMUND		135 CLEVELAND PL	TARPON SPRINGS	FL	34689-2501	14-27-15-43074-002-0120	CLEVELAND	135
OTALORA, RAUL E	GARCIA, ANAPATRICIA		1698 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1300	WATER OAK	1698
O'TOOLE, CHRISTINE CATHERINE	O'TOOLE, DAVID PATRICK		450 WHITING AVE	DEDHAM	MA	02026-3518	02-27-15-89894-000-0530	WINDY BAY	1234
OTRADOVEC, RICHARD M	OTRADOVEC, DAWN J		3320 DUBLIN MANOR RD	STREET	MD	21154-1926	18-27-16-98555-001-0521	US HIGHWAY 19	39650
OTTERSIDE APARTMENTS REALTY TRUST	ZAGARIS, LOUKAS TRE		96 PLEASANT ST	CLAREMONT	NH	03743-2608	13-27-15-89946-008-0040	PINELLAS	910
OTTO, MARY R			221 SEAGULL DR	TARPON SPRINGS	FL	34689-5048	18-27-16-89929-000-2210	SEAGULL	221
OUTLAW, DEWAYNE P			618 E LIVE OAK ST	TARPON SPRINGS	FL	34689-4134	07-27-16-75996-007-0040	LIVE OAK	618
OWENS, JAMES R	OWENS, SUSAN M		1545 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0420	CITRINE	1545
OWENS, KELSEY			500 E CENTER ST	TARPON SPRINGS	FL	34689-4328	12-27-15-47628-000-0380	CENTER	500
P & H STUCCO & CONSTR INC			1705 SUNSET DR	TARPON SPGS	FL	34689-2239	02-27-15-00978-000-0090	WESLEY	
P C M HEALTH CARE PIN CO INC			1914 BROOKSTONE WAY	CLEARWATER	FL	33760-1600	12-27-15-80460-000-0110	ORANGE	469
P D L LLC			376 SHEFFIELD CIR E	PALM HARBOR	FL	34683-5740	12-27-15-77778-401-0190	SAFFORD	
P D L LLC			PO BOX 971	CRYSTAL BEACH	FL	34681-0971	12-27-15-77778-401-0220	LEMON	209
P J W PROPERTIES LLC			3204 ALT 19 N	PALM HARBOR	FL	34683-1934	07-27-16-75996-002-0120	LIVE OAK	705
P M K EQUITY & HOLDINGS LLC			388 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2678	12-27-15-89982-036-0201	TARPON	708
PABLOS, LISA ANN	PABLOS, FRANCISCO		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0512	US HIGHWAY 19	39650
PACK, PHILLIP F	PACK, ELISTAMAE L		200 MERES BLVD UNIT 3	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0030	MERES	200
PAGE, CARRIE			301 HOPE ST	TARPON SPRINGS	FL	34689-3333	12-27-15-39834-000-0240	HOPE	301
PAGE, MICHAEL R			40 SPOONER RD	EASTHAM	MA	02642-1982	13-27-15-33289-005-3104	OAK	3104
PAHULA, DORIS EST		C/O RITTER, SANDRA	616 WILLIAMS AVE	WALNUTPORT	PA	18088-1360	12-27-15-89982-006-0203	SPRUCE	521
PAIZIS, TERESA M TRE	PAIZIS, TERESA M REV TRUST		2023 N POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-2049	07-27-16-26928-020-0070	PINE	612
PAKIELA, GREGORY D			229 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1716	24-27-15-36271-000-0040	MEADOW OAK	229
PALAIDIS, CHRISTOPHER	PALAIDIS, GENEVA K		1397 GREENLEAF CT	TARPON SPRINGS	FL	34689-3925	19-27-16-62936-008-0040	GREENLEAF	1397
PALAZZI, HUGO			2761 JEFFREY DR	PALM HARBOR	FL	34684-3916	13-27-15-33286-030-0315	PINELLAS	1250
PALERMO, DEBRA			82 GOODHUE RD	DERRY	NH	03038-6028	18-27-16-98555-001-0543	US HIGHWAY 19	39650
PALERMO, LORA M	ROWLING, MONICA S		4327 GREENVIEW CIR	FT GRATIOT	MI	48059-3929	07-27-16-26928-012-0120	DISSTON	628
PALM SPRINGS ESTATES I LLC			10221 RIVER RD UNIT 59831	POTOMAC	MD	20859-7527	18-27-16-89424-000-0493	US HIGHWAY 19	40110
PALMA ALTA INVESTMENTS LLC			915 INNOVATION WAY	ALTAMONTE SPRINGS	FL	32714	18-27-16-32778-000-0021	SUNRISE	990
PALMA, JUAN CARLOS	VERDUGA, TATIANA		8116 GABRIEL DR	PORT RICHEY	FL	34668-6858	12-27-15-47628-000-0310	CENTER	532
PALMER, CHARLES R TRE	PALMER, ELIZABETH A		PO BOX 304	TARPON SPRINGS	FL	34688-0304	02-27-15-75816-000-0100	ANCLOTE	697
PALMER, ELIZABETH A			PO BOX 304	TARPON SPRINGS	FL	34688-0304	12-27-15-11214-002-0002	PINELLAS	
PALMER, ELIZABETH A TRE			PO BOX 304	TARPON SPRINGS	FL	34688-0304	12-27-15-11214-003-0001	OSCAR HILL	

Affected Properties and 500 Foot Buffer

PALMS OF TARPON SPRINGS, THE CONDO ASSN INC		600 HAVEN PL	TARPON SPRINGS	FL	34689-4825	18-27-16-65938-000-0001	HAVEN	600
PALVINO, NANCY M LIVING TRUST	PALVINO, NANCY M TRE	90 S HIGHLAND AVE APT 416	TARPON SPRINGS	FL	34689-5346	08-27-16-48831-002-4160	HIGHLAND	90
PAMPELONNE LLC		4921 71ST AVE N	PINELLAS PARK	FL	33781-4428	07-27-16-26928-020-0170	PENT	617
PANAGIOTAKIS, FREDERICA	PANAGIOTAKIS, STEPHAN	23-28 CRESCENT ST	ASTORIA	NY	11105-3108	08-27-16-48829-000-1412	HIGHLAND	90
PANAGIOTIS, JOHN S		273 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689-3243	12-27-15-89982-054-0500	ROOSEVELT	273
PANESIS, MARIA A		441 S SPRING BLVD APT 12	TARPON SPRINGS	FL	34689-3501	12-27-15-15264-000-0260	CEDAR	115
PANKON LLC		2110 DREW ST	CLEARWATER	FL	33765-3231	18-27-16-65938-005-6500	HAVEN	650
PANTELIS, JOHN	PANTELIS, IRENE	311 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2211	11-27-15-15696-000-0480	FLORIDA	311
PAPA, GARY		1426 N RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0370	NORTH RIVER	1426
PAPACALODOUCAS, LOKRITIA		429 E ORANGE ST	TARPON SPRINGS	FL	34689-4352	12-27-15-80460-000-0050	ORANGE	429
PAPADAKIS, BOBBY TRE	PAPADAKIS, NICKY TRE	809 LAUREL ST UNIT 1401	SAN CARLOS	CA	94070-7758	13-27-15-15282-000-0050	BANANA	
PAPAS, WILLIAM A TRE	PAPAS, KATERINA C TRE	1650 WEST MARKET ST SUIT	AKRON	OH	44313-7007	12-27-15-94145-002-2110	CENTER	49
PAPAVASILIOU, KATHOLIKE		122 E CENTER ST	TARPON SPRINGS	FL	34689-3402	12-27-15-89982-063-0409	CENTER	122
PAPE, BRIAN	PAPE, LISA	209 N RING AVE	TARPON SPRINGS	FL	34689-4329	12-27-15-27666-000-0050	RING	209
PAPOULIDIS, NIKOLAOS	PAPOULIDIS, LISA R	1250 S PINELLAS AVE APT 61	TARPON SPRINGS	FL	34689-3747	13-27-15-33286-060-0612	PINELLAS	1250
PAPPAS LLC		715 WESLEY AVE	TARPON SPRINGS	FL	34689-6711	01-27-15-89136-000-0510	RAINVILLE	130
PAPPAS, BESSIE	PAPPAS, ARGIE	72 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0410	PARK	72
PAPPAS, GEORGE	PAPPAS, JOHN	2907 NARCISSUS DR	HOLIDAY	FL	34691-6719	12-27-15-98227-001-0020	DODECANESE	713
PAPPAS, JONATHON	PAPPAS, OLGA	406 SHADDOCK ST	TARPON SPRINGS	FL	34689-3518	11-27-15-87876-015-0100	WIDEVIEW	
PAPPAS, LOUIS L	TARAPANI, JOHN K	1648 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	12-27-15-77778-401-0080	TARPON	
PAPPAS, LOUIS RESTAURANT GRP		731 WESLEY AVE	TARPON SPRINGS	FL	34689-6711	02-27-15-00978-000-0110	WESLEY	731
PARASKEVOPOULOS, NEKTARIA		515 HERITAGE OAKS CT	TARPON SPRINGS	FL	34689-1710	24-27-15-36271-000-1380	HERITAGE OAKS	515
PARELLA, NANCY L	PARELLA, JOHN E	1544 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0280	CITRINE	1544
PARISE, DEBORAH		1425 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0570	TALLAHASSEE	1425
PARISI, JOSEPH J	PARISI, JAMIE M	1761 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0240	SOMMARIE	1761
PARK LANE LLC		11125 PARK BLVD STE 104-1	SEMINOLE	FL	33772-4757	07-27-16-26928-025-0280	CENTER	606
PARK N PAY LLC		1668 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	12-27-15-00972-001-0120	DODECANESE	
PARKER, DIANE M	SUGGS, CHRIS L	90 S HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689-5349	08-27-16-48829-000-1211	HIGHLAND	90
PARKER, DIANE M		90 S HIGHLAND AVE UNIT 14	TARPON SPRINGS	FL	34689-5353	08-27-16-48829-000-1303	HIGHLAND	90
PARKER, DONALD GARY		139 MELODY LN	TARPON SPRINGS	FL	34689-5049	18-27-16-89929-000-1390	MELODY	139
PARKER, MICHAEL S		951 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0650	RIDGEWOOD	951
PARKER, NICOLENE		79 RACHEL DR	TARPON SPRINGS	FL	34689-5040	18-27-16-89929-000-0790	RACHEL	79
PARKES, NICHOLAS		98 S HIGHLAND AVE UNIT 14	TARPON SRINGS	FL	34689-5387	08-27-16-89880-014-1402	HIGHLAND	98
PARKSIDE COLONY HMOWNS ASSOC		300 PAMPAS AVE	TARPON SPRINGS	FL	34689-3299	10-27-15-66683-000-0250	PARKSIDE COLONY	
PARMALEE-MELECCI, ANNETTE		1111 E COURT ST	TARPON SPRINGS	FL	34689-5408	07-27-16-99612-002-0190	COURT	1111
PARTAZANA, LOUIS DEAN	PARTAZANA, CYNTHIA LEE	550 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0060	RIVERCREST	550
PARTHENON RESTORATION & REMODELING INC		5129 BLUE HERON DR	NEW PORT RICHEY	FL	34652-4475	01-27-15-27072-012-0090	PINELLAS	1278
PARTRIDGE, ANNE		32 E CENTRAL AVE	PEARL RIVER	NY	10965-2307	03-27-15-87374-000-0590	EMBER	1543
PASDON, RONALD LESTER	PASDON, DONNA YVETTE	1515 MICHAEL RD NW	MONROE	GA	30656-4383	08-27-16-48831-001-2030	HIGHLAND	90
PASKALAKIS, GEORGE P		800 SOUTHERLY RD APT 408	TOWSON	MD	21286-8405	12-27-15-41184-000-0110	ATHENS	
PASKIEWICZ, IRENE		216 CYPRESS ST	TARPON SPRINGS	FL	34689-4331	12-27-15-95508-000-0030	CYPRESS	216
PASMAS, CLAUDIA J		1625 S EVERGREEN AVE	CLEARWATER	FL	33756-1241	13-27-15-33287-001-1726	GOLFVIEW	1726
PASQUINO, MICHAEL S		758 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0270	GRAND CYPRESS	758
PASTRIKOS, JOHN	FRAZI, AMALIA	1654 OAK SPRING DR	TARPON SPRINGS	FL	34689-1723	24-27-15-36271-000-0930	OAK SPRING	1654

PASTRIKOS, VICKIE LIV TRUST	PASTRIKOS, VICKIE TRE	2010 OSWEGO DR	HOLIDAY	FL	34691-7860	12-27-15-41202-000-0290	MILL	14
PATATOUKOS, MARIA	PATATOUKOS, STAVROS	316 HIBISCUS ST	TARPON SPRINGS	FL	34689-3414	12-27-15-89982-062-0303	HIBISCUS	316
PATEL, RAJKIRAN	PATEL, DIPABEN	620 ANCLOTE DR	TARPON SPRINGS	FL	34689-2137	11-27-15-56438-000-0080	ANCLOTE	620
PATELLIS, SOPHIA		1642 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1370	WATER OAK	1642
PATERAS, STEFANOS T	PATERAS, GEORGIA	1412 GULF RD	TARPON SPRINGS	FL	34689-2715	11-27-15-87876-012-0200	GULF	1412
PATERAS, THEOPHILLIS	PATERAS, RENATA	1510 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2325	11-27-15-88254-000-0060	POINSETTIA	1510
PATRA INTERNATIONAL LLC		2281 TURNBULL LN	PALM HARBOR	FL	34683-1740	12-27-15-89856-000-0030	PINELLAS	543
PATRICK, ERNEST COSTA		211 N RING AVE	TARPON SPRINGS	FL	34689-4329	12-27-15-27666-000-0040	RING	211
PATSALIDES, HARRY	PATSALIDES, ANA T	70 WILLOWOOD LN	OLDSMAR	FL	34677-2058	12-27-15-89982-075-0301	LIME	40
PATSALIDES, HARRY	PATSALIDES, ANA	70 WILLOWWOOD LN	OLDSMAR	FL	34677-2058	13-27-15-15282-000-0030	LEMON	55
PATSALIDES, HARRY	PATSALIDES, ANA T	70 WILLOWWOOD LN	OLDSMAR	FL	34677-2058	14-27-15-43074-004-0090	ASHLAND	402
PATSALIDES, HARRY		70 WILLOWWOOD LN	OLDSMAR	FL	34677-2058	12-27-15-89802-000-0040	PINELLAS	215
PATSALIDES, HARRY G	PATSALIDES, ANA T	70 WILLOWWOOD LN	OLDSMAR	FL	34677-2058	14-27-15-43074-004-0070	WHITCOMB	385
PATSALIDES, HARRY G		70 WILLOWWOOD LN	OLDSMAR	FL	34677-2058	12-27-15-60228-000-0090	PINELLAS	128
PATTEN, GENEVIEVE		2404 GREEN DOLPHIN CIR	TARPON SPRINGS	FL	34689-6125	13-27-15-33289-003-2404	GREEN DOLPHIN	2404
PATTERSON, JANICE M	PATTERSON, ROBERT A	2304 GREEN DOLPHIN CIR	TARPON SPRINGS	FL	34689-6113	13-27-15-33289-003-2304	GREEN DOLPHIN	2304
PATTERSON, ROSEMARIE		42 ACACIA ST	TARPON SPRINGS	FL	34689-3102	12-27-15-41202-000-0190	ACACIA	42
PATTERSON, WILLIAM L	PATTERSON, SHARON J	1505 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2326	11-27-15-15696-000-0430	POINSETTIA	1505
PAUL, LADD A	ZITTA, PATRICIA A	624 E SPRUCE ST	TARPON SPRINGS	FL	34689-4122	07-27-16-26928-012-0050	SPRUCE	624
PAUL, ROBERT	STRAUSBAUGH, VANESSA LEE	1400 VERMONT AVE	TARPON SPRINGS	FL	34689-3871	24-27-15-62940-002-0120	VERMONT	1400
PAULCO PROPERTIES LLC		18514 US HIGHWAY 19 N STI	CLEARWATER	FL	33764-2764	13-27-15-33286-090-0909	PINELLAS	1250
PAULINO, WESLEY		116 PINE ST	TARPON SPRINGS	FL	34689-3338	12-27-15-89982-062-0202	PINE	116
PAULL, EDITHA B		1679 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1706	24-27-15-36271-000-0750	HARBOR OAKS	1679
PAULTRE, FRANTZ G	PAULTRE, YU HSIANG	1308 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0050	VERMONT	1308
PAULUS, DONALD GARY TRE	PAULUS, DONALD GARY TRUST	94399 PAULUS RD	STURGEON LAKE	MN	55783-3805	13-27-15-33286-030-0312	PINELLAS	1250
PAVALIS, IOANNA PALMER		417 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3637	13-27-15-89946-078-0040	PINELLAS	417
PAVELKA, JAN	PAVELKA, JESSE	735 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0410	DRIFTWOOD	735
PAVIN, ALEX	PAVIN, LORI A	680 HIDDEN LAKE DR	TARPON SPRINGS	FL	34689-2600	14-27-15-97070-000-0510	HIDDEN LAKE	680
PAVLOYIANIS, CONSTANTINA	PAVLOYIANIS, SOPHIA	1817 BELL BLVD	BAYSIDE	NY	11360-1641	10-27-15-98260-015-0280	WINDRUSH BAY	28
PAWLIKOWSKI, LISA		1326 SUNSET CT	TARPON SPRINGS	FL	34689-2751	14-27-15-34132-000-0040	SUNSET	1326
PAYNE, LINDA KAY TRE	PAYNE, LINDA KAY LIV TRUST	256 DIXIE LN	TARPON SPRINGS	FL	34689-5002	18-27-16-89929-000-2560	MARTIN LUTHER KING JR	256
PAYTON, GREG	PAYTON, SUSAN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0330	US HIGHWAY 19	39820
PCHA MILLS PROJECT INC		11479 ULMERTON RD	LARGO	FL	33778-1602	24-27-15-39960-000-0120	PINELLAS	1800
PEARCE, MELINDA C	PEARCE, WILLIAM J	PO BOX 69	TARPON SPRINGS	FL	34688-0069	12-27-15-89982-003-0203	RIVERVIEW	
PEARCE, WILLIAM	MARKEY, JONATHAN	511 RIVERVIEW LN	TARPON SPRINGS	FL	34689-4113	07-27-16-75798-000-0160	RIVERVIEW	511
PEASE, ROBERT VINCENT	PEASE, JEWEL FRANCIS	153 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0130	ATHENIAN	153
PEBLER, CHARLES D	PEBLER, DENICE K	613 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2100	10-27-15-87822-008-0360	WIDEVIEW	613
PECK, ERIC J	PECK, CAROLYN D	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1400	US HIGHWAY 19	39820
PECK, JOSEPH E	ELLIOT, SUSAN C NICHOLS	39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0565	US HIGHWAY 19	39650
PECK, PAMELA TRE	PECK, CLIFTON D TRE	580 WINNACUNNET RD UNI	HAMPTON	NH	03842-2809	08-27-16-48831-001-4030	HIGHLAND	90
PEDERMAUS19 CONDOMINUM OFFICE ASSN INC		1007 E BOYER ST	TARPON SPRINGS	FL	34689-5501	18-27-16-68160-000-0001	US HIGHWAY 19	
PEDERSEN, SHARON L		1204 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0450	WINDY BAY	1204
PEEBLES, BARRY CLIFTON	PEEBLES, MARY ANN	315 BATH ST	TARPON SPRINGS	FL	34689-3510	13-27-15-06120-001-0090	BATH	315
PEEKE, JOHN L	PEEKE, MARY M	1831 LEXINGTON PL	TARPON SPRINGS	FL	34688-4965	08-27-16-78763-000-0140	LEXINGTON	1831

Affected Properties and 500 Foot Buffer

PEKAR, YELENA		12907 PEPPER PL	TAMPA	FL	33624-4529	01-27-15-38772-002-0170	JERU	253
PEKARA, THOMAS J	PEKARA, SUSAN	2011 WALNUT ST	PARK RIDGE	IL	60068-1757	15-27-15-88225-300-0005	FLORIDA	300
PELEKIDIS PROPERTIES INC		2991 VALENCIA LN E	PALM HARBOR	FL	34684-4047	10-27-15-87822-012-0220	RIVERSIDE	830
PELGRO, MICHAEL J	PELGRO, ELIZABETH M	54 WOLCOTT WOODS LN	MILTON	MA	02186-2446	15-27-15-88225-200-0004	FLORIDA	300
PELICAN POINT SEAFOOD INC		933 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3135	12-27-15-53352-005-0010	ISLAND	
PELICAN POINT SEAFOOD INC		937 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3135	12-27-15-53352-003-0010	DODECANESE	
PELZ, CRAIG M	PELZ, GALE M	90 S HIGHLAND AVE APT 141	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1410	HIGHLAND	90
PEMBERTON, TODD T	PEMBERTON, LOIS ANN	1285 S DISSTON AVE	TARPON SPRINGS	FL	34689-3913	18-27-16-62937-011-0220	DISSTON	1285
PENDERS, JAMES E		247 LYELL ST	SPENCERPORT	NY	14559-9562	18-27-16-85514-000-0780	US HIGHWAY 19	39820
PENKUHN, JEFFREY J	PENKUHN, VICTORIA A	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0050	US HIGHWAY 19	39820
PENN, CHRISTOPHER	TUROWSKA, BARBARA	1931 PEPPERMILL DR	CLEARWATER	FL	33763-4428	13-27-15-33286-040-0407	PINELLAS	1250
PENNA, RYAN		1212 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0410	WINDY BAY	1212
PENNSYLVANIA AVE LAND TRUST	TRUSTEE CO TRE	PO BOX 661	PALM HARBOR	FL	34682-0661	01-27-15-27072-011-0040	PENNSYLVANIA	
PENROD, MICHAEL		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0730	US HIGHWAY 19	39820
PENTZAKIS, ANTONIOS E	PENTZAKIS, EVANGELIA A	1407 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0650	TALLAHASSEE	1407
PERALTA, JOSE	PERALTA, VICTORIA CESARINA	13921 CURLEY RD	DADE CITY	FL	33525-0307	08-27-16-48831-002-3140	HIGHLAND	90
PERAULT, MAURICE J		1250 S PINELLAS AVE APT 91	TARPON SPRINGS	FL	34689-3753	13-27-15-33286-090-0912	PINELLAS	1250
PEREIRA, ERNESTO F	PEREIRA, LICINIA C	39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0573	US HIGHWAY 19	39650
PEREZ, ERIC PRIMELLES		3382 TARPON WOODS BLVD	PALM HARBOR	FL	34685-2123	01-27-15-19152-005-0080	BERKLEY	549
PEREZ, KRISTINA	PEREZ, JOSE ENRIQUE	1465 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0080	HILLSIDE LANDING	1465
PERGER, MITCHELL E	PERGER, ANGELA	28 W CENTER ST	TARPON SPRINGS	FL	34689-3208	12-27-15-89802-000-0070	CENTER	28
PERGER, TAMMY		7 HOMEWOOD CT	MAYS LENDING	NJ	08330-1697	12-27-15-89802-000-0090	CENTER	38
PERK, ETHAN	HOFER, CLAUDIA	202 LAGOON DR	PALM HARBOR	FL	34683-5438	12-27-15-47610-000-0310	PENT	550
PERKINS, ALAN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0480	US HIGHWAY 19	39820
PERKINS, C GALE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8310	18-27-16-85514-000-1730	US HIGHWAY 19	39820
PERKINS, KIMBERLY	PERKINS, JEREMEY	1115 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1480	POINTE ALEXIS	1115
PERLA, CAROL JO		1250 S PINELLAS AVE UNIT 7	TARPON SPRINGS	FL	34689-3749	13-27-15-33286-070-0714	PINELLAS	1250
PERLA, MANUEL A		1250 S PINELLAS AVE APT 60	TARPON SPRINGS	FL	34689-3747	13-27-15-33286-060-0609	PINELLAS	1250
PERNA, ANN	GIUFFRE, DINA MARIA	1307 MEDFORD AVE	SPRING HILL	FL	34606-4548	08-27-16-48831-001-1110	HIGHLAND	90
PERNICA, DIANE	PERNICA, RADEK	2902 SAINT ANDREWS BLVD	TARPON SPRINGS	FL	34688-6315	24-27-15-21636-004-0010	CAROLINA	1970
PERRINE, JOYCE A	MALAMATOS, STELIOS	1604 GULF RD	TARPON SPRINGS	FL	34689-2719	10-27-15-15678-000-0160	GULF	1604
PERRON, JASON E	PERRON, KATE T	1581 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0490	HILLVIEW	1581
PERRY, ALBERT JOSEPH JR	PERRY, GAIL ELIZABETH	47 FREETOWN ST	LAKEVILLE	MA	02347-2222	13-27-15-58916-006-0064	MOORINGS COVE	374
PERRY, CHARLES LESTER JR	PERRY, CONNIE JO	992 LINCOLN PARK EAST DR	GREENWOOD	IN	46142-8832	10-27-15-66683-000-0240	PARKSIDE COLONY	124
PERRY, JAMES TRE	PERRY, JANET R TRE	20071 OVERSTONE DR	LANNON	WI	53046-9731	13-27-15-33287-002-1816	GOLFVIEW	1816
PERRY, JEFFERY	PERRY, AUTUMN K	604 BANANA ST	TARPON SPRINGS	FL	34689-3677	13-27-15-01998-000-0120	BANANA	604
PERSELL, DEBRA J		644 E ORANGE ST	TARPON SPRINGS	FL	34689-4222	07-27-16-32958-003-0050	ORANGE	644
PERTA, MICHAEL N	KELLER, CHERYL L	1749 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0230	SOMMARIE	1749
PETERS, JENNY		328 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-002-0021	MOORINGS COVE	328
PETERS, MARTIN JOHN JR	PETERS, KRISTA HOPE	2515 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-015-0020	SILVERBACK	2515
PETERS, RAYMOND H	PETERS, DEATRA	1364 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3908	18-27-16-62937-008-0840	COTTAGE GROVE	1364
PETERSEN, JAMES THOMAS	PETERSEN, CRYSTAL LYNN	750 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0290	GRAND CYPRESS	750
PETERSEN, KARL D	PETERSEN, HENA	537 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-85050-001-0010	MIDWAY	537
PETERSEN, MADS	PETERSEN, LISBETH	145 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0050	RING	145

Affected Properties and 500 Foot Buffer

PETERSON, CARL W TRE	PETERSON, TRISHA L TRE	200 MERES BLVD APT 23	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0230	MERES	200
PETERSON, JOSEPH L	PETERSON, JOYCE A	4520 GLENBROOK DR	PALM HARBOR	FL	34683-1563	19-27-16-30998-000-0460	GLENBROOK	4520
PETINE, THEODORE N	PETINE, MARIE E	1844 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1844	GOLFVIEW	1844
PETRALITO, JAMES	PETRALITO, MARY GRACE	31 SCOTCH MIST WAY	BALLSTON SPA	NY	12020-4443	12-27-15-00965-000-0200	ATHENIAN	167
PETROU, JAMES	PETROU, ALICE	6222 KISBY DR	MISSISSAUGA ON L5V 1M5			18-27-16-65938-012-7550	HAVEN	755
PETRULLI, MEGHAN J		344 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-003-0031	MOORINGS COVE	344
PETTIT, JANIS KAY		300 S FLORIDA AVE UNIT 60(	TARPON SPRINGS	FL	34689-2712	15-27-15-88225-600-0006	FLORIDA	300
PETZ, TIMOTHY V		1250 S PINELLAS AVE UNIT 8	TARPON SPRINGS	FL	34689-3751	13-27-15-33286-080-0810	PINELLAS	1250
PETZING, CHRISTINE ANN	PETZING, LOUIS ALBERT	1414 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0490	TALLAHASSEE	1414
PFEIFER, CAROL		1620 TREASURE DR	TARPON SPRINGS	FL	34689-2248	18-27-16-89424-000-0502	US HIGHWAY 19	39962
PFEIFER, CAROLYN		1620 TREASURE DR	TARPON SPRINGS	FL	34689-2248	18-27-16-89424-000-0501	US HIGHWAY 19	39980
PFENDLER, DEBBIE S		204 SEAGULL DR	TARPON SPRINGS	FL	34689-5047	18-27-16-89929-000-2040	SEAGULL	204
PHAROS INC		PO BOX 1263	TARPON SPRINGS	FL	34688-1263	12-27-15-54522-001-0020	DODECANESE	813
PHILIPS, NICHOLAS PATRICK	SWETOKOS, TRACY ELIZABETH	411 WALNUT ST UNIT 16053	GREEN COVE SPRINGS	FL	32043-3443	19-27-16-30997-000-0360	ANDOVER	2243
PHILLIPS, BRETT A	PHILLIPS, SUSAN J	825 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0270	RIVERSIDE	825
PHILLIPS, CHARLES M IV	PHILLIPS, HILDA N	1545 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1520	RIVERSIDE	1545
PHILLIPS, DAVID RUSSELL	PHILLIPS, LINDA GAIL	4 CHICAGO POINT RD	PERRAULT FALLS ON P0V 2K0			18-27-16-85514-000-2260	US HIGHWAY 19	39820
PHILLIPS, STEVEN A	PHILLIPS, CYNTHIA I	1725 BRITTAINY OAKS TRL N	WARREN	OH	44484-3974	18-27-16-89929-000-2340	DIXIE	234
PICCININNO, LOUIS	PICCININNO, PAULINE	514 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0250	VILLAGE	514
PICKRUM, JACQUELINE LIVING TRUST	PICKRUM, JACQUELINE TRE	90 S HIGHLAND AVE APT 12(	TARPON SPRINGS	FL	34689-5349	08-27-16-48829-000-1207	HIGHLAND	90
PIER, MARK E	PIER, CAROL A	1285 W 400 S	PERU	IN	46970-7919	18-27-16-89929-000-2080	SEAGULL	208
PIERCE, CORYNNE NOELLE	PIERCE, BRIAN	1368 HAYS RD	TARPON SPRINGS	FL	34689-6837	12-27-15-89982-095-0006	HAYS	1368
PIERI, ALEXANDRA		300 S FLORIDA AVE APT 100I	TARPON SPRINGS	FL	34689-2736	15-27-15-88225-100-0008	FLORIDA	300
PIERNIK, REBECCA L	PIERNIK, ROBERT E	1604 EXPLORERS DR	TARPON SPRINGS	FL	34689-2206	10-27-15-26539-000-0340	EXPLORERS	1604
PIEROTTI, RICHARD	PIEROTTI, VIRGINIA	4232 SPALDING DR	PERKASIE	PA	18944-4446	15-27-15-88225-500-0010	FLORIDA	300
PIETKIEWICZ, IWONA	CYRWUS, JUSTIN	405 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2213	11-27-15-88254-000-0030	FLORIDA	405
PIETROUSKI, RICHARD		2358 RIDEWOOD AVE	NILES	OH	44446	08-27-16-48829-000-1215	HIGHLAND	90
PILALAS, STEVEN G		2208 LENNOX RD E	PALM HARBOR	FL	34683-1538	30-27-16-31000-022-2208	LENNOX	2208
PILJA, PETAR	PILJA, ZLATA	415 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2213	11-27-15-88254-000-0010	FLORIDA	415
PILSON, ANGELA M	LANNI, THOMAS	601 IVEY LN	TARPON SPRINGS	FL	34689-3927	18-27-16-62937-011-0150	IVEY	601
PINARD, LAURA D		2204 LENNOX RD E	PALM HARBOR	FL	34683-1538	30-27-16-31000-022-2204	LENNOX	2204
PINEDA, JAVIER		13369 MEADOW BAY LOOP	ORLANDO	FL	32824-5079	03-27-15-79344-000-0050	SEA BREEZE	
PINELLAS 514 LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	02-27-15-75816-000-0031	ANCLOTE	514
PINELLAS AVENUE PROPERTY GROUP LLC		623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	12-27-15-12910-000-0010	PINELLAS	116
PINELLAS BD OF PUB INST		301 4TH ST SW	LARGO	FL	33770-3536	12-27-15-89982-014-0403	BAYNARD	
PINELLAS BD OF PUB INST		PO BOX 2942	LARGO	FL	33779-2942	12-27-15-62226-000-0010	DISSTON	525
PINELLAS CNTY COMM HOUSING PROGRAM	HOUSING FINANCE AUTHORITY OF PINELLAS COUNT'	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716	13-27-15-67896-000-0070	LINCOLN	427
PINELLAS CNTY COMM HSG PROG LAND TR S	HOUSING FINANCE AUTH PINELLAS COUNTY FL TRE	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716-1282	13-27-15-21348-002-0011	SAFFORD	603
PINELLAS CNTY COMMUNITY HOUSING PROC	HOUSING FINANCE AUTHORITY OF PINELLAS CNTY, F	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716-1282	13-27-15-45540-000-0060	LINCOLN	
PINELLAS CNTY COMMUNITY HOUSING PROC	HOUSING FINANCE AUTHORITY OF PINELLAS CNTY, F	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716-1282	13-27-15-64170-000-0031	SAFFORD	425
PINELLAS CNTY COMMUNITY HOUSING PROC	HOUSING FINANCE AUTHORITY OF PINELLAS COUNT'	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716-1282	13-27-15-21348-001-0210	GROSSE	608
PINELLAS CO COMMUNITY HOUSING PROGR	PINELLAS COMMUNITY HOUSING FOUNDATION INC	11923 OAK TRAIL WAY STE 1	PORT RICHEY	FL	34668-1064	13-27-15-45540-000-0080	LINCOLN	
PINELLAS CO COMMUNITY HOUSING PROGR	HOUSING FINANCE AUTHORITY OF PINELLAS CNTY, F	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716-1282	13-27-15-45540-000-0070	SAFFORD	
PINELLAS COMMUNITY HOUSING PROGRAM	HOUSING FINANCE AUTHORITY OF PINELLAS COUNT'	450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716	13-27-15-77868-000-0030	OAKWOOD	413

Affected Properties and 500 Foot Buffer

PINELLAS COUNTY		ATTN: PARKS DEPT	315 COURT ST	CLEARWATER	FL	33756-5165	06-27-16-89388-000-0451	US HIGHWAY 19	
PINELLAS COUNTY		ATTN: REAL ESTATE M	509 EAST AVE	CLEARWATER	FL	33756-5338	08-27-16-89406-000-0100	KEYSTONE	626
PINELLAS COUNTY COMM HSG PROGRAM LA	HOUSING FINANCE AUTHORITY OF PIN CO FL TRE		450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716	13-27-15-67914-000-0110	MARTIN LUTHER KING JR	303
PINELLAS COUNTY COMMUNITY HOUSING PI	HOUSING FINANCE AUTHORITY OF PINELLAS COUNT		450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716	13-27-15-45540-000-0110	SAFFORD	527
PINELLAS COUNTY COMMUNITY HSG PROG L	HOUSING FINANCE AUTH PINELLAS COUNTY FL TRE		450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716-1282	13-27-15-64170-000-0100	LINCOLN	
PINELLAS COUNTY COMMUNITY HSG PROG L	HOUSING FINANCE AUTH PINELLAS COUNTY FL TRE		450 CARILLON PKWY SUITE 1	ST PETERSBURG	FL	33716	13-27-15-45540-000-0100	SAFFORD	521
PINI, STEVEN	DUIN, DARIA		12203 LAMONT DR	SPRINGHILL	FL	34608	13-27-15-55306-002-0140	MERES	200
PINKHAM, LINDA M			1250 S PINELLAS AVE APT 50	TARPON SPRINGS	FL	34689-3744	13-27-15-33286-050-0507	PINELLAS	1250
PINOY FIBERGLASS SPECIALIST INC			761 WESLEY AVE	TARPON SPRINGS	FL	34689-6711	02-27-15-00978-000-0050	WESLEY	761
PIONEER DEV AMER INC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-89982-106-0000	MELON	
PIONEER DEVELOPERS OF AMERICA INC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-77796-712-0030	LEMON	46
PIRIE, ANDREW V			1205 SALT LAKE DR	TARPON SPRINGS	FL	34689-5258	07-27-16-60846-000-0730	SALT LAKE	1205
PIRONTI, GEORGE JR	PIRONTI, DENISE STICKLE		1512 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1210	RIVERSIDE	1512
PISATURO, ANGELA T			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0583	US HIGHWAY 19	39650
PISCITELLI, MICHAEL J	PISCITELLI, SHARON L		1771 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6635	02-27-15-57536-000-0020	MEYERS COVE	1771
PISTON, WENDY A			1101 E LIME ST	TARPON SPRINGS	FL	34689-5523	07-27-16-99612-015-0240	LIME	1101
PITT, WILLIAM ROY JR			221 W MARTIN LUTHER KIN	TARPON SPRINGS	FL	34689-2666	13-27-15-01998-000-0090	MARTIN LUTHER KING JR	221
PITTS, CLIFFORD EST		C/O PITTS, ROBERTA	424 LINCOLN AVE	TARPON SPRINGS	FL	34689-4456	13-27-15-64170-000-0070	LINCOLN	
PITTS, ROBERTA EST			424 LINCOLN AVE	TARPON SPRINGS	FL	34689-4456	13-27-15-64170-000-0080	LINCOLN	424
PITTS, ROBERTA EST	THOMAS, IRETA EST		424 LINCOLN AVE	TARPON SPRINGS	FL	34689-4456	12-27-15-89982-062-0210	PARK	111
PIZANIA, KALLIOPE			65 ADA ST	TARPON SPRINGS	FL	34689-3201	12-27-15-89838-000-0210	ADA	65
PIZANIAS, KATINA T			609 CHARLOTTE AVE	TARPON SPRINGS	FL	34689-2157	10-27-15-31482-004-0190	CHARLOTTE	609
PIZANIAS, NIKOLAOS			612 BOSTON ST	TARPON SPRINGS	FL	34689-4102	07-27-16-26928-012-0270	BOSTON	612
PJW BIG 19 LLC			3204 ALT 19 N	PALM HARBOR	FL	34683-1934	18-27-16-89424-000-0134	US HIGHWAY 19	40351
PLAKA ENTERPRISES LLC			2110 DREW ST	CLEARWATER	FL	33765-3231	12-27-15-41220-000-0030	ATHENS	459
PLANGE, PRISCILLA			1798 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6203	06-27-16-91524-000-0420	SOMMARIE	1798
PLANINICH PAUL & GERALDINE A REV INV TR	PLANINICH, MICHAEL TRE		640 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0610	RIVER VILLAGE	607
PLANINICH, PAUL & GERALDINE A REV INV TI	PLANINICH, MICHAEL TRE		640 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0680	RIVER VILLAGE	631
PLANINICH, PAUL & GERALDINE A REV INVES	PLANINICH, MICHAEL TRE		640 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0830	RIVER VILLAGE	644
PLANINICH, PAUL & GERALDINE A REV LIV TR	PLANINICH, PAUL TRE		640 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0840	RIVER VILLAGE	640
PLATT, JOHN H C & NITA J TRUST	PLATT, NITA J TRE		1753 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0350	BIARRITZ	1753
PLATTEIS, GARY S	PLATTEIS, PATRICE S		1434 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0200	HILLVIEW	1434
PLAZA, BILL	PLAZA, RENEE		419 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689-3157	12-27-15-53352-007-0220	ROOSEVELT	419
PLESE, RICHARD EDWARD	GILBERT, GENNIFER SUE		1496 GOPHER LOOP	TARPON SPRINGS	FL	34689-5402	19-27-16-23630-000-0140	GOPHER	1496
PLETCHER, RAMONA			1131 ANCLOTE RD	TARPON SPRINGS	FL	34689-6641	02-27-15-00000-230-0300	ANCLOTE	1131
PLEVRIS, EMANUEL NICK	PLEVRIS, CAROLYN ELAINE		3902 COPLEY RD	COPLEY	OH	44321-1556	12-27-15-94145-003-2030	ORANGE	40
PLOURDE, KEVIN L	PLOURDE, MONIQUE R		9 BLOSSOM RD	WINDHAM	NH	03087-1528	18-27-16-89929-000-2370	HARMONY	237
PLOURDE, RAMONA C			101 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-1010	RACHEL	101
PLUCINSKI, RONALD	PLUCINSKI, NANCY		507 E CENTER ST	TARPON SPRINGS	FL	34689-4327	12-27-15-47628-000-0220	CENTER	507
POCHRON, JOSEPH	POCHRON, PHYLLIS J		205 SEAGULL DR	TARPON SPRINGS	FL	34689-5018	18-27-16-89929-000-2050	US HIGHWAY 19	40274
POCO, VITTORIO TRE	POCO, BARBARA TRE		26212 PLAYVIEW DR	GROSSE ILE	MI	48138-1608	13-27-15-58916-003-0035	MOORINGS COVE	348
POD, GEORGE	POD, RENATA		914 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5742	06-27-16-11561-000-0440	BRITTANY PARK	914
PODLESAK, MARCIA D TRUST			1251 ROSEWOOD CT UNIT A	SCHAUMBURG	IL	60193-5212	13-27-15-58916-006-0068	MOORINGS COVE	378
POFF, BRIAN N	POFF, CARMEN R GUIDERA		648 N LAKE BLVD	TARPON SPRINGS	FL	34689-5247	07-27-16-60846-000-0140	LAKE	648

Affected Properties and 500 Foot Buffer

POGGIO, VINCENT J TRUST	DEPASCALE, NICOLE C TRE		15932 92ND ST	HOWARD BEACH	NY	11414-3122	15-27-15-88225-300-0001	FLORIDA	300
POGORZELSKI, ELZBIETA			1298 SALT LAKE DR	TARPON SPRINGS	FL	34689-5257	08-27-16-89406-000-0203	HIGHLAND	
POINTE ALEXIS NORTH HMOWNS INC		C/O HARBOUR WATCH	1548 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2062	03-27-15-72387-000-0001	RIVERSIDE	1548
POINTE ALEXIS NORTH HMOWNS INC		HARBOUR WATCH HO	2445 TAMPA RD STE B	PALM HARBOR	FL	34683-5849	03-27-15-72390-000-1880	POINTE ALEXIS	
POINTE ALEXIS RECREATION ASSN INC			1000 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7106	03-27-15-72383-000-0001	POINTE ALEXIS	
POKRACKI, ALLEN J	POKRACKI, CHLOE D		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0290	US HIGHWAY 19	39820
POLIZZI, MICHAEL A			200 MERES BLVD APT 25	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0250	MERES	200
POMERANTZ, JEREMY	DE SOUZA, ELIZANDRA SILVEIRA		754 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0280	GRAND CYPRESS	754
POPOWICZ, JOHN J III			1479 RIDGE SHORE DR	TARPON SPRINGS	FL	34689-7010	12-27-15-47592-000-0310	PENT	448
POPPICK, ALAN S	POPPICK, JESSICA B		500 WHITE OAK DR	TARPON SPRINGS	FL	34689-3855	24-27-15-62932-001-0010	WHITE OAK	500
PORPOISE POOL & PATIO INC			PO BOX 6025	CLEARWATER	FL	33758-6025	13-27-15-89946-008-0010	PINELLAS	914
PORRECA, HEATHER	JOHNSON, KRISTOPHER		506 WHISPERING OAK DR	TARPON SPRINGS	FL	34689-3850	24-27-15-62939-001-0060	WHISPERING OAK	506
PORT TARPON MARINA ASSOC LTD			527 ANCLOTE RD STE 200	TARPON SPRINGS	FL	34689-6718	02-27-15-00000-430-0100	ANCLOTE	527
PORTER, ALICIA	VICKERS, CORNELIUS JR		445 E OAKWOOD ST	TARPON SPRINGS	FL	34689	13-27-15-21348-002-0131	HARRISON	
PORTER, ALICIA			445 E OAKWOOD ST	TARPON SPRINGS	FL	34689-4447	13-27-15-21348-002-0130	LINCOLN	724
PORTER, MARILYN		C/O VOULGARAKIS, CI	1113 WINDSOR HILL WAY	TARPON SPRINGS	FL	34689-3073	10-27-15-26539-000-0300	WAYFARER	513
PORTER, PHILIP MICHAEL	PORTER, BEATA KRYSTYNA		104 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0190	KATHLEEN	104
PORTER, WAYNE	PORTER, ANDREA		1436 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0190	RIDGE	1436
POSCH, GARY R	POSCH, EILEEN A		1140 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7147	03-27-15-72383-000-1710	POINTE ALEXIS	1140
POSTMA, FAYE CLEMENT			1155 ANCLOTE RD	TARPON SPRINGS	FL	34689-6641	02-27-15-00954-002-0021	ANCLOTE	1155
POTT, NELSON A IV	POTT, ASHLEY G		407 PENINSULA AVE	TARPON SPRINGS	FL	34689-2343	11-27-15-88254-000-0280	PENINSULA	407
POTTS, BRIAN			3615 ORTONA DR	HOLIDAY	FL	34691	13-27-15-32508-001-0120	BOYER	445
POULOS, IRENE			712 WOODMONT DR	TARPON SPRINGS	FL	34689-2644	14-27-15-97070-000-0350	WOODMONT	712
POUNTNEY, JEFFORY MITCHELL	POUNTNEY, JANA MICHELLE		1203 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0580	WINDY BAY	1203
POURNARAKIS, JOHN	FOURNARAKIS, VASILIKI		1388 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3920	19-27-16-62936-008-0610	FOREST LAWN	1386
POVEY, JANET G			617 HAVEN PL	TARPON SPRINGS	FL	34689-4843	18-27-16-65938-002-6170	HAVEN	617
POWELL, JAMES			4920 ATLANTA HWY UNIT 44	ALPHARETTA	GA	30004-2921	18-27-16-65938-011-7490	HAVEN	749
POWELL, JAMES	SOLIS-POWELL, PATRICIA		7730 SUMMIT 19.55 DR	GLADSTONE	MI	49837-2455	08-27-16-89893-000-0260	TARPON LANDINGS	2158
POWELL, PAYTON KIMBERLEE	POWELL, ALAN LEE		648 HAVEN PL	TARPON SPRINGS	FL	34689-4861	18-27-16-65938-005-6480	HAVEN	648
POWER, MONICA L			200 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5043	18-27-16-89929-000-2000	ROYAL PALM	200
POWERS, RONALD R	DAVENPORT, GLENDA L		2162 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0280	TARPON LANDINGS	2162
POZNIAKOWSKI, ANDREW	POZNIAKOWSKI, MARZENA		1490 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0130	HILLVIEW	1490
PRATT, JOHN R			1533 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1400	RIVERSIDE	1533
PRATT, NANCY E			90 S HIGHLAND AVE APT 413	TARPON SPRINGS	FL	34689-5346	08-27-16-48831-002-4130	HIGHLAND	90
PRESNELL, MARK	PRESNELL, MARY		1974 CAROLINA AVE	TARPON SPRINGS	FL	34689-1931	24-27-15-21636-004-0030	CAROLINA	1974
PRESTON, VALERIE	VAN BARNEVELD, RICHARD		174366 COUNTY RD 25	GRAND VALLEY ON L0N 1G0			18-27-16-89929-000-2710	NORTHGATE	271
PREYDE, CYNTHIA L			400 E TARPON AVE	TARPON SPRINGS	FL	34689-4322	12-27-15-89982-039-0001	TARPON	400
PRICE, ALEXA	PRICE, ANTHONY		3051 AUTUMN DR	PALM HARBOR	FL	34683-2104	12-27-15-27756-002-0060	LEMON	439
PRICE, ARTHUR J JR	PRICE, JOLANE		18194 TOWNHOUSE RD	SAEGERTOWN	PA	16433-3646	18-27-16-85514-000-2240	US HIGHWAY 19	39820
PRICE, CHRISTOPHER D	PRICE, TERESA L		1906 GULF BEACH BLVD	TARPON SPRINGS	FL	34689-2258	12-27-15-89982-029-0101	ORANGE	312
PRICE, JAMES	PRICE, SHARON		946 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0810	RIDGEWOOD	946
PRICE, JEANNE			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2140	US HIGHWAY 19	39820
PRICE, VICTOR C	PRICE, JENIE L		1249 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0230	WINDY BAY	1249
PRIEST, RANDY J			986 SUNRISE DR	TARPON SPRINGS	FL	34689-8345	18-27-16-32778-000-0030	SUNRISE	986

Affected Properties and 500 Foot Buffer

PRIESTLEY, DOUG			747 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0440	DRIFTWOOD	747
PRIESTLEY, DOUGLAS	PRIESTLEY, DONNA		747 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0640	RIVER VILLAGE	615
PRIESTLEY, GEORGE E REV LIV TRUST	BENNETT, DEBORAH J TRE		613 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4111	07-27-16-75798-000-0630	RIVER VILLAGE	613
PRIESTLEY, JOHN	PRIESTLEY, NICOLA		121 W CEDAR ST	TARPON SPRINGS	FL	34689-3311	12-27-15-15264-000-0221	CEDAR	121
PRISCO, MARYBETH	TRAVIS, LUDSON W		717 PENT ST	TARPON SPRINGS	FL	34689-4227	07-27-16-26928-021-0160	PENT	717
PRIVE, KERRY H TRE	PRIVE, SIA MOURATIDIS TRE		1503 E TESSIER DR	TARPON SPRINGS	FL	34689-2150	11-27-15-89208-000-3024	TESSIER	1503
PROBST, KENT L TRE	PROBST, KENT L REV TRUST		12524 N 300TH ST	WHEELER	IL	62479-2412	18-27-16-89929-000-1810	ROYAL PALM	181
PROCTOR, ANGELY G			213 BANANA ST	TARPON SPRINGS	FL	34689-3603	13-27-15-15282-000-0040	BANANA	213
PRODROMITIS, DEMOSTHENES			509 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3341	12-27-15-89838-000-0070	PINELLAS	509
PRODROMITIS, DEMOSTHENES GEORGE			501 ASHLAND AVE	TARPON SPRINGS	FL	34689-2603	14-27-15-43074-006-0030	ASHLAND	501
PRODROMITIS, LIA T			203 KREAMER AVE	TARPON SPRINGS	FL	34689-2422	14-27-15-43074-002-0180	KREAMER	203
PRODROMITIS, VASSILIA			203 KREAMER AVE	TARPON SPRINGS	FL	34689-2422	14-27-15-43074-005-0060	KREAMER	
PROEFKE, BONNIE W			123 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2283	10-27-15-66683-000-0230	PARKSIDE COLONY	123
PROGRESS RESIDENTIAL BORROWER 7 LLC			PO BOX 4090	SCOTTSDALE	AZ	85261-4090	06-27-16-06117-000-0450	HILLVIEW	1555
PROJECT SATURN NLP LLC		C/O WALGREENS CO	PO BOX 1159	DEERFIELD	IL	60015-6002	13-27-15-89946-003-0090	PINELLAS	605
PROTOPAPAS, CATHERINE			615 BAYNARD DR	TARPON SPRINGS	FL	34689-2273	10-27-15-31482-001-0100	CHARLOTTE	612
PROTUS, ASHLEIGH R	PROTUS, JOHN A		1214 E COURT ST	TARPON SPRINGS	FL	34689-5411	07-27-16-99612-006-0070	COURT	1214
PRUDENTE, CARLI	PRUDENTE, VITO		698 MERLINS CT	TARPON SPRINGS	FL	34689-2876	14-27-15-35355-000-0260	MERLIN'S	698
PRUITT, PAUL D			534 MIDWAY LN	TARPON SPRINGS	FL	34689-4044	12-27-15-85050-002-0020	MIDWAY	534
PSARAS, MARIA S			207 HOPE ST	TARPON SPRINGS	FL	34689-3331	12-27-15-89982-054-0502	DIVISION	
PSIROPOULOS, DEAN G	POLLOCK, DEBORAH		1001 MIZZEN CT	TARPON SPRINGS	FL	34689-7145	03-27-15-72383-000-1370	MIZZEN	1001
PSYLLOS, GEORGE	PSYLLOS, MARIA		55 VAIL TERRACE	BRANCHBURG TWP	NJ	08876-3574	03-27-15-87374-000-0020	CITRINE	1686
PUCCIO, JOHN	PUCCIO, ARLINE		896B SHIRLEY ST	WINTHROP	MA	02152-2518	18-27-16-89929-000-0740	RACHEL	74
PUGH, MARGARET M	PUGH, DOUGLAS E		2018 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6115	13-27-15-62930-000-0250	CURLEW	461
PUGLIANO, MARK	PUGLIANO, DIANE		4485 GLENBROOK DR	PALM HARBOR	FL	34683-1562	19-27-16-30998-000-0050	GLENBROOK	4485
PUGLIANO, MARK A TRE	715 E LIVE OAK LAND TRUST		2907 STATE ROAD 590 UNIT	CLEARWATER	FL	33759-2505	07-27-16-75996-002-0100	LIVE OAK	715
PULEO, STEVEN JOSEPH	PULEO, LISA LYNN		1279 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0610	WINDY BAY	1279
PULIGANDLA, TAMARA			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0420	US HIGHWAY 19	39820
PUMO, ANTHONY P			5418 MILE STRETCH DR	HOLIDAY	FL	34690-6062	24-27-15-62944-000-0020	VERMONT	1314
PUNZINA, JAMES	PUNZINA, PINA		1930 19TH LN	BROOKLYN	NY	11214-6102	13-27-15-58916-007-0072	MOORINGS COVE	420
PURAM, GEORGE C	PURAM, MARIA M		3003 OAK CIR	TARPON SPRINGS	FL	34689-6111	13-27-15-33289-005-3003	OAK	3003
PURAN, DENNIS	PURAN, DAYWANTE		842 WEATHERSFIELD DR	DUNEDIN	FL	34698-6429	08-27-16-89406-000-0250	HIGHLAND	
PURCE, SCOTT K	PURCE, TERRIE J		14713 LAKE ST	STERLING	NY	13156-3236	18-27-16-89929-000-0330	DRURY	33
PURCELL, RAYMOND E	PURCELL, CAROLYN L		339 ANCLOTE RD	TARPON SPRINGS	FL	34689-6910	11-27-15-00000-110-0110	ANCLOTE	339
PURTEE, ROBERT A	PURTEE, JANET E		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1200	US HIGHWAY 19	39820
PUSATERI, GEORGE			112 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0210	ANCLOTE	112
PUSATERI, JOSEPH R	PUSATERI, EILEEN M		2336 STALEY RD	GRAND ISLAND	NY	14072-2045	15-27-15-88225-300-0011	FLORIDA	300
PUTZ, ERICA TRE	ZEEPUTRAZANG LIVING TRUST		2437 W AINSLIE	CHICAGO	IL	60625-2664	01-27-15-27072-004-0010	FULTON	124
PUTZ, JAMES E & SHEILA R REV TRUST	PUTZ, JAMES E TRE		20940 BRAMBLEWOOD TRAI	BROOKFIELD	WI	53045-4537	13-27-15-33287-002-1814	GOLFVIEW	1814
PYSZ, JESSICA			2142 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0180	TARPON LANDINGS	2142
PYSZ, TED M TRE	PYSZ, TED M TRUST		2168 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0300	TARPON LANDINGS	2166
QUARTERMAN, ALFRED	QUARTERMAN, HAZEL E		7704 GREYBIRCH TER	PORT RICHEY	FL	34668-1751	13-27-15-45540-000-0140	MARTIN LUTHER KING JR	209
QUILTY, KELLIE B	QUILTY, CLIFFORD III		1220 E COURT ST	TARPON SPRINGS	FL	34689-5411	07-27-16-99612-006-0100	COURT	1220
QUINN, DALE R	CARBONELLI, KIMBERLY M		1521 S DISSTON AVE	TARPON SPRINGS	FL	34689-7921	19-27-16-21537-000-0040	DISSTON	1521

Affected Properties and 500 Foot Buffer

R D H GROUP INC		C/O APM INC	1580 N JASMINE AVE	TARPON SPRINGS	FL	34689-5242	13-27-15-61541-008-5210	CURLEW	521
R M BANANA ENTERPRISE CORP			105 BANANA ST	TARPON SPRINGS	FL	34689-3601	13-27-15-21366-078-0230	OAKWOOD	159
R O E C CLUB INC			7301 68TH ST N	PINELLAS PARK	FL	33781-3939	13-27-15-32508-001-0060	LEMON	438
RAAB, RICHARD			1503 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0170	NORTH RIVER	1503
RABIDEAU, DONALD J	MCKERROW, KEITH W		1350 MIDDLE RIVER DR	FORT LAUDERDALE	FL	33304-1556	08-27-16-48831-002-2240	HIGHLAND	90
RACETRAC PETROLEUM INC			PO BOX 2437	SMYENA	GA	30081-2437	19-27-16-89442-000-0491	US HIGHWAY 19	38590
RACINE, TRAVIS			100 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0223	ANCLOTE	100
RACINE, TRAVIS	TRIVEDI, ABHA		100 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0226	HIGHLAND	
RADAKOVIC, THEODORE B	RADAKOVIC, IRENE		34 ACACIA ST	TARPON SPRINGS	FL	34689-3102	12-27-15-41202-000-0180	ACACIA	34
RADASKIEWICZ, ROBERT	RADASKIEWICZ, DARLENE		309 OAK SPRING DR	TARPON SPRINGS	FL	34689-1722	24-27-15-36271-000-0460	OAK SPRING	309
RADER, PAULA M	BARRON, ALAN J		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689	18-27-16-85514-000-2000	US HIGHWAY 19	39820
RADETSKI, DONNA M			214 N DISSTON AVE	TARPON SPRINGS	FL	34689-4217	12-27-15-89982-025-0203	DISSTON	300
RAEFFER, RYAN	RAEFFER, FALLON		965 OAKVIEW RD	TARPON SPRINGS	FL	34689-2613	14-27-15-97070-000-0730	OAKVIEW	965
RAGSDALE, ALLAN W	RAGSDALE, WALTER W		17 TARPON DR	TARPON SPRINGS	FL	34689-2446	11-27-15-87786-006-0150	TARPON	17
RAINALDI, LORI ANN			220 SHADDOCK ST	TARPON SPRINGS	FL	34689-3551	13-27-15-01998-000-0110	MARTIN LUTHER KING JR	201
RALLIS, IRENE	RALLIS, HELENE		31 EDENBRIDGE DR	ANGUS ON L0M 1B3			18-27-16-65938-005-6520	HAVEN	652
RAMEY, D LIVING TRUST	RAMEY, GARLAND TRE		3863 TARPON POINTE CIR	PALM HARBOR	FL	34684-2438	18-27-16-32778-000-0300	SUNRISE	997
RAMEY, G LIVING TRUST	RAMEY, GARLAND TRE		3863 TARPON POINTE CIR	PALM HARBOR	FL	34684-2438	18-27-16-32778-000-0290	SUNRISE	993
RAMIREZ, CHARLES			39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0650	US HIGHWAY 19	39820
RAMIREZ, DENIECE S			722 WATERSIDE CT	TARPON SPRINGS	FL	34689-2623	08-27-16-89881-028-2801	HIGHLAND	94
RAMIREZ, DENIS J & FOX, TERESA M LIVING T	RAMIREZ, DENIS J TRE		1617 SANFORD	CHARLESTON	SC	29407-6935	08-27-16-48829-000-1305	HIGHLAND	90
RAMIREZ, EDWIN S	STOFFERS, CAROL		1602 EXPLORERS DR	TARPON SPRINGS	FL	34689-2206	10-27-15-26539-000-0330	EXPLORERS	1602
RAMIREZ, JUAN CARLOS VALERA	RUBIO, AMADA ALICIA FRANCO		297 11TH AVE SW	LARGO	FL	33770-7408	13-27-15-21348-001-0040	LINCOLN	621
RAMOS, DEBRA ANN ROGERS			1237 VIKING DR	HOLIDAY	FL	34691-5171	18-27-16-89929-000-1400	MELODY	140
RAMOS, LISA ANNE			1600 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0230	CITRINE	1600
RANCOURT, JOHN L	RANCOURT, PAMELA A		21 DRURY LN	TARPON SPRINGS	FL	34689-5029	18-27-16-89929-000-1620	MELODY	162
RANCOURT, JOHN L	RANCOURT, PAMELA A		62 SPRING HILL RD	VINEYARD HAVEN	MA	02568-6334	18-27-16-89929-000-0210	DRURY	21
RAND, EDWARD H	RAND, BEVERLY A		98 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689	08-27-16-89880-002-0201	HIGHLAND	98
RAND/RANDEL REVOCABLE TRUST	SMITZES, BEVERLY M		18402 OWL DR	LUTZ	FL	33548-4417	06-27-16-00000-130-0100	US HIGHWAY 19	
RANOCCHIA, FRANK	RANOCCHIA, PEARL		85 BURTON PL	TARPON SPRINGS	FL	34688-5303	08-27-16-48870-000-0070	BURTON	85
RAPPOLD, JAMES CHARLES	KIMMEL, PAMELA SUE		1977 STRATHMORE DR	MACUNGIE	PA	18062-8227	08-27-16-48831-001-1080	HIGHLAND	90
RASCHIATORE, ALBERT N			243 HARMONY WAY	TARPON SPRINGS	FL	34689-5005	18-27-16-89929-000-2430	HARMONY	243
RATH, BRITTNEY			35117 MEADOW REACH DR	ZEPHYRHILLS	FL	33541-1986	18-27-16-65938-009-7120	HAVEN	712
RATZA, GARY	RATZA, GREGORY		604 E CENTER ST	TARPON SPRINGS	FL	34689-4210	07-27-16-26928-025-0160	CENTER	607
RATZA, GREGORY M	RATZA, KAREN D		604 E CENTER ST	TARPON SPRINGS	FL	34689-4210	07-27-16-26928-025-0290	CENTER	604
RAY, CHRISTOPHER			9606 S COLTSFOOT DR	PARKER	CO	80134-8862	12-27-15-39834-000-0080	SPRUCE	
RAY, HOLLY LYNN	RAY, JAMES ALAN II		98 S HIGHLAND AVE UNIT 19	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-019-1901	HIGHLAND	98
RAY, JEAN E			1250 S PINELLAS AVE APT 80	TARPON SPRINGS	FL	34689-3750	13-27-15-33286-080-0805	PINELLAS	1250
RAYEL, TIFFANY			120 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0012	ANCLOTE	120
R'CLUB CHILD CARE INC			4140 49TH ST N	ST PETERSBURG	FL	33709-5736	07-27-16-99612-008-0090	LEMON	1019
RDH GROUP INC			1580 JASMINE AVE	TARPON SPRINGS	FL	34689-5242	13-27-15-61541-001-5020	CURLEW	502
RDH GROUP INC		C/O APM INC	1580 N JASMINE AVE	TARPON SPRINGS	FL	34689-5242	13-27-15-61541-013-5320	CURLEW	532
REA, WILLIAM	REA, GRETCHEN		240 HARMONY WAY	TARPON SPRINGS	FL	34689-5022	18-27-16-89929-000-2400	HARMONY	240
REAL ESTATE PROPERTIES BY PAR LLC			3204 ALT 19	PALM HARBOR	FL	34683-1934	06-27-16-89388-000-0461	US HIGHWAY 19	42674

REAL INFORMATICS LLC		6605 GUNN HWY	TAMPA	FL	33625-4056	13-27-15-89898-000-0060	PINELLAS	1501
RED BANK INVESTMENTS LLC		4114 WOODLANDS PKWY UI	PALM HARBOR	FL	34685-3450	12-27-15-00965-000-0003	LIVE OAK	199
REDFERN, PETER A	REDFERN, KAREN L	835 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0310	CALLISTA CAY	
REDFIELD, ROBERT U	REDFIELD, DEBORAH A	1513 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0540	EMBER	1513
REED, GERALDINE L		1871 LEXINGTON PL	TARPON SPRINGS	FL	34688-4965	08-27-16-78763-000-0100	LEXINGTON	1871
REED, JOHNNY R	REED, SAMANTHA P	1950 RICHARD ERVIN PKWY	TARPON SPRINGS	FL	34688-4924	08-27-16-20430-000-0202	RICHARD ERVIN	
REICHEL, RONALD & DEBRA LIVING TRUST	REICHEL, RONALD S TRE	2220 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0140	ANDOVER	2220
REICHEL, RONALD R TRE	REICHEL, RONALD R & BEVERLY LIV TRUST	2203 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0230	ANDOVER	2203
REICHERT, LARRY J		5545 COREY COVE AVE UNIT	GAYLOR	MI	49735-8812	18-27-16-89929-000-0940	RACHEL	94
REID, ANTHONY	TIMPSON, LATESHA	439 BAYOU VILLAGE DR	TARPON SPRINGS	FL	34689-3607	13-27-15-03950-000-0070	BAYOU VILLAGE	439
REID, BEVERLY J		103 LAKESIDE COLONY DR	TARPON SPRINGS	FL	34689-2809	14-27-15-48655-000-0030	LAKESIDE COLONY	103
REID, CALRAE T	HUTSEL, WHITNEY N	1427 BRIGHTWELL DR	HOLIDAY	FL	34690-5716	18-27-16-46656-005-0140	OAKWOOD	
REID, SUSAN COLLEEN		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0352	US HIGHWAY 19	39650
REIDY, DANIELLE REVOCABLE LIV TRUST	REIDY, DANIELLE TRE	1566 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2014	03-27-15-87858-000-1710	MAC CHESNEY	1566
REINHARD, DAVID		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0531	US HIGHWAY 19	39650
REINHARDT, ELIZABETH SARAH	FINNEMORE, SAMUEL	1473 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0080	DISSTON	1473
REINHART, BART		1258 ALT 19	HOLIDAY	FL	34691-5292	01-27-15-27072-006-0040	GROVE	
REINHART, GERALD A		1477 GROVE AVE	TARPON SPRINGS	FL	34689-6933	01-27-15-27072-005-0050	GROVE	1477
REININGER, GARY		542 PENT ST	TARPON SPRINGS	FL	34689-4048	12-27-15-47610-000-0330	PENT	542
REIS, JOSEPH T	CULLEN-REIS, MELISSA A	1541 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1500	RIVERSIDE	1541
REITER, WILLIAM R & SUZANNE LIV TRUST	REITER, SUZANNE TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2630	US HIGHWAY 19	39820
REITHMAIER, NELSON	DONDERO, MELISSA	1399 SHADY OAK LN	TARPON SPRINGS	FL	34689-3935	19-27-16-62936-008-0080	SHADY OAK	1399
RELAY, ROBERT		90 S HIGHLAND AVE UNIT 11	TARPON SPRINGS	FL	34689-5377	08-27-16-48829-000-1102	HIGHLAND	90
RENARDO, CAROL		1250 S PINELLAS AVE APT 10	TARPON SPRINGS	FL	34689-3736	13-27-15-33286-010-0102	PINELLAS	1250
RENAUT, LORETTA L		22 OPEN RANGE LANE	SIMPSONVILLE	SC	29681-3254	01-27-15-27072-009-0120	HIGHLAND	
RENCH, MARY A		962 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0780	RIDGEWOOD	962
RENEDO, IRENE		49 BELLEFAIRE RD	RYE BROOK	NY	10573-5506	12-27-15-15264-000-0400	ATHENS	124
RENFRO, ROBERT	RENFRO, DEBORAH	243 CAROLL DR	FRIES	VA	24330	18-27-16-89929-000-0450	DRURY	45
RESCH, ROBERT A	RESCH, DORINDA R	367 N BROAD ST	LITITZ	PA	17543-1028	13-27-15-58916-010-0105	MOORINGS COVE	371
RESCHAR, ALBERT JOSEPH TRE	RESCHAR, NANCY DENETTE TRE	6420 CONSERVATION DR	JEFFERSONVILLE	IN	47130-8420	10-27-15-66683-000-0050	PARKSIDE COLONY	105
RESIC, NAMKA	RESIC, IZET	98 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5387	08-27-16-89880-013-1301	HIGHLAND	98
RESOVSKY, DEBRA TRE	RESOVSKY, GARY E & DEBRA A TRUST	98 S HIGHLAND AVE UNIT 16	TARPON SPRINGS	FL	34689-5391	08-27-16-89880-016-1602	HIGHLAND	98
RESSLER, GREYSON L	MORGAN, DANIELLE A	538 PINE ST	TARPON SPRINGS	FL	34689-4008	12-27-15-47610-000-0150	PINE	538
RESSLER, GWENDOLYN IDELL		13721 ORCHARD ST	SOUTHGATE	MI	48195-1356	07-27-16-75798-000-0860	RIVER VILLAGE	636
RETSOS FAMILY REVOCABLE TRUST	RETSOS, PETER A TRE	1485 EAST LAKE WOODLANI	OLDSMAR	FL	34677-1904	13-27-15-89946-006-0080	PINELLAS	1097
REVOCABLE FAMILY TRUST LLC		4532 W KENNEDY BLVD UNI	TAMPA	FL	33609-2042	13-27-15-77868-000-0050	OAKWOOD	429
REYNOLDS, BOBBY	QUARTERMAN, ALFRED	7704 GREYBIRCH TER	PORT RICHEY	FL	34668-1751	18-27-16-47520-004-0160	DISSTON	819
REYNOLDS, SHANE J	REYNOLDS, TRACY	1907 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0070	LEXINGTON	1907
REYNOLDS, UTA		90 S HIGHLAND AVE APT 10	TARPON SPRINGS	FL	34689-5371	08-27-16-48830-000-0100	HIGHLAND	90
RHEIN, SUSAN L		1614 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	03-27-15-79344-000-0130	SEA BREEZE	1614
RHODEN, MICHELLE D	RHODEN, SHERRY S	102 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2227	10-27-15-66683-000-0020	PARKSIDE COLONY	102
RHODES, VALERIE K		505 BAMBOO CT	TARPON SPRINGS	FL	34689-3879	24-27-15-62932-001-0200	BAMBOO	505
RHYNES, JOSHUA ADAM		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1110	US HIGHWAY 19	39650
RICCARDO, THOMAS III		1365 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0810	DISSTON	1365

Affected Properties and 500 Foot Buffer

RICE, ARCHIE W & CAROLYN A TRUST	RICE, CAROLYN A TRE		2401 GREEN DOLPHIN CIR	TARPON SPRINGS	FL	34689-6125	13-27-15-33289-003-2401	GREEN DOLPHIN	2401
RICE, TERRY G	RICE, CYNTHIA N		150 BULL DURHAM RD	BUCHANAN	TN	38222-4307	18-27-16-85514-000-1260	US HIGHWAY 19	39820
RICHARDS, MICHAEL G		C/O MARINA OF TARP	200 MERES BLVD APT 6	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0060	MERES	200
RICHARDS, RICHARD E & SUZANNE K FAMILY	RICHARDS, RICHARD E TRE		7981 CARRIAGE LN	CANADIAN LAKES	MI	49346-9229	18-27-16-85514-000-2310	US HIGHWAY 19	39820
RICHARDS, SCOTT D	ANGELL, COLLEEN M		709 E SPRUCE ST	TARPON SPRINGS	FL	34689-4123	01-27-15-38772-001-0200	RAINVILLE	1389
RICHARDSON, SANDRA J			636 HAVEN PL	TARPON SPRINGS	FL	34689-4812	18-27-16-65938-004-6360	HAVEN	636
RICKER, DAVID J			90 S HIGHLAND AVE APT 141	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1417	HIGHLAND	90
RICKETTS, LEASON			8811 SE 79TH AVENUE RD	OCALA	FL	34472-3034	13-27-15-25272-000-0110	BOYER	
RIDALL, LINDA			39820 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2410	US HIGHWAY 19	39820
RIEDEL, JESSE			29073 SILVER CREEK RD	AGOURA HILLS	CA	91301-2532	07-27-16-99612-009-0110	LEMON	1020
RIEDMUELLER, MARK J			315 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2268	11-27-15-15696-000-0490	FLORIDA	315
RIENZIE, MICHAEL			1426 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0040	HIDDEN	1426
RIESE, KURT			638 N DISSTON AVE	TARPON SPRINGS	FL	34689-4024	12-27-15-89982-012-0200	DISSTON	638
RIESS, CAROL A			90 S HIGHLAND AVE APT 5	TARPON SPRINGS	FL	34689-5369	08-27-16-48830-000-0050	HIGHLAND	90
RIGAS, DESPINA			24-09 19TH ST	ASTORIA	NY	11102-3442	12-27-15-94145-003-1020	ORANGE	40
RIGAU, JORGE	RIGAU, BARBARA J		350 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0044	MOORINGS COVE	350
RIGGINS, ROBERT C	RIGGINS, STEPHANIE		1402 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0010	HIDDEN	1402
RIGGIO, TERESA			616 HAVEN PLACE UNIT 616	TARPON SPRINGS	FL	34689-4843	18-27-16-65938-002-6160	HAVEN	616
RILEY, TIFFANY H			6701 FORRESTVALE LN	TAMPA	FL	33634-4732	13-27-15-55306-001-0260	MERES	200
RINDERLE, CARL JOSEPH II	RINDERLE, ANGELA CHRISTINE		116 CYPRESS ST	TARPON SPRINGS	FL	34689-3406	12-27-15-57294-000-0080	CYPRESS	116
RING AVENUE LLC			202 E CENTER ST	TARPON SPRINGS	FL	34689-4360	12-27-15-27666-000-0060	RING	
RINKER, MARY ANN S TRE			3068 AUTUMN DR	PALM HARBOR	FL	34683-2105	08-27-16-48829-000-1214	HIGHLAND	90
RISH, DEBORAH L			13903 BARNARD AVE	HUDSON	FL	34667-1305	18-27-16-89929-000-0620	RACHEL	62
RISLEY LIVING TRUST	RISLEY, ALAN R TRE		2906 OAK CIR	TARPON SPRINGS	FL	34689-6102	13-27-15-33289-005-2906	OAK	2906
RITCHEY, GERALD E	RITCHEY, MARLUS K		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2200	US HIGHWAY 19	39820
RIVER BEND BUSINESS PARK PROP OWNERS ASSN INC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-000-0013	L & R INDUSTRIAL	
RIVER BEND BUSINESS PARK PROPERTY OWNERS ASSN INC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-000-0011	ANCLOTE	
RIVER BEND VILLAGE HOMEOWNERS ASSN INC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-000-0001	L & R INDUSTRIAL	
RIVER BEND VIOLLAGE HOMEOWNERS ASSN INC			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	02-27-15-75760-000-0002	L & R INDUSTRIAL	
RIVER SITE LLC		C/O JIREH INC	PO BOX 1608	TARPON SPRINGS	FL	34688-1608	06-27-16-00000-130-0900	US HIGHWAY 19	
RIVER WATCH HMOWNS ASSN INC		C/O MONARCH ASSO(	2706 ALT. 19 N. SUITE 240A	PALM HARBOR	FL	34683-2650	06-27-16-00000-110-0100	RIVER WATCH	
RIVER WATCH HMOWNS ASSN INC		C/O MONARCH ASSO(	2706 ALTERNATE 19 N. SUITI	PALM HARBOR	FL	34683	06-27-16-75861-000-0003	RIVER WATCH	
RIVER WATCH HMOWNS ASSN INC		C/O MONARCH ASSO(	2706 ALTERNATE 19 NORTH	PALM HARBOR	FL	34683	06-27-16-75861-000-0001	RIVER WATCH	
RIVER WATCH HMOWNS ASSN INC		C/O FIRST CHOICE ASS	4174 WOODLANDS PKWY	PALM HARBOR	FL	34685-3494	06-27-16-00000-420-0300	US HIGHWAY 19	
RIVERWALK TARPON SPRINGS			7705 NW 48TH ST STE 110	DORAL	FL	33166-5454	12-27-15-35622-000-0050	DODECANESE	850
RIVRUD, JOHN TRE	RIVRUD, VICTORIA TRE		3606 DESOTO BLVD	PALM HARBOR	FL	34683-1612	18-27-16-85514-000-0060	US HIGHWAY 19	39820
RIZZO, GERI-ANN			2613 GRAND LAKESIDE DR	PALM HARBOR	FL	34684-1028	14-27-15-96926-000-0320	VILLAGE	458
RIZZOTTO, JOSEPH T			1310 E TARPON AVE	TARPON SPRINGS	FL	34689-5444	07-27-16-99612-004-0080	TARPON	1310
RKT HOLDINGS LLC			16 WALNUT DR	SYOSSET	NY	11791-4715	12-27-15-89874-000-0080	DIVISION	542
ROBERT, LARK MICHELE TRUST	ROBERT, LARK M TRE		366 N HIGHLAND AVE	TARPON SPRINGS	FL	34688-8900	08-27-16-89406-000-0260	HIGHLAND	366
ROBERTS, CHARLES E SR EST			622 NORTH AVE	TARPON SPRINGS	FL	34689-4540	13-27-15-01692-002-0220	LIME	
ROBERTS, KEITH	ROBERTS, SIRAPHAK		90 S HIGHLAND AVE UNIT 21	TARPON SPRINGS	FL	34689-5365	08-27-16-48831-001-2110	HIGHLAND	90
ROBERTS, MILLARD JOSEPH JR	KROOKS, SARI KRISTIINA		1149 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0130	MARINA	1149
ROBINSON, CHARLES F JR	ROBINSON, KATHRYN O'NEALL		41 SUNSET BAY DR	BELLEAIR	FL	33756-1643	07-27-16-47538-002-0210	SPRUCE	1165

Affected Properties and 500 Foot Buffer

ROBINSON, DAVID	ROBINSON, MARGUERITE	1474 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0100	HIDDEN	1474
ROBINSON, DOUGLAS CHARLES		1758 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0180	BIARRITZ	1758
ROBINSON, ERNEST J SR	ROBINSON, VIVIAN E	4 WHITWELL AVE	NEWPORT	RI	02840-2244	18-27-16-85514-000-2290	US HIGHWAY 19	39820
ROBINSON, TRACY		147 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0100	ATHENIAN	147
ROBLE, CYNTHIA JEAN	ROBLE, JAMES E	225426 COUNTY ROAD J	SCHOFIELD	WI	54476-5082	12-27-15-89910-000-0020	DISSTON	723
ROBLEDO, ANA D		503 TIMBER LN	TARPON SPRINGS	FL	34689-3864	24-27-15-62944-000-0290	TIMBER	503
ROCCO, SILVIO P		2211 HARBOR VIEW DR	DUNEDIN	FL	34698-2527	12-27-15-75852-000-0140	SPRUCE	143
ROCHE, STEPHEN E TRE	ROCHE, STEPHEN E REV LIV TRUST	1604 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0220	CITRINE	1604
ROCKEY, LESLIE		1985 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0020	LEXINGTON	1985
ROCKOW, MICHAEL J	ROCKOW, PAMELA A	222 LADUE RD	BROCKPORT	NY	14420-9501	18-27-16-85514-000-0860	US HIGHWAY 19	39820
RODDEY, BENJAMIN D III	RODDEY, CHRISTINA K	1181 ANCLOTE RD	TARPON SPRINGS	FL	34689-6642	02-27-15-00954-002-0022	ANCLOTE	1181
RODEMEYER, MADGE O	DAILEY, TAMMARA L	812 PINE ST	TARPON SPRINGS	FL	34689-5901	07-27-16-26928-021-0040	PINE	812
RODRIGUEZ, EDUARDO	RODRIGUEZ, MADELINE	1646 OAK SPRING DR	TARPON SPRINGS	FL	34689-1723	24-27-15-36271-000-0940	OAK SPRING	1646
RODRIGUEZ, GABRIEL M		1859 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0340	SOMMARIE	1859
RODRIGUEZ, LUIS ANTONIO		1812 SEA OATS ST	TARPON SPRINGS	FL	34689-5791	06-27-16-20229-000-0170	SEA OATS	1812
ROGERS, GARY J	ROGERS, JACQUELINE A	1536 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0060	HILLVIEW	1536
ROHE STREET PROPERTY LC		2764 SUNSET POINT RD STE	CLEARWATER	FL	33759-1590	07-27-16-47538-002-0090	ROHE	1124
ROHR, CONNIE	DOUGHERTY, MICHELLE	54 DRURY LN	TARPON SPRINGS	FL	34689-5031	18-27-16-89929-000-0540	DRURY	54
ROJAS, MELIDA	ROJAS, SONIA	1923 W ORIENT ST	TAMPA	FL	33607-6538	01-27-15-27072-011-0020	ANCLOTE	
ROLISON, LARRY K JR	ROLISON, CRYSTAL A	12 TARPON DR	TARPON SPRINGS	FL	34689-2447	11-27-15-87786-003-0010	TARPON	12
ROMAN, JANET		1125 W CURLEW PL	TARPON SPRINGS	FL	34689-8044	23-27-15-00000-120-1300	CURLEW	1125
ROMAN, KAREN		501 WHITE OAK DR	TARPON SPRINGS	FL	34689-3854	24-27-15-62932-001-0160	WHITE OAK	501
ROMEO, JOSEPH	ROMEO, SANDRA	715 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4105	07-27-16-75798-000-0360	DRIFTWOOD	715
ROMICO INC		801 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3347	12-27-15-89982-053-0306	PINELLAS	801
RONES, LINDA M	YATES, LUCY ANN	18 VILLA ST	TARPON SPRINGS	FL	34688-5348	08-27-16-48870-000-0120	VILLA	18
ROOME, RALPH	ROOME, LYNN M	1302 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6105	13-27-15-33289-002-1302	GOLFVIEW	1302
ROOP, JOSHUA		1371 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0780	DISSTON	1371
ROOSE, MATTHEW	ROOSE, AMANDA	1387 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	19-27-16-62936-008-0700	DISSTON	1387
ROOT, LAWRENCE E		800 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0010	CALLISTA CAY	800
ROQUE, ISMAEL		4448 GLENBROOK DR	PALM HARBOR	FL	34683-1561	19-27-16-30998-000-0500	GLENBROOK	4448
ROSA, TODD E TRE	ROSA, TODD REVOCABLE TRUST	300 CLAREMONT DR	LOWER BURRELL	PA	15068-2414	07-27-16-20235-000-0360	GRAND CYPRESS	722
ROSCHKE, ANNA V	ROSCHKE, VICTOR	4518 MAPLE AVE	BETHESDA	MD	20814-4735	12-27-15-39834-000-0070	SPRUCE	539
ROSE CEMETERY ASSOC INC		531 E OAKWOOD ST	TARPON SPRINGS	FL	34689-4449	12-27-15-89982-121-0100	JASMINE	
ROSE REALTY COMPANY OF HACKENSACK INC		PO BOX 2001	MOUNT PLEASANT	SC	29465-2001	12-27-15-89982-035-0301	TARPON	912
ROSENBERG, MARK	ROSENBERG, ALBERTA	937 LINN HARBOR CT	TARPON SPRINGS	FL	34689-5736	06-27-16-11561-000-1510	LINN HARBOR	937
ROSENBERGER, RYAN		1772 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0130	BIARRITZ	1772
ROSENSTEIN, MARIA HELENA		1185 S PINELLAS AVE APT 41	TARPON SPRINGS	FL	34689-3730	08-27-16-48831-001-1010	HIGHLAND	90
ROSS, VIRGINIA	SHAW, LAWRENCE	173 MELODY LN	TARPON SPRINGS	FL	34689-5036	18-27-16-89929-000-1730	MELODY	173
ROSSEL, CAROL A	ROSSEL, MARK H	24 ILLINOIS CRES	WASAGA BEACH ON L9Z 3A8			18-27-16-89929-000-2180	SEAGULL	218
ROSSEL, CRAIG O	ROSSEL, DONNA M	150 MELODY LN	TARPON SPRINGS	FL	34689-5035	18-27-16-89929-000-1500	MELODY	150
ROSSI, MICHAEL JOHN	ROSSI, CAROLE ANNE	339 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-012-0125	MOORINGS COVE	339
ROTHENBUCHER FAMILY TRUST	ROTHENBUCHER, STAR TRE	16013 E TUMBLEWEED DR	FOUNTAIN HILLS	AZ	85268-3657	13-27-15-33286-020-0210	PINELLAS	1250
ROUMEL, PETER		3801A VERNON BLVD	LONG ISLAND CITY	NY	11101-6286	13-27-15-33286-020-0206	PINELLAS	1250
ROURKE, JOSEPH M FAMILY TRUST	ROURKE, JOSEPH M TRE	359 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-010-0103	MOORINGS COVE	359

ROWE, DAVID S	ROWE, SANDRA D	103 HUNTER RD	FREEPORT	ME	04032-6757	18-27-16-89929-000-0170	DRURY	17
ROWE, FRANCIS B	ROWE, CAROLYN B	1427 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2339	11-27-15-15696-000-0380	POINSETTIA	1427
ROWE, RALPH L	ROWE, VICKI H	1151 LANCER LN	TARPON SPRINGS	FL	34689-8034	14-27-15-52389-000-0400	LANCER	1151
ROWLAND, GEORGE THOMPSON	ROWLAND, SHARON ANN	1433 MEYER LN	TARPON SPRINGS	FL	34688-5341	08-27-16-74398-000-0050	MEYER	1433
ROWLAND, LAWRENCE	ROWLAND, WENDY	2037 CHAPMAN LAKE DR	WARSAW	IN	46582-7840	18-27-16-85514-000-0030	US HIGHWAY 19	39820
ROYA EQUITIES LLC		13039 W LINEBAUGH AVE ST	TAMPA	FL	33626-4483	02-27-15-89894-000-0320	WINDY BAY	1230
ROZUM, PANDEE		90 S HIGHLAND AVE APT 3	TARPON SPRINGS	FL	34689-5368	08-27-16-48830-000-0030	HIGHLAND	90
RS RENTAL II LLC		199 LAFAYETTE ST APT 7A	NEW YORK	NY	10012-4733	13-27-15-64944-004-0010	MORGAN	407
RS RENTAL III-A LLC		199 LAFAYETTE ST APT 7A	NEW YORK	NY	10012-4733	07-27-16-26928-011-0030	SPRUCE	728
RSGR HOLDINGS LLC		4253 PERRY PL	NEW PORT RICHEY	FL	34652-3151	13-27-15-89946-078-0050	PINELLAS	419
RUCH, ALEXANDER	RUCH, LESLIE	463 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0430	VILLAGE	463
RUCINSKI, MICHELLE A		1437 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0300	RIDGE	1437
RUDD, DAVID M	RUDD, SARA M	526 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0090	RIVERCREST	526
RUDZINSKI, JERRY		4771 MICHELLE LN	PALM HARBOR	FL	34684-1063	19-27-16-89925-009-0050	MICHELLE	4771
RUGG, LORI ANN	RUGG, ADAM C	624 N LAKE BLVD	TARPON SPRINGS	FL	34689-5247	07-27-16-60846-000-0160	LAKE	624
RUIZ, ALFREDO JR		1403 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0670	TALLAHASSEE	1403
RUIZ, HECTOR JAMES	RUIZ, ALEXIS JEANNETTE	2509 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-015-0010	SILVERBACK	2509
RUNKEL, KIM D		85 FULTON ST	TARPON SPRINGS	FL	34689-6959	01-27-15-27072-010-0100	FULTON	85
RUNKLE, JOSHUA A	DEMICCO-RUNKLE, BRANDY M	420 E TARPON AVE	TARPON SPRINGS	FL	34689-4322	12-27-15-27756-001-0070	TARPON	420
RUNZLER, TAMMI		1250 S PINELLAS AVE UNIT 4	TARPON SPRINGS	FL	34689-3742	13-27-15-33286-040-0405	PINELLAS	1250
RUSNAK, TERRENCE TRE	RUSNAK, MYRNA TRE	1890 LEXINGTON PL	TARPON SPRINGS	FL	34688-4962	08-27-16-78763-000-0220	LEXINGTON	1890
RUSS, DEBORAH A	RUSS, DARYL J	180 ELEANOR ST	TARPON SPRINGS	FL	34689-1958	24-27-15-62190-003-0030	ELANOR ST	180
RUSSELL INVESMENT PROPERTIES LLC		616 ISLAND DR	TARPON SPRINGS	FL	34689-3150	12-27-15-53352-002-0040	ROOSEVELT	
RUSSELL INVESTMENT PROPERTIES II LLC		616 ISLAND DR	TARPON SPRINGS	FL	34689-3150	12-27-15-53352-003-0140	ISLAND	616
RUSSELL INVESTMENT PROPERTIES LLC		616 ISLAND DR	TARPON SPRINGS	FL	34689-3150	12-27-15-53352-003-0130	ISLAND	612
RUSSELL PARKING LOT VENTURES LLC		616 ISLAND DR	TARPON SPRINGS	FL	34689-3150	12-27-15-53352-003-0020	DODECANESE	913
RUSSELL PARKING LOT VENTURES LLC		933 DODECANESE BLVD	TARPON SPRINGS	FL	34689-3135	12-27-15-53352-003-0100	ISLAND	
RUSSELL, CHARLES T	RUSSELL, BRENDA K	325 S PENNSYLVANIA AVE	FREMONT	OH	43420-4618	18-27-16-85514-000-1210	US HIGHWAY 19	39820
RUSSELL, JUSTIN BENEDETTO	SCHILLACE, NICOLE MARIE	1520 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0460	NORTH RIVER	1520
RUSSELL, ROBERT P REV LIV TRUST	RUSSELL, ROBERT P TRE	777 PATRICIA AVE	DUNEDIN	FL	34698-7110	01-27-15-38772-001-0150	JERU	252
RUSSELO, WILLIAM B JR	ENTREKIN, PAULA	820 HIGHLAND BLVD	COSHOCTON	OH	43812-2421	12-27-15-15228-000-0020	READ	153
RUSTON, DALE R	RUSTON, SANDRA J	203845 LAKE DR	ROSHOLT	WI	54473-9118	10-27-15-66683-000-0210	PARKSIDE COLONY	121
RUTH, DWAYNE A	RUTH, THERESA KIWALA	733 N DISSTON AVE	TARPON SPRINGS	FL	34689-4025	12-27-15-89910-000-0010	DISSTON	733
RUTHERFORD, THOMAS B JR TRE	RUTHERFORD, THOMAS B JR REV TRUST	1052 ISLAND AVE	TARPON SPRINGS	FL	34689-6916	12-27-15-60282-002-0007	ISLAND	1052
RUTIGLIANO, GERARD N		1149 E ROHE ST APT B	TARPON SPRINGS	FL	34689-4162	07-27-16-47538-001-0170	ROHE	1149
RUTKAUSKAS, RICHARD	RUTKAUSKAS, CLAIRE VINET	1016 GULF RD	TARPON SPRINGS	FL	34689-2532	11-27-15-87786-003-0200	GULF	1016
RYAN, BILLIE	RYAN, MICHELLE	36 N SPRING BLVD	TARPON SPRINGS	FL	34689-3430	12-27-15-89982-065-0007	SPRING	36
RYCKMAN, MICHAEL J	RYCKMAN, SUSANNE	4678 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0110	TUDOR	4678
RYDZEWSKA, DOROTA		2110 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0060	TARPON LANDINGS	2110
S & A BROTHERS LLC		301 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3635	13-27-15-89946-077-0230	BOYER	114
S & A BROTHERS LLC		301 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3635	13-27-15-89946-077-0220	BOYER	110
S & N TARPON ENTERPRISES INC		13417 GULF LN	MADEIRA BEACH	FL	33708-1868	12-27-15-53352-005-0120	ISLAND	515
S & N TARPON ENTERPRISES INC		5328 MACOSO CT	NEW PORT RICHEY	FL	34655-4347	12-27-15-53352-004-0090	ISLAND	516
S F R 2012-1 FLORIDA LLC		1775 HANCOCK ST STE 200	SAN DIEGO	CA	92110-2036	24-27-15-36271-000-0420	OAK SPRING	1653

S L P BAYSIDE LLC		175 BAYSIDE DR	CLEARWATER	FL	33767-2502	06-27-16-91524-000-0500	SOMMARIE	1868
S R P SUB LLC		16220 N SCOTTSDALE RD STI	SCOTTSDALE	AZ	85254-1825	23-27-15-76447-000-0310	AUTUMNWOOD	1687
S W H 2017-1 BORROWER LP		8665 E HARTFORD DR STE 2(	SCOTTSDALE	AZ	85255-7807	07-27-16-26928-021-0200	PENT	731
S&K HOLDINGS OF CLEARWATER LLC		140 ISLAND WAY UNIT 172	CLEARWATER	FL	33767-2216	02-27-15-75760-001-0040	NORTH BEND	1512
SABO, TIMOTHY A TRE	SABO, TIMOTHY A REV TRUST	720 WOODMONT DR	TARPON SPRINGS	FL	34689-2644	14-27-15-97070-000-0330	WOODMONT	720
SABOURIN, NAN C LIV TRUST		3912 SILK OAK LN	PALM HARBOR	FL	34685-4030	12-27-15-89982-003-0101	LIVE OAK	
SACCARDO, DOREEN E		31 BAYWOOD DR	PALM HARBOR	FL	34683-1300	24-27-15-39960-000-0110	PINELLAS	1750
SACHEN, SEAN M	SACHEN, LEA ELLEN	1436 WHITE OAK CT	TARPON SPRINGS	FL	34689-3828	24-27-15-62932-001-0100	WHITE OAK	1436
SAETANG, BO TRE	SAETANG, LILY LANG TRE	10 BURLEIGH AVE	IPSWICH	MA	01938-1764	18-27-16-65938-010-7340	HAVEN	734
SAFETY HARBOR OF FL LLC		1316 FALLSMEADE CT	OLDSMAR	FL	34677-5128	24-27-15-89280-000-2504	PINELLAS	1825
SAFFORD LAND TRUST	JONES, VICTORIA TRE	209 E HARRISON ST	TARPON SPRINGS	FL	34689-4517	13-27-15-21348-002-0120	HARRISON	209
SAFFORD LAND TRUST	JONES, VICTORIA TRE	404 S GROSSE AVE	TARPON SPRINGS	FL	34689-4400	13-27-15-21348-002-0090	SAFFORD	707
SAGONIAS REVOCABLE TRUST	AYDIN, BERK TRE	235 OLD OAK CIR	PALM HARBOR	FL	34683-5862	13-27-15-89946-010-0240	MORGAN	20
SAGONIAS REVOCABLE TRUST	SAGONIAS, STAMATINA TRE	235 OLD OAK CIR	PALM HARBOR	FL	34683-5862	12-27-15-41166-000-0020	ROOSEVELT	
SAGONIAS, STAMATINA TRE	AYDIN, BERK TRE	235 OLD OAK CIR	PALM HARBOR	FL	34683-5862	12-27-15-41166-000-0040	ROOSEVELT	
SAIL HARBOR YACHT CLUB LLC		1560 GULF BLVD PH 1	CLEARWATER	FL	33767-2985	02-27-15-00000-440-0110	ANCLOTE	515
SAINSBURY, ANDREA		1449 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0060	HILLSIDE LANDING	1449
SAINT SOMEWHERE FARMHOUSE BREWING LLC		1248 LORI DR	SPRING HILL	FL	34606	12-27-15-77778-402-0150	RING	115
SAITTIS LLC		5210 WEBB RD	TAMPA	FL	33615-4518	18-27-16-68160-000-0010	BOYER	1003
SAIYA LLC		106 W PARK ST	TARPON SPRINGS	FL	34689-3221	12-27-15-89982-054-0701	PARK	106
SAIYA, KENNETH F	SAIYA, SARAH A	403 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689-3157	12-27-15-53352-007-0240	ROOSEVELT	403
SAKALOGLOU, GEORGE		1129 GREENLEA DR	HOLIDAY	FL	34691-6754	13-27-15-89946-010-0160	BANANA	601
SAKELLARIDES, JOHN M	SAKELLARIDES, GLORIA J	1106 ASHLAND AVE	TARPON SPRINGS	FL	34689-2680	14-27-15-43074-009-0110	ASHLAND	1106
SAKELSON FAMILY TRUST	PETERSON, MARIA S TRE	119 WATERBERRY DR	TARPON SPRINGS	FL	34688-4903	01-27-15-89136-000-0160	PINELLAS	1756
SAKELSON, LOUIS W	SAKELSON, JOSEPH L	1591 SPOTTSWOOD CIR	PALM HARBOR	FL	34683-6121	12-27-15-54522-001-0150	HOPE	615
SAKELSON, LOUIS W	SAKELSON, JOSEPH L	5714 JAMES ST	NEW PORT RICHEY	FL	34652-3757	12-27-15-54522-001-0120	HILL	
SAKELSON, MICHAEL J REVOCABLE TRUST	SAKELSON FAMILY LIVING TRUST	70 INNESS DR	TARPON SPRINGS	FL	34689-2553	01-27-15-89136-000-0100	POINSETTIA	
SAKIS PROPERTIES LLC		3601 ALT 19 STE A	PALM HARBOR	FL	34683-1479	10-27-15-87822-008-0410	SUNSET	1005
SALAMANDER INNISBROOK LLC	C/O INNISBROOK RES(	36750 US HIGHWAY 19 N	PALM HARBOR	FL	34684-1239	25-27-15-00000-100-0100	US HIGHWAY 19	36750
SALEK, JUAN RAMIREZ	LAGUNA, ROMINA PARRA	3262 LATANA DR	DUNEDIN	FL	34698	18-27-16-65938-004-6430	HAVEN	643
SALEK, JUAN S RAMIREZ	LAGUNA, ROMINA PARRA	3262 LATANA DR	PALM HARBOR	FL	34684-3421	18-27-16-65938-006-6540	HAVEN	654
SALINAS, SANDRA M	SALINAS, JAIME	1509 S DISSTON AVE	TARPON SPRINGS	FL	34689-7921	19-27-16-21537-000-0050	DISSTON	1509
SALISBURY, MARK	SALISBURY, SUSAN D	327 TERRACE RD	SCHENECTADY	NY	12306-1713	18-27-16-85514-000-0980	US HIGHWAY 19	39820
SALIVARAS, DEMETRIOS ANDREAS	DENTON, ANN MICHELLE	1504 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0120	GOPHER	1504
SALSAKS INC		530 ATHENS ST	TARPON SPRINGS	FL	34689-3106	12-27-15-41184-000-0070	ATHENS	530
SALVATI, CHRISTINE IANNONE		1204 E COURT ST	TARPON SPRINGS	FL	34689-5411	07-27-16-99612-006-0030	COURT	1204
SALZMANN, DAVID W	SALZMANN, CATHY L	712 PENT ST	TARPON SPRINGS	FL	34689-4228	07-27-16-26928-021-0250	PENT	712
SAMARAS, KONSTANTINOS	PSINAS, ANNA	1665 OAK PARK CT	TARPON SPRINGS	FL	34689-3892	24-27-15-36271-000-1150	OAK PARK	1665
SAMARCO HOLDINGS LLC		1249 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2003	12-27-15-75852-000-0240	SPRUCE	
SAMARKOS, GRACE MARICA		300 S FLORIDA AVE APT 300I	TARPON SPRINGS	FL	34689-2752	15-27-15-88225-300-0009	FLORIDA	300
SAMMULLER, CARLETON MARK	SAMMULLER, DONNA	1481 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0100	HILLSIDE LANDING	1481
SAMSON, MICHAEL	SAMSON, JESSICA	534 RIVERCREST LN	TARPON SPRINGS	FL	34689-3321	12-27-15-75858-000-0080	RIVERCREST	534
SAMUEL FAMILY REVOCABLE TRUST	SAMUEL, STUART JEFFREY TRE	98 S HIGHLAND AVE UNIT 10	TARPON SPRINGS	FL	34689-5390	08-27-16-89880-010-1001	HIGHLAND	98
SANAKER, JANET R		90 S HIGHLAND AVE APT 212	TARPON SPRINGS	FL	34689-5365	08-27-16-48831-001-2120	HIGHLAND	90

SANDACZ, JOHN H	LAUDERDALE, DEENA M	397 W CHASE ST	HERNANDO	FL	34442-8327	12-27-15-15228-000-0040	READ	116
SANDERS, CURTIS	COLEMAN, ARTISHA	711 LINCOLN AVE	TARPON SPRINGS	FL	34689-4531	12-27-15-89982-043-0108	BOYER	
SANDERS, CURTIS L		711 LINCOLN AVE	TARPON SPRINGS	FL	34689-4531	13-27-15-21348-001-0090	LINCOLN	711
SANDS, DAVID P	SANDS, SUEANN M	15230 S NILES RD	EAGLE	MI	48822-9708	18-27-16-85514-000-0170	US HIGHWAY 19	39820
SANDS, NANCY C		1175 BAM LN	ZANESVILLE	OH	43701-7797	18-27-16-89929-000-1330	MELODY	133
SANDY LAKES DEV INC		339 ANCLOTE RD	TARPON SPRINGS	FL	34689-6910	11-27-15-00000-110-0200	ANCLOTE	
SANFORD, KRISTEN	SANFORD, PETER	613 HAVEN PL	TARPON SPRINGS	FL	34689-4843	18-27-16-65938-002-6130	HAVEN	613
SANNER, CYNTHIA	SANNER, WILLIAM	614 CHARLOTTE AVE	TARPON SPRINGS	FL	34689-2105	10-27-15-31482-001-0110	CHARLOTTE	614
SANT, TIMOTHY P TRE	SANT, KATHY TRE	4331 REGENCY RIDGE DR UN	CINCINNATI	OH	45248-2329	13-27-15-33289-005-3101	OAK	3101
SANTANGELO, ROY A	SANTANGELO, KAREN L	4471 GLENBROOK DR	PALM HARBOR	FL	34683-1562	19-27-16-30998-000-0040	GLENBROOK	4471
SANTELLI, SANFORD	SANTELLI, KATHLEEN	2306 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2306	LENNOX	2306
SANTELLO, THOMAS K JR		PO BOX 20	CROMWELL	CT	06416-0020	13-27-15-58916-010-0107	MOORINGS COVE	363
SANTIAGO, KRISTOFFER		1117 E COURT ST	TARPON SPRINGS	FL	34689-5408	07-27-16-99612-002-0150	COURT	1117
SANTORA, DOROTHY MUGLIA		1250 S PINELLAS AVE APT 60	TARPON SPRINGS	FL	34689-3746	13-27-15-33286-060-0608	PINELLAS	1250
SANTOS ALVES, PIETTRA		230 SPOONBILL LN	TARPON SPRINGS	FL	34689-5249	07-27-16-60847-000-0030	SPOONBILL	
SANTOS ISLE COMMERCIAL LLC		477 S ROSEMARY AVE STE 3(	WEST PALM BEACH	FL	33401-5758	13-27-15-89946-003-0010	MARTIN LUTHER KING JR	
SANTOS ISLE LTD		477 S ROSEMARY AVE STE 3(	WEST PALM BEACH	FL	33401-5758	13-27-15-89946-003-0210	MORGAN	
SANTOYO & SONS PROPERTY LLC		4932 YELLOWSTONE DR	NEW PORT RICHEY	FL	34655-4379	12-27-15-54396-001-0030	TARPON	520
SANXHAKTARI, LINDITA		647 HAVEN PL	TARPON SPRINGS	FL	34689-4861	18-27-16-65938-005-6470	HAVEN	647
SAPUTA, CHRISTOPHER		90 S HIGHLAND AVE APT 123	TARPON SPRINGS	FL	34689-5358	08-27-16-48831-002-1230	HIGHLAND	90
SARAVANOS, GUS & ZOE LIVING TRUST	SARAVANOS, ANTHONY TRE	350 HARBOR PSGE	CLEARWATER	FL	33767-1811	19-27-16-89442-000-0284	US HIGHWAY 19	38890
SAROS, NICKOLETTA		4813 MICHELLE LN	PALM HARBOR	FL	34684-1064	19-27-16-89925-010-0040	MICHELLE	4813
SAROUKOS, GEORGE		1561 EMBER LN	TARPON SPRINGS	FL	34689-2005	12-27-15-12910-000-0011	COURT	
SAROUKOS, GEORGE T		1561 EMBER LN	TARPON SPRINGS	FL	34689-2005	03-27-15-87374-000-0620	EMBER	1561
SARRIS, MICHAEL	SARRIS, ELAINE L	331 HIGH ST	TARPON SPRINGS	FL	34689-3254	12-27-15-27792-002-0060	HIGH	331
SARRIS, MIKE P		331 HIGH ST	TARPON SPRINGS	FL	34689-3254	07-27-16-26928-012-0140	BOSTON	603
SATTERFIELD, CINDY		720 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0210	BOSTON	720
SATTERFIELD, CINDY TEMPLE	MCMAHON, JEFFREY W	720 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0200	BOSTON	
SAUL, RACHEL	SAUL, RYAN	1997 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0010	LEXINGTON	1997
SAULS, KATIE LYNN	SAULS, BRIAN FRANKLIN	211 N LEVIS AVE	TARPON SPRINGS	FL	34689	12-27-15-89982-027-0106	LEVIS	
SAUNDERS, ANGELA TRE	LOVE ENDURES LIV TRUST	1507 TALISKER DR	CLEARWATER	FL	33755-1347	13-27-15-64926-001-0010	GROSSE	601
SAUNDERS, KATRINA		534 PINE ST	TARPON SPRINGS	FL	34689-4008	12-27-15-47610-000-0160	PINE	534
SAUNDERS, WINZELLA		706 S GROSSE AVE	TARPON SPRINGS	FL	34689-4556	13-27-15-21348-001-0160	GROSSE	706
SAUVE, ARTHUR R	SAUVE, IRENE	11362 N WEBSTER RD	CLIO	MI	48420-8235	18-27-16-85514-000-0460	US HIGHWAY 19	39820
SAVAGE, BETH ANN		623 HAVEN PL	TARPON SPRINGS	FL	34689-4856	18-27-16-65938-003-6230	HAVEN	623
SAVANNAH POINTE HMOWNS ASSN INC		2101 SUSSEX CT	PALM HARBOR	FL	34683-1719	08-27-16-78763-000-0001	KEYSTONE	
SAVIO, CHARLES	SAVIO, CHARLES J	503 NEWLEAF DR	TARPON SPRINGS	FL	34689-3837	24-27-15-62939-001-0220	SILVER OAK	1420
SAWA, ROBERT	SAWA, JUDY	724 PALM AVE	TARPON SPRINGS	FL	34689-2457	11-27-15-87786-006-0180	PALM	724
SAWA, ROBERT F	SAWA, JUDY E	724 PALM AVE	TARPON SPRINGS	FL	34689-2457	13-27-15-55306-001-0220	MERES	200
SAWICKI, LEE THOMAS		1409 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0010	HILLSIDE LANDING	1409
SAWYER, JEFFREY	SAWYER, GINA	32 WINDRUSH BAY DR UNIT	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0320	WINDRUSH BAY	32
SAWYER, VIOLA A		1250 S PINELLAS AVE APT 20	TARPON SPRINGS	FL	34689-3738	13-27-15-33286-020-0201	PINELLAS	1250
SAYLOR, JERRY C	SAYLOR, ANN L	100 RACHEL DR	TARPON SPRINGS	FL	34689-5011	18-27-16-89929-000-1000	RACHEL	100
SAYLOR, MATTHEW H	SROKA, CRAIG A	1389 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	19-27-16-62936-008-0690	DISSTON	1389

Affected Properties and 500 Foot Buffer

SB TARPON LLC			280 MADISON AVE RM 1003	NEW YORK	NY	10016-0808	12-27-15-89982-034-0300	US HIGHWAY 19	41226
SCACCIA, PETER	SCACCIA, JENNIFER		1647 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1706	24-27-15-36271-000-0710	HARBOR OAKS	1647
SCANNELL, KEVIN T			99 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-0990	RACHEL	99
SCANSON, ERIC T	SCANSON, CHRISTINE L		8423 ROBINHOOD DR	MONTAGUE	MI	49437-8405	18-27-16-85514-000-0550	US HIGHWAY 19	39820
SCARCELLA, JOSEPH L	SCARCELLA, PAMELA A		975 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2622	14-27-15-97070-000-0590	RIDGEWOOD	975
SCAROS, CONSTANTINOS			80 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0431	PARK	80
SCHACHTNER, SUE A DECLARATION OF TRUS	SCHACHTNER, SUE A TRE		9629 ORTH RD	GARDEN PRAIRIE	IL	61038-9740	18-27-16-85514-000-2090	US HIGHWAY 19	39820
SCHAD, BONNIE J	SCHAD, QUINN E		87 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-0870	RACHEL	87
SCHAEFER, CHRISTOPHER PETER			459 W DELAVAN AVE	BUFFALO	NY	14213-1414	18-27-16-85514-000-1560	US HIGHWAY 19	39820
SCHAFER, MICHAEL P	SCHAFER, KIMBERLY S		PO BOX 1547	TARPON SPRINGS	FL	34688-1547	12-27-15-89982-043-0308	LEVIS	
SCHARF, WILLIAM H	SCHARF, CAROLYN W		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-0990	US HIGHWAY 19	39820
SCHATZ, EDWARD B	SCHATZ, SHELLEY L		1164 N JASMINE AVE	TARPON SPRINGS	FL	34689-5235	12-27-15-89982-095-0003	JASMINE	1164
SCHELLER, JUNE			90 S HIGHLAND AVE APT 15	TARPON SPRINGS	FL	34689-5372	08-27-16-48830-000-0150	HIGHLAND	90
SCHENCK, GAIL DORIS			4825 MICHELLE LN	PALM HARBOR	FL	34684-1064	19-27-16-89925-010-0020	MICHELLE	4825
SCHENK, JILL A			837 OAKWOOD DR	TARPON SPRINGS	FL	34689-5217	07-27-16-50959-000-0680	OAKWOOD	837
SCHENK, MARLENE M	SCHENK, RUSSELL N	C/O RUSSELL SCHENK	2212 TUMBLEWEED DR	HOLIDAY	FL	34690-4539	12-27-15-75852-000-0270	CEDAR	104
SCHERINGER, KENNETH	SCHERINGER, PATSY		1509 E TESSIER DR	TARPON SPRINGS	FL	34689-2150	11-27-15-89208-000-3014	TESSIER	1509
SCHEUCH, JEANNE P	BARRETT, PATRICIA E		22 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0220	DRURY	22
SCHIMPFF, DAVID			1230 HIGHLAND AVE NW	TARPON SPRINGS	FL	34689-6970	01-27-15-27072-010-0030	HIGHLAND	1230
SCHINDLER, IRWIN M	SCHINDLER, LALAINE D		1106 MARINA DR	TARPON SPRINGS	FL	34689-6712	11-27-15-00952-000-0020	MARINA	1106
SCHIPPERS, HOLLY SUE	BREEJEN, KAREN		200 MERES BLVD APT 21	TARPON SPRINGS	FL	34689-2640	13-27-15-55306-001-0210	MERES	200
SCHMERGE, KATHERINE	PAWLIKOWSKI, ROBERT		1626 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0760	KISMET	1626
SCHMIDT, DUSTIN	SCHMIDT, RACHEL		51 BURTON PL	TARPON SPRINGS	FL	34688-5303	08-27-16-48870-000-0370	BURTON	51
SCHMIDT, KATHLEEN M			124 HIBISCUS ST	TARPON SPRINGS	FL	34689-3453	12-27-15-89982-063-0502	HIBISCUS	124
SCHMIDT, KATHLEEN M			124 HIBISCUS ST APT 4	TARPON SPRINGS	FL	34689-3453	12-27-15-89982-028-0105	GROSSE	205
SCHMIDT, KENNETH BERNARD			40 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0360	PARK	40
SCHMIDT, PETER	SCHMIDT, SHEILA		2281 LESSIE MAUDE DR	MARIETTA	GA	30066-6437	08-27-16-48829-000-1104	HIGHLAND	90
SCHMITT, JOHN K			1410 SILVER OAK DR	TARPON SPRINGS	FL	34689-3840	24-27-15-62939-001-0090	SILVER OAK	1410
SCHMITT, TRAVIS	COVERT, ANGELAMARIE		608 BOSTON ST	TARPON SPRINGS	FL	34689-4102	07-27-16-26928-012-0290	BOSTON	608
SCHMITZ, KARL UWE			4819 MICHELLE LN	PALM HARBOR	FL	34684-1064	19-27-16-89925-010-0030	MICHELLE	4819
SCHNELL, LISA J			40 W ORANGE ST UNIT 101	TARPON SPRINGS	FL	34689-3422	12-27-15-94145-003-1010	ORANGE	40
SCHNELL, WILLIAM JR			4831 MICHELLE LN	PALM HARBOR	FL	34684-1064	19-27-16-89925-010-0010	MICHELLE	4831
SCHOOLER PROPERTIES LLC			1312 GARDEN AVE	TARPON SPRINGS	FL	34689-2301	07-27-16-32958-001-0040	TARPON	624
SCHOONOVER, JAMES J	SCHOONOVER, SUSAN K		609 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-20898-000-0050	SPRUCE	609
SCHRAM, MARY	SCHRAM, JEFFREY		39 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0390	WINDRUSH BAY	39
SCHREIBER, PAUL LUIS CARDENAS			254 PINNEBERG	OSSENPADD 33			18-27-16-65938-003-6310	HAVEN	631
SCHROEDER, RICHARD L			PO BOX 621	TARPON SPRINGS	FL	34688-0621	06-27-16-89388-000-0441	JASMINE	1330
SCHUBERT, DERAK A	SCHUBERT, ALISON R		502 N DISSTON AVE	TARPON SPRINGS	FL	34689-4022	07-27-16-26928-012-0340	DISSTON	502
SCHULER, THEODORE L			1004 MIZZEN CT	TARPON SPRINGS	FL	34689-7145	03-27-15-72383-000-1410	MIZZEN	1004
SCHULTE, MICHAEL G TRE	SCHULTE, NANCY P TRE		1173 FLYING FISH LN	TARPON SPRINGS	FL	34689-7007	12-27-15-00960-000-0070	FLYING FISH	1173
SCHULTZ, EDWARD	SCHULTZ, MARIA		121 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-15210-000-0030	GROSSE	121
SCHULTZ, IMELDA I			90 S HIGHLAND AVE APT 121	TARPON SPRINGS	FL	34689-5358	08-27-16-48831-002-1210	HIGHLAND	90
SCHULTZ, MARIA T	SCHULTZ, EDWARD LEE		121 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-89982-043-0103	BOYER	529
SCHUYLER, DAVID W			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1500	US HIGHWAY 19	39820

SCHWAB, HOLGER	SCHWAB, GERTRUDE	7922 HOPPER RD	CINCINNATI	OH	45255-4631	18-27-16-89929-000-0800	RACHEL	80
SCHWAB, REGINE		106 W 12TH ST	FREDERICK	MD	21701-4531	18-27-16-85514-000-0310	US HIGHWAY 19	39820
SCHWEITZ, DUANE A	SCHWEITZ, MICHELLE T	538 N GROSSE AVE	TARPON SPRINGS	FL	34689-4034	12-27-15-89982-014-0308	GROSSE	538
SCHWEIZER, JEFFREY C	SCHWEIZER, DIANE E	70 RACHEL DR	TARPON SPRINGS	FL	34689-5012	18-27-16-89929-000-0700	RACHEL	70
SCHWEIZER, LAWRENCE A	SCHWEIZER, MARTHA R	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1130	US HIGHWAY 19	39820
SCIBEK, DAVID W	SCIBEK, NADINE L	64 FERRIS ST	SAINT ALBANS	VT	05478-1722	12-27-15-00965-000-0030	ATHENIAN	133
SCIOTO PROPERTIES SP 16 LLC		160 E OLENTANGY ST	POWELL	OH	43065-9065	14-27-15-34132-000-0080	FLORIDA	461
SCOGGINS, M THOMAS	SCOGGINS, SAMANTHA COCHRAN	1550 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2014	03-27-15-87858-000-1560	MAC CHESNEY	1550
SCOTT TRUST	SCOTT, JUDITH DIANE TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1070	US HIGHWAY 19	39820
SCOTT, ARLENE J		369 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-010-0106	MOORINGS COVE	369
SCOTT, DOUGLAS	SCOTT, KAREN	454 MARK ST	PETERBOROUGH ON K9H 1V9			18-27-16-89929-000-1990	ROYAL PALM	199
SCOTT, EILEEN		209 W LEMON ST	TARPON SPRINGS	FL	34689-3522	13-27-15-06120-002-0010	LEMON	209
SCOTT, MARY L		614 S GROSSE AVE	TARPON SPRINGS	FL	34689-4522	13-27-15-21348-001-0180	GROSSE	614
SCOTT, RICHARD	ABNEY, CINDY	1561 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1620	MAC CHESNEY	1561
SCOTT, TREVOR E	SCOTT, LORI K	978 SUNRISE DR	TARPON SPRINGS	FL	34689-8345	18-27-16-32778-000-0070	SUNRISE	978
SCOTTO, ANTHONY FRANCIS		2669 ST JOSEPH DR W	DUNEDIN	FL	34698-1787	18-27-16-65938-005-6450	HAVEN	645
SCURTI, JAMES		219 GRAND BLVD	TARPON SPRINGS	FL	34689-3213	12-27-15-66636-000-0040	GRAND	219
SEA BASS LLC		1161 MARINA DR	TARPON SPRINGS	FL	34689-6714	12-27-15-11214-007-0003	ANCLOTE	251
SEABROOK, DERRICK	SEABROOK, TARA	111 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0090	KATHLEEN	111
SEAMAN, ROSEMARY E REV LIVING TRUST	SEAMAN, ROSEMARY E TRE	417 LOCKLIE ST	DUNEDIN	FL	34698-7600	13-27-15-33286-040-0411	PINELLAS	1250
SEAMON, MERLIN E	SEAMON, SUE E	1161 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0160	MARINA	1161
SEARLE, KENT C	SEARLE, GINA E	5375 COAKLEY RD NW	CARROLL	OH	43112-9572	08-27-16-48829-000-1418	HIGHLAND	90
SEBERRY, ANGIE IRENE		1121 E COURT ST	TARPON SPRINGS	FL	34689-5408	07-27-16-99612-002-0130	COURT	1121
SECOND STEVENSON PROP CORP	C/O TAX DEPT 17559	PO BOX 711	DALLAS	TX	75221-0711	24-27-15-37656-000-0040	ALT 19	4985
SEGALL, SHERRY A		90 S HIGHLAND AVE APT 318	TARPON SPRINGS	FL	34689-5345	08-27-16-48831-002-3180	HIGHLAND	90
SEGURA, ROSEANN TRE	SEGURA, AUGUSTO TRE	272 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5229	07-27-16-60847-000-0130	SAND CRANE	
SEHN-GIAMPILIS, DEBRA	GIAMPILIS, MICHAEL P	251 RINGWOOD DR	WANTAGH	NY	11793-1902	08-27-16-48831-001-4060	HIGHLAND	90
SELLARDS, CHARLES	SELLARDS, CAROL S	1531 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0410	HILLVIEW	1531
SELLARDS, PEGGY A	WADZINSKI, KENNETH J	1450 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0180	HILLVIEW	1450
SELLERS, JANICE		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0584	US HIGHWAY 19	39650
SEMEAR, MARK	SEMEAR, MELISSA	1550 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0510	NORTH RIVER	1550
SEMINOLE EQUIPMENT INC		204 TARPON INDUSTRIAL DR	TARPON SPRINGS	FL	34689-6801	01-27-15-89890-000-0110	TARPON INDUSTRIAL	204
SEMPLE, LUCAS	SEMPLE, JENNIFER	766 MERLINS CT	TARPON SPRINGS	FL	34689-2852	15-27-15-89235-000-0103	COBURN	1412
SENGAMPHONE, BOT	SENGAMPHONE, CHANSAMONE	401 N LEVIS AVE	TARPON SPRINGS	FL	34689-4036	12-27-15-47592-000-0231	LEVIS	401
SENNSTROM, MARIAN	SENNSTROM, BERNARD II	9 PARKWOOD RD	PENNSVILLE	NJ	08070-1734	14-27-15-48655-000-0050	LAKESIDE COLONY	105
SEPPALA, ANNE LOUISE		2401 CYPRESS POND RD	PALM HARBOR	FL	34683-1515	30-27-16-31000-024-2401	CYPRESS POND	2401
SEPULVEDA, NAIDA	SEPULVEDA, NAIDA MARISA	27 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1203	10-27-15-98260-015-0270	WINDRUSH BAY	27
SERRABELLA, JAMES C	MILLS, MAGGIE	225 W MARTIN LUTHER KIN	TARPON SPRINGS	FL	34689-2666	13-27-15-01998-000-0080	MARTIN LUTHER KING JR	225
SETKA, HALIL	SETKA, VAHIDA	4208 BROWNS LN UNIT 206	LOUISVILLE	KY	40220-1599	18-27-16-65938-003-6250	HAVEN	625
SETTENS, ANTHONY C TRE	SETTENS, ANGELA M TRE	1503 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2315	11-27-15-87804-024-0010	TALLAHASSEE	1503
SEVERSON ANDERS LIVING TRUST	SEVERSON, DAN TRE	1477 BROOKS AVE W	ROSEVILLE	MN	55113-3116	13-27-15-33287-002-1821	GOLFVIEW	1821
SFR ACQUISITIONS 1 LLC		120 S RIVERSIDE PLAZA STE 2	CHICAGO	IL	60606-6995	07-27-16-99612-010-0190	BOYER	1109
SFR II BORROWER 2021-3 LLC		120 S RIVERSIDE PLZ STE 200	CHICAGO	IL	60606-6995	23-27-15-76447-000-0290	AUTUMNWOOD	1671
SHABO, PETER MICHAEL		1300 OAK MEADOW PT	NEW PORT RICHEY	FL	34655-5534	13-27-15-55306-003-0120	MERES	200

SHACKELFORD, KHARON EST		302 E BOYER ST	TARPON SPRINGS	FL	34689-4404	13-27-15-01692-002-0010	BOYER	302
SHADRICK, WILLIAM M	SHADRICK, MERRY BETH	2201 TONIWOOD LN	PALM HARBOR	FL	34685-2226	13-27-15-58916-009-0092	MOORINGS COVE	381
SHAFER, LOIS		1426 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0150	POINSETTIA	1426
SHAFFER, KEVIN	SHAFFER, CHRISTIANA	126 MELODY LN	TARPON SPRINGS	FL	34689-5007	18-27-16-89929-000-1260	MELODY	126
SHAH, ASIT B	SHAH, HETAL A	621 HAVEN PL	TARPON SPRINGS	FL	34689-4844	18-27-16-65938-003-6210	HAVEN	621
SHAHID, SADIA	GAUHAR, RAHEMA	1843 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0320	SOMMARIE	1843
SHAMAY REAL ESTATE LLC		300 THREE ISLANDS BLVD AF	HALLANDALE BEACH	FL	33009-2820	18-27-16-89424-000-0492	US HIGHWAY 19	40076
SHANKS, JAMES	SHANKS, REGINA	1657 OAK PARK CT	TARPON SPRINGS	FL	34689-3892	24-27-15-36271-000-1140	OAK PARK	1657
SHANNON, MARTHA	SHANNON, ROBERT	334 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2673	13-27-15-58916-003-0034	MOORINGS COVE	334
SHARKEY, JOSEPH H		1387 VENTNOR AVE	TARPON SPRINGS	FL	34689-2730	15-27-15-89928-002-0040	VENTNOR	1387
SHARP, DAMIEN	SHARP, ELIZABETH R	1467 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0320	HILLVIEW	1467
SHARP, WILLIAM J	SHARP, JANET O	455 PENT ST	TARPON SPRINGS	FL	34689-4045	12-27-15-47592-000-0200	PENT	455
SHASTEEN, PHILIP M		2920 W HARBOR VIEW AVE	TAMPA	FL	33611-1643	30-27-16-31000-024-2407	CYPRESS POND	2407
SHAW, DONALD L	SHAW, DAVID C	64 RACHEL DR	TARPON SPRINGS	FL	34689-5012	18-27-16-89929-000-0640	RACHEL	64
SHAW, LEWIS JAMES		200 MERES BLVD APT 5	TARPON SPRINGS	FL	34689-2639	13-27-15-55306-003-0050	MERES	200
SHAWN HANSON REAL ESTATE HOLDINGS LLC		433 2ND ST S UNIT B	SAFETY HARBOR	FL	34695-4009	24-27-15-89280-000-2505	PINELLAS	
SHEAFFER, JENNIFER		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2610	US HIGHWAY 19	39650
SHEEHAN, BRENDAN	SHEEHAN, SANDRA	726 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0350	GRAND CYPRESS	726
SHEEHAN, WILLIAM G TRE	SHEEHAN, MARGARET A TRE	PO BOX 1342	DENNISPORT	MA	02639-5342	15-27-15-88225-200-0003	FLORIDA	300
SHEETZ, DAVID B	SHEETZ, JUDITH A	816 PINE ST	TARPON SPRINGS	FL	34689-5901	07-27-16-26928-021-0020	PINE	816
SHEHAYAB, HASSAN		712 WESLEY AVE STE B	TARPON SPRINGS	FL	34689-6729	02-27-15-00978-000-0190	WESLEY	712
SHELL POINT LLC		1985 CARROLL ST	CLEARWATER	FL	33765-1909	07-27-16-00948-000-0050	SHELL POINTE	
SHEPARD, KENNETH	SHEPARD, TRACEY	163 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0180	ATHENIAN	163
SHEPHERD, JOHN A	SHEPHERD, RITA M	3817 TUTTLE ST	DANVILLE	IL	61832-1070	18-27-16-89929-000-1190	MELODY	119
SHEPPARD, CONNIE	SHEPPARD, KENNETH H III	2209 W SACRAMENTO DR	MUNCIE	IN	47303-9001	18-27-16-89929-000-2480	HARMONY	248
SHERBINE, JANET		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1850	US HIGHWAY 19	39820
SHERIDAN, PHILIP J JR	SHERIDAN, JENNIFER E	142 WYNDMOOR RD	SPRINGFIELD	PA	19064-2327	13-27-15-38623-000-0080	HIDDEN	1458
SHERMAN DENA ARIN		315 HOPE ST	TARPON SPRINGS	FL	34689-3333	12-27-15-73674-000-0350	HOPE	315
SHIBETTI, KATHERINE TRUST	SHIBETTI, KATHERINE TRE	1006 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7138	03-27-15-72383-000-2440	BLUE HERON	1006
SHIMKO-CURTIS, DIANE E	CURTIS, CECIL K	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0090	US HIGHWAY 19	39820
SHIMKO-WEBSTER, DEBORAH	WEBSTER, STEVEN	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1040	US HIGHWAY 19	39820
SHIPES, NANCY E		1287 S DISSTON AVE	TARPON SPRINGS	FL	34689-3913	18-27-16-62937-011-0210	DISSTON	1287
SHIPP, JUSTIS B	SHIPP, DANIELLE L	716 N DISSTON AVE	TARPON SPRINGS	FL	34689-4026	12-27-15-89982-007-0202	DISSTON	716
SHIRMOHAMMAD REVOCABLE LIVING TRUST	SHIRMOHAMMAD, REZA TRE	8701 BOYSENBERRY DR	TAMPA	FL	33635-6237	13-27-15-89898-000-0100	PINELLAS	1501
SHIRMOHAMMAD REVOCABLE LIVING TRUST	SHIRMOHAMMAD, GHOLAM R TRE	8701 BOYSENBERRY DR	TAMPA	FL	33635-6237	13-27-15-89898-000-0090	PINELLAS	1501
SHISLER, LESLIE S TRE	SHISLER, LESLIE S REV TRUST	1107 SUNSET DR	TARPON SPRINGS	FL	34689-2288	11-27-15-56438-000-0050	SUNSET	1107
SHIVER, DAVID R		1375 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0760	DISSTON	1375
SHKEMBI, GENCI	SHKEMI, KRISTEN	2156 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0250	TARPON LANDINGS	2156
SHOEMAKER, TIMOTHY & MARIE REV TRUST	SHOEMAKER, TIMOTHY TRE	1010 25TH AVE N	ST PETERSBURG	FL	33704-2730	07-27-16-26928-020-0150	PENT	609
SHOMAN, DAVID J	SHOMAN, DIANE R	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2510	US HIGHWAY 19	39820
SHONTZ, ALEXANDRA C	SHONTZ, MICHAEL V	209 KREAMER AVE	TARPON SPRINGS	FL	34689-2422	14-27-15-43074-002-0150	KREAMER	209
SHORE, KATHALEEN		2237 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0330	ANDOVER	2237
SHORT, EDWARD P TRE	SHORT, EDWARD P REV TRUST	1005 PONDVIEW CT	TARPON SPRINGS	FL	34689-7134	03-27-15-72383-000-1320	PONDVIEW	1005
SHRADER, LAURIE JO	CHAPMAN, THOMAS L	1209 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0550	WINDY BAY	1209

SHULER, BEVERLY L		536 E TARPON AVE STE 3	TARPON SPRINGS	FL	34689-4344	12-27-15-89918-001-0030	TARPON	536
SHULL, RICHARD	SHULL, STEPHANIE	1932 ANCLOTE VISTA DR	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1200	ANCLOTE VISTA	1932
SHULTZ, BARBARA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2190	US HIGHWAY 19	39820
SHUMARD PROPERTIES LLC		331 SAILFISH DR	TARPON SPRINGS	FL	34688-4914	13-27-15-33286-030-0314	PINELLAS	1250
SHUTT CHIROPRACTIC CENTER LLC		1221 E TARPON AVE	TARPON SPRINGS	FL	34689-5441	12-27-15-89982-124-0100	TARPON	1221
SIDOR, CHRISTINE M	SIDOR, MARK	1418 GULF RD	TARPON SPRINGS	FL	34689-2715	11-27-15-87876-012-0160	GULF	1418
SIDOR, RAYMOND J	SIDOR, JUDITH A	423 DORIC CT	TARPON SPRINGS	FL	34689-2510	11-27-15-03834-000-0260	DORIC	423
SIEGEL, MARY KATHERINE	MEEK, ELIZABETH ANN	609 E ORANGE ST	TARPON SPRINGS	FL	34689-4221	07-27-16-26928-025-0370	ORANGE	609
SIEMBIEDA, DOROTHY		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0260	US HIGHWAY 19	39820
SILANSKY, ALEXANDRA C		730 N DISSTON AVE	TARPON SPRINGS	FL	34689-4026	12-27-15-89982-007-0215	DISSTON	730
SILBERT, CHRISTINE		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2440	US HIGHWAY 19	39650
SILFIES, EDWARD H	SILFIES, GINGER K	127 FOXGLOVE DR	SPRING MILLS	PA	16875-9342	18-27-16-89929-000-1430	MELODY	143
SILVER, BARRETT	SILVER, TERESA	300 S FLORIDA AVE UNIT 50(	TARPON SPRINGS	FL	34689-2703	15-27-15-88225-500-0002	FLORIDA	300
SILVERMAN, MARK B TRE	SILVERMAN, MARK B LIV TRUST	1102 BEAVER DR	TARPON SPRINGS	FL	34689-8046	14-27-15-52389-000-0490	BEAVER	1102
SILVERMAN, MICHAEL E		1462 N RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0430	NORTH RIVER	1462
SIMEON, EKATERINI ELENI EIGNER	SIMEON, MARIA	606 POULOS LN	TARPON SPRINGS	FL	34689-2653	14-27-15-00000-120-0300	POULOS	606
SIMMERMAN, LISA M		210 N LEVIS AVE	TARPON SPRINGS	FL	34689-4347	12-27-15-47628-000-0210	LEVIS	210
SIMMONS, CHARLOTTE		PO BOX 533	TARPON SPRINGS	FL	34688-0533	01-27-15-27072-005-0100	CENTER	
SIMMS, CYNTHIA V		98 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5382	08-27-16-89880-003-0302	HIGHLAND	98
SIMON, KAREN ROBERTS		409 1ST ST	ORLANDO	FL	32824-8236	18-27-16-91080-001-0140	NORTH	622
SIMOTAS, IRENE		1408 GULF RD	TARPON SPRINGS	FL	34689	12-27-15-89982-064-0303	PINELLAS	121
SIMPSON BROTHERS HOLDINGS LLC		131 HIBISCUS ST	TARPON SPRINGS	FL	34689-3409	12-27-15-60228-000-0120	HIBISCUS	131
SIMPSON, SCOTT LINDSAY	SIMPSON, BARBARA MARY	106 LAKESIDE COLONY DR	TARPON SPRINGS	FL	34689-2809	14-27-15-48655-000-0060	LAKESIDE COLONY	106
SIMSIC, KEITH	SIMSIC, LAUREN	728 PALM AVE	TARPON SPRINGS	FL	34689-2457	11-27-15-87786-006-0200	PALM	728
SINGLETON, BRIAN R	SINGLETON, AMY M	1663 HARBOR OAKS DR	TARPON SPGS	FL	34689-1706	24-27-15-36271-000-0730	HARBOR OAKS	1663
SINK, GLENDA	GIPSON, LILI	PO BOX 2363	ACWORTH	GA	30102-0007	07-27-16-75996-008-0050	LIVE OAK	716
SIRACUSE, DENISE		8520 ROLL RD	CLARENCE CENTER	NY	14032-9534	01-27-15-27072-010-0050	HIGHLAND	1246
SIRMANS, KAREN B		467 PENT ST	TARPON SPRINGS	FL	34689-4045	12-27-15-47592-000-0220	PENT	467
SKANDALIARIA, KATINA J		207 HOPE ST	TARPON SPRINGS	FL	34689-3331	12-27-15-89982-054-0501	HOPE	207
SKANDALIARIS, ANARGIROS	SKANDALIARIS, LORA	60 W LIME ST	TARPON SPRINGS	FL	34689-3626	13-27-15-43578-000-0010	LIME	60
SKANDALIARIS, ZAHARIAS	SKANDALIARIS, KATHERINE	1793 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6635	02-27-15-57536-000-0010	MEYERS COVE	1793
SKATIKOV, ARIE		BROOK BLVD UNIT 17226	BOTHELL	WA	98012	18-27-16-65938-012-7570	HAVEN	757
SKEZAS, JACOB N	SKEZAS, RULA S	102 ELENICK CT	WHITE OAK	PA	15131-2142	03-27-15-87374-000-0660	EMBER	1585
SKIBA, MARY JO	SKIBA, HENRY	7544 GRAND POINT RD	PRESQUE ISLE	MI	49777-8496	18-27-16-85514-000-0180	US HIGHWAY 19	39820
SKILAS, JAMES		29 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0260	READ	29
SKINNER, FRANCES M	SKINNER, CHRISTOPHER M	1828 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0450	SOMMARIE	1828
SKOPIS, CHRIS	SKOPIS, HEIDI	533 HERITAGE OAKS CT	TARPON SPRINGS	FL	34689-1710	24-27-15-36271-000-1390	HERITAGE OAKS	533
SKORDAS, GKIKAS ANASTASIOS	GIANNITSOPOULOS, KOSTA	5410 TAMMY LN	HOLIDAY	FL	34690-4153	12-27-15-98227-001-0010	DODECANESE	703
SKORDILIS, KAY		217 ATHENS ST	TARPON SPRINGS	FL	34689-3305	12-27-15-39834-000-0610	ATHENS	217
SKOURELLOS, KALIOPE	PASTRIKOS, VICKIE	1445 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2070	03-27-15-87858-000-1080	RIVERSIDE	1445
SKOURELLOS, MIKE	SKOURELLOS, IRENE	448 ATHENS ST	TARPON SPRINGS	FL	34689-3161	12-27-15-41184-000-0280	ATHENS	448
SKOUTELIS, GEORGE M		216 GRAND BLVD	TARPON SPRINGS	FL	34689-3214	12-27-15-89802-000-0170	GRAND	216
SKOUTELIS, MIKES	SKOUTELIS, IRENE	1411 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2339	11-27-15-15696-000-0310	POINSETTIA	1411
SKUBIN, ROBERT	SKUBIN, JOANN	1261 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0170	WINDY BAY	1261

SKWARA, MALGORZATA B		443 PENT ST	TARPON SPRINGS	FL	34689-4045	12-27-15-47592-000-0170	PENT	443
SKYLLAS, ELENI F		545 S HERCULES AVE STE 30	CLEARWATER	FL	33764-6346	12-27-15-41238-000-0260	ATHENS	501
SLATER, DARYL	SLATER, GENOVEVA E	632 HAVEN PL UNIT 632	TARPON SPRINGS	FL	34689-4859	18-27-16-65938-003-6320	HAVEN	632
SLATER, FRED	SLATER, EDITH M	1253 N PINELLAS AVE	TARPON SPRINGS	FL	34689-6902	01-27-15-27072-011-0180	PINELLAS	
SLATER, FRED	SLATER, EDITH M	1253 N PINELLAS AVE	TARPON SPRINGS	FL	34689-6902	01-27-15-27072-011-0190	PINELLAS	
SLATER, FREDERICK M	SLATER, EDITH M	1253 N PINELLAS AVE	TARPON SPRINGS	FL	34689-6902	01-27-15-27072-011-0080	PINELLAS	1267
SLAVKIN, CHRISTINA	SLAVKIN, PETER	1512 EMBER LN	TARPON SPRINGS	FL	34689-2006	03-27-15-87374-000-0450	EMBER	1512
SLEEPER, CHARLES	SLEEPER, JOYCE	101 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-15210-000-0060	GROSSE	101
SLEEPER, CHARLES P	SLEEPER, JOYCE R	101 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-89982-014-0303	GROSSE	522
SLICKER, JEROME M	SLICKER, DAWN MARIE	30 W BOYER ST	TARPON SPRINGS	FL	34689-3612	13-27-15-32328-075-0060	BOYER	30
SLOAN-PALUSKA, TERESA D		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0600	US HIGHWAY 19	39820
SLORT, XANDER		1245 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0250	WINDY BAY	1245
SLUTZKER, DAVID M	SLUTZKER, DIANNA L	1166 STARFISH LN	TARPON SPRINGS	FL	34689-7008	12-27-15-00960-000-0120	STARFISH	1166
SMAILHODZIC, SABAHUDIN	SMAILHODZIC, SANELA	4856 CHATEAU DE VILLE	ST LOUIS	MO	68129	18-27-16-65938-006-6570	HAVEN	657
SMALL, ROSA LEE EST		532 LINCOLN AVE	TARPON SPRINGS	FL	34689-4458	13-27-15-45540-000-0130	LINCOLN	532
SMART, LEMUEL L	SMART, DAWN	1812 SOMMARIE WAY	TARPON SPRINGS	FL	34689-6206	06-27-16-91524-000-0430	SOMMARIE	1812
SMIGIERA, BRIAN	SMIGIERA, KAREN	1750 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0220	BIARRITZ	1750
SMILEY, MARK W	SMILEY, REBECCA J	379 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-009-0097	MOORINGS COVE	379
SMITH, ALLAN GLENN	SMITH, CASEY ROBB	115 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-15210-000-0040	GROSSE	115
SMITH, ALYSSA	SMITH, STEPHEN	122 HIGHLAND RD	TARPON SPRINGS	FL	34689-1918	24-27-15-39348-001-0140	HIGHLAND	122
SMITH, AMY GILLESPIE	SMITH, RICHARD	831 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0270	CALLISTA CAY	
SMITH, CARALEE		612 N LAKE BLVD	TARPON SPRINGS	FL	34689-5247	07-27-16-60846-000-0170	LAKE	612
SMITH, CARETHA EST		523 E BOYER ST	TARPON SPRINGS	FL	34689-4407	12-27-15-89982-043-0104	BOYER	523
SMITH, DEAN L TRE	KING-SMITH, THERESA TRE	4617 GLENBROOK LN	PALM HARBOR	FL	34683-1569	19-27-16-30998-000-0150	GLENBROOK	4617
SMITH, EDWARD GLEN	SPIES, LYNN MAUREEN	1419 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0270	HILLVIEW	1419
SMITH, EDWARD TIMOTHY		1030 READING RD	LUTZ	FL	33558-5064	11-27-15-03834-000-0300	DORIC	424
SMITH, GARY A TRE	SMITH, JOY DRAGIN TRE	1005 MIZZEN CT	TARPON SPRINGS	FL	34689-7145	03-27-15-72383-000-1390	MIZZEN	1005
SMITH, JAMES J	SMITH, RACHEL	1005 BLUE HERON WAY	TARPON SPRINGS	FL	34689-7142	03-27-15-72383-000-1740	BLUE HERON	1005
SMITH, JASON G	SMITH, JODY KOSINSKI	481 VILLAGE DR	TARPON SPRINGS	FL	34689-2881	14-27-15-96926-000-0460	VILLAGE	481
SMITH, JEFFREY L	MCCLYMONDS-SMITH, CHRISTINA A	847 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0360	CALLISTA CAY	
SMITH, JENNIFER R		104 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0200	ANCLOTE	104
SMITH, JOHN	BROWN, JACQUELYN	1106 MISTY LN	TARPON SPRINGS	FL	34689-2725	14-27-15-89226-000-0242	MISTY	1106
SMITH, JOHN VALENTINE	SMITH, RENEA LISA	111 EARL ST	TARPON SPRINGS	FL	34689-3800	24-27-15-62190-004-0090	EARL	111
SMITH, JULIE BRENNA		621 NORTH AVE	TARPON SPRINGS	FL	34689-4539	18-27-16-91080-004-0110	NORTH	621
SMITH, JUSTIN A		508 LINCOLN AVE	TARPON SPRINGS	FL	34689-4458	13-27-15-45540-000-0050	LINCOLN	508
SMITH, KENNETH L	SMITH, NATALIE G	PO BOX 595	KITTY HAWK	NC	27949-0595	13-27-15-33287-001-1742	GOLFVIEW	1742
SMITH, KENNETH M	SMITH, DEBRAH	4251 E LAKEVIEW DR	MARTINSVILLE	IN	46151-6182	12-27-15-85050-002-0040	MIDWAY	528
SMITH, NIKOLAS P		1986 CAROLINA AVE	TARPON SPRINGS	FL	34689-1990	24-27-15-21636-007-0020	CAROLINA	1986
SMITH, PATRICIA ANN		620 E CENTER ST	TARPON SPRINGS	FL	34689-4210	07-27-16-26928-025-0270	CENTER	620
SMITH, ROBERT LEWIS JR	SMITH, LORINA KAY	3038 WENTWORTH WAY	TARPON SPRINGS	FL	34688	08-27-16-40004-000-0050	HILLSIDE LANDING	1441
SMITH, STEPHEN	SMITH, EILEEN	117 SILVER FOX DR	SAFETY HARBOR	FL	34695-4673	13-27-15-33287-001-1711	GOLFVIEW	1711
SMITH, STEPHEN	SMITH, ALICIA	506 IVEY LN	TARPON SPRINGS	FL	34689-3868	24-27-15-62944-000-0130	IVEY	506
SMITH, VALERIE ANN		234 HIGH ST	TARPON SPRINGS	FL	34689-3222	12-27-15-27792-003-0002	HIGH	234
SMITH, WAYNE F		436 PENT ST	TARPON SPRINGS	FL	34689-4046	12-27-15-47592-000-0300	PENT	436

SMITHERS, ROBERT E		1716 CAPRI LN	TARPON SPRINGS	FL	34689-6233	06-27-16-90005-001-0020	CAPRI	1716
SMITH-SUND, MICHELLE M	SUND, CHRISTOPHER A	419 N RING AVE	TARPON SPRINGS	FL	34689-4011	12-27-15-20700-000-0090	RING	419
SMYTH, GABRIELLE		1226 BARTON PEAK DR	CHULA VISTA	CA	91913-1666	15-27-15-88225-100-0011	FLORIDA	300
SNOBERGER, WILLIAM R	SNOBERGER, BARBARA J	846 OAKWOOD DR	TARPON SPRINGS	FL	34689-5228	07-27-16-50959-000-1200	OAKWOOD	846
SNOW, ROBERT	SELBY, SUSAN J	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2580	US HIGHWAY 19	39820
SNYDER, TIMOTHY M		300 S FLORIDA AVE APT 500I	TARPON SPRINGS	FL	34689-2703	15-27-15-88225-500-0011	FLORIDA	300
SOBKOWIAK, PAUL J	SOBKOWIAK, SUZANNE	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2430	US HIGHWAY 19	39650
SODERHOLM, PAUL	SODERHOLM, NANCY	257 COREYS RD	TUPPER LAKE	NY	12986-7723	14-27-15-96926-000-0190	VILLAGE	550
SOHN, KENNETH	SOHN, MARILYN J	113 SUNDOWN POINT DR	HOUGHTON LAKE	MI	48629-9441	03-27-15-72383-000-2480	POINTE ALEXIS	1158
SOLIS, CARLOS	SOLIS, ANITA L	98 S HIGHLAND AVE UNIT 23	TARPON SPRINGS	FL	34689-5392	08-27-16-89880-023-2302	HIGHLAND	98
SOLLOG, EUGENE R JR		1393 WELLINGTON ST	TARPON SPRINGS	FL	34689-3852	24-27-15-62935-006-0040	WELLINGTON	1393
SOLOMON, MARVIN		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3932	18-27-16-98560-000-1710	US HIGHWAY 19	39650
SOLOMON, SHELLEY G	SOLOMON, COLLEEN A	703 WATERVIEW LN	TARPON SPRINGS	FL	34689-2641	14-27-15-97070-000-0010	WATERVIEW	703
SOLON, DEAN		530 GRAND BLVD	TARPON SPRINGS	FL	34689-3220	12-27-15-89874-000-0330	GRAND	530
SOLON, VALERIE ELAINE	SOLON, DEAN	1094 ISAAC FRANKLIN DR	GALLATIN	TN	37066-7421	12-27-15-89874-000-0350	GRAND	534
SOLTZ, JENNIFER MARIE		745 HAVEN PL UNIT 1	TARPON SPRINGS	FL	34689-4809	18-27-16-65938-011-7450	HAVEN	745
SOMERFIELD, AUSTIN		1408 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0210	POINSETTIA	1408
SOMERS, BERNICE K TRE	SOMERS, BERNICE K TRUST	17393 KENNEDY DR	NORTH REDINGTON BEACH	FL	33708-1350	12-27-15-60282-001-0004	ISLAND	1086
SOMERS, MARIE A		1250 S PINELLAS AVE APT 80	TARPON SPRINGS	FL	34689-3750	13-27-15-33286-080-0804	PINELLAS	1250
SOMMER, IAN R	SOMMER, EDINA	706 BOSTON ST	TARPON SPRINGS	FL	34689-4104	07-27-16-26928-011-0270	BOSTON	706
SOPHIDES, DEMETRIOS		2303 31ST AVE APT 1A	ASTORIA	NY	11106-4084	12-27-15-94145-001-2090	GRAND	100
SOSUNOV, ROMAN	SOSUNOV, ALEVTINA	3603 MORGANS BLUFF CT	LAND O LAKES	FL	34639-4967	15-27-15-88225-200-0011	FLORIDA	300
SOTIRIOU, CONSTANTINE	SOTIRIOU, ANDREW	162 ROSE LN	NEW HYDE PARK	NY	11040-1655	12-27-15-94145-001-2100	GRAND	100
SOULOUNIAS, THEODORE T		1206 GULF RD	TARPON SPRINGS	FL	34689-2536	11-27-15-87786-006-0100	GULF	1206
SOUSA, ANTHONY G	SOUSA, RENEE	45 ADA ST	TARPON SPRINGS	FL	34689-3201	12-27-15-89838-000-0240	ADA	45
SOUTAR, JOHN J JR	SOUTAR, GAIL A	432 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2683	13-27-15-58916-007-0075	MOORINGS COVE	432
SOUTH COAST PREMIER PROPERTIES LLC		14 DORCHESTER GRN	LAGUNA NIGUEL	CA	92677-9375	12-27-15-89982-029-0108	TARPON	317
SOUTHERN QUALITY PROPERTY MAINTENANCE LLC		6255 RIDGE TOP DR	NEW PORT RICHEY	FL	34655-5609	01-27-15-89136-000-0531	RAINVILLE	1591
SOUTHERN STAR HOLDINGS LLC		3026 HARGETT LN	SAFETY HARBOR	FL	34695-5249	19-27-16-23630-000-0010	GOPHER	1548
SOUTHWICK, ROBERT	SOUTHWICK, ANNETTE	90 S HIGHLAND AVE UNIT 20	TARPON SPRINGS	FL	34689-5362	08-27-16-48831-001-2060	HIGHLAND	90
SOVRAN MANCHESTER LLC		PO BOX 71870	SALT LAKE CITY	UT	84171-0870	07-27-16-89920-000-0010	US HIGHWAY 19	41524
SOWCHUK, OLGA A REV TRUST	SOWCHUK, OLGA A TRE	232 W LEMON ST	TARPON SPRINGS	FL	34689-3523	12-27-15-95940-000-0020	LEMON	232
SOWCHUK, OLGA REVOCABLE TRUST	SOWCHUK, OLGA A TRE	232 W LEMON ST	TARPON SPRINGS	FL	34689-3523	13-27-15-15282-000-0100	BANANA	311
SOWERS, YVONNE A	RASE, CINDY	187 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5046	18-27-16-89929-000-1870	ROYAL PALM	187
SPACY, BRADLEY D	SPACY, LISA M	41 W BOYER ST	TARPON SPRINGS	FL	34689-3611	13-27-15-32310-075-0090	BOYER	41
SPAETH, EDWARD	SPAETH, LISA	5328 MACOSO CT	NEW PORT RICHEY	FL	34655-4347	12-27-15-92673-003-3320	ROOSEVELT	827
SPAETH, EDWARD H	SPAETH, LISA	5328 MACOSO CT	NEW PORT RICHEY	FL	34655-4347	12-27-15-92673-000-5050	ROOSEVELT	827
SPAGNOLO, SAIMIRA		1666 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1340	WATER OAK	1666
SPANGLER, RACHAEL		746 HAVEN PL	TARPON SPRINGS	FL	34689-4809	18-27-16-65938-011-7460	HAVEN	746
SPANOLIOS, NICHOLAS		315 ATHENS ST	TARPON SPRINGS	FL	34689-3307	12-27-15-73674-000-0310	ATHENS	315
SPANOLIOS, PETER J	SPANOLIOS, ANNA K	220 N SPRING BLVD	TARPON SPRINGS	FL	34689-3248	12-27-15-27792-001-0050	SPRING	220
SPANOS, FAY S		534 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2431	12-27-15-89982-053-0305	PINELLAS	807
SPARKS, PATRICIA B		2405 CYPRESS POND RD	PALM HARBOR	FL	34683-1515	30-27-16-31000-024-2405	CYPRESS POND	2405
SPEAKS, JAMES E JR & MAURA L CLAIR-SPEAKS TRUST		2914 LANDMARK WAY	PALM HARBOR	FL	34684-5018	13-27-15-55306-001-0270	MERES	200

SPENCE, ALEXANDER B	SPENCE, ROBERT		1296 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3906	18-27-16-62937-011-0120	COTTAGE GROVE	1296
SPENCER, THERESA			6005 PEBBLESTONE RD	SYLVANIA	OH	43560-1579	18-27-16-85514-000-1700	US HIGHWAY 19	39820
SPENLAU, TODD A	SPENLAU, MAUREEN J		1560 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2014	03-27-15-87858-000-1610	MAC CHESNEY	1560
SPIES, ALEXANDRA ISABELLA	SPIES, JOAN LISA		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0552	US HIGHWAY 19	39650
SPILIOTOPOULOS, MICHAIL C	ZUNIGA, ANA LIZETH		114 HOPE ST	TARPON SPRINGS	FL	34689-3330	12-27-15-89874-000-0250	HOPE	114
SPILLIOTICA ENTERPRISES INC			5419 BOWLINE BND	NEW PORT RICHEY	FL	34652-3052	12-27-15-41184-000-0020	ATHENS	624
SPIRE VENTURES LLC			1621 CENTER AVE	CHEYENNE	WY	82001	01-27-15-38772-002-0050	JERU	349
SPIRIDAKIS, ALEX	SPIRIDAKIS, EUGENIA		1838 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1838	GOLFVIEW	1838
SPLENDORIO, DOMINICK	SPLENDORIO, LORRAINE RAMIREZ		503 IVEY LN	TARPON SPRINGS	FL	34689-3817	24-27-15-62944-000-0100	IVEY	503
SPLITT, WILLIAM			1600 COUNTRYWOOD ST	TARPON SPRINGS	FL	34689-8038	23-27-15-76447-000-0670	COUNTRYWOOD	1600
SPONGE DOCKS NEST LLC			803 VIRGINIA AVE	TARPON SPRINGS	FL	34689-2637	12-27-15-39834-000-0510	SPRUCE	526
SPONGE FACTORY INC			PO BOX 374	TARPON SPRINGS	FL	34688-0374	12-27-15-89982-053-0307	DODECANESE	15
SPRENTALL, ROBERT A FAMILY TRUST	SPRENTALL, ROBERT A TRE		5600 NE 6TH AVE	MIAMI	FL	33137-2310	06-27-16-89388-000-0390	US HIGHWAY 19	43380
SPROUL, RANDALL L	SPROUL, DONNA M		225 DIXIE LN	TARPON SPRINGS	FL	34689-5001	18-27-16-89929-000-2250	DIXIE	225
SPRUCE LAND TRUST	TRUSTEE COMPANY TRE		PO BOX 411	PALM HARBOR	FL	34682-0411	07-27-16-20898-000-0040	SPRUCE	607
SPRUCE STREET PROPERTY LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-75852-000-0090	SPRUCE	
SPURLOCK, BILL K			815 RIVERVIEW LN	TARPON SPRINGS	FL	34689-4119	07-27-16-75798-000-0450	DRIFTWOOD	756
SRAM PACK I B LLC			5001 PLAZA ON THE LK STE 2	AUSTIN	TX	78746-1053	18-27-16-91080-002-0100	DISSTON	719
ST JOHN, DANIEL L	CARTER, ROSEMARY		298 OLD EAST LAKE RD	TARPON SPRINGS	FL	34688-8506	07-27-16-75798-000-0330	DRIFTWOOD	705
ST MARY USA LLC			822 BELTED KINGFISHER DR	PALM HARBOR	FL	34683-6677	12-27-15-89982-070-0101	PINELLAS	4
ST NICHOLAS GREEK ORTH CATHEDRAL INC			17 E TARPON AVE	TARPON SPRINGS	FL	34689-3449	12-27-15-89982-065-0018	TARPON	23
ST NICHOLAS GREEK ORTHODOX CATHEDRAL			17 E TARPON AVE	TARPON SPRINGS	FL	34689-3449	12-27-15-89982-063-0504	ORANGE	
ST NICHOLAS PLAZA LLC			2110 DREW ST	CLEARWATER	FL	33765-3231	12-27-15-89982-065-0014	PINELLAS	11
ST PETERSBURG COLLEGE			PO BOX 13489	ST PETERSBURG	FL	33733-3489	19-27-16-89442-000-0490	US HIGHWAY 19	38500
ST PETERSBURG COLLEGE BOARD OF TRUSTEES			PO BOX 13489	ST PETERSBURG	FL	33733-3489	19-27-16-89442-000-0520	BELCHER	
ST PETERSBURG JR COLLEGE BOARD OF TRUSTEES			PO BOX 13489	ST PETERSBURG	FL	33733-3489	19-27-16-89442-000-0510	KLOSTERMAN	600
ST TIMOTHY EVANGELICAL LUTHERAN CHURCH			812 E TARPON AVE	TARPON SPRINGS	FL	34689-6005	12-27-15-89982-035-0200	TARPON	812
STACKHOUSE, TODD	STACKHOUSE, KATHY		962 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0160	CELTIC	962
STACYS CAR WASH INC			16055 STATE RD 52 STE 201	LAND O LAKES	FL	34638-6814	19-27-16-89442-000-0282	US HIGHWAY 19	38652
STADEL, DAVID S	STADEL, LINDA A		4457 CAVALLON WAY NW	ACWORTH	GA	30101-5718	08-27-16-48829-000-1114	HIGHLAND	90
STADEL, KERRY REV LIV TRUST	STADEL, KERRY TRE	C/O STADEL, KERRY RI	29 FENWAY CT	NEWNAN	GA	30265-5536	08-27-16-48829-000-1316	HIGHLAND	90
STAFF, JANET M	RENFRO, DEBORAH L		32 DRURY LN	TARPON SPRINGS	FL	34689-5004	18-27-16-89929-000-0320	DRURY	32
STAFIN, JASON J	STAFIN, TINA		2307 FIRST VW	LEANDER	TX	78641-8881	12-27-15-00965-000-0020	ATHENIAN	131
STAIANO, BARBARA C			53 DRURY LN	TARPON SPRINGS	FL	34689-5003	18-27-16-89929-000-0530	DRURY	53
STALBIRD, MARK	STALBIRD, MELANIE		516 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0060	WIDEVIEW	516
STAMAS FAMILY PARTNERSHIP LTD LLP			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-53352-005-0450	PAMPAS	
STAMAS FAMILY PTNSHP LTD			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-53352-005-0400	PAMPAS	
STAMAS FAMILY PTR LTD LLP			46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-27774-000-0080	PAMPAS	
STAMAS, KAREN A FAMILY TRUST			979 BAYSHORE DR	TARPON SPRINGS	FL	34689-2403	14-27-15-96926-000-0470	VILLAGE	487
STAMAS, PETER G	PSILAKIS, ERASMIA		1385 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3919	19-27-16-62936-008-0560	FOREST LAWN	1385
STAMES, NORMA A FAMILY TRUST	STAMES, NICK F TRE		6906A SYDENSTRICKER RD	SPRINGFIELD	VA	22152-2739	12-27-15-89838-000-0160	ADA	50
STAMM, GREGG A			379 JERU BLVD	TARPON SPRINGS	FL	34689-6923	01-27-15-38772-002-0030	JERU	379
STAMOS, IRENE E	CANHASI, BEHXHET		1813 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1813	GOLFVIEW	1813
STAMOS, ROSEMARY			506 WAYFARER DR	TARPON SPRINGS	FL	34689-2250	10-27-15-26539-000-0040	WAYFARER	506

STAMPOLIS, FOUNTOCLIO H B			75 LIPTON LN	WILLISTON PK	NY	11596-1028	12-27-15-41238-000-0020	ATHENS	531
STANBACK, CARL MACK	LEE, CAROLINE		501 S WALTON AVE	TARPON SPRINGS	FL	34689-4729	13-27-15-45540-000-0141	SAFFORD	533
STANHOPE, LINDA MARIE			1250 S PINELLAS AVE UNIT 4	TARPON SPRINGS	FL	34689-3743	13-27-15-33286-040-0412	PINELLAS	1250
STANINA, GERARD F	STANINA, SUSAN L		4675 TUDOR LN	PALM HARBOR	FL	34683-1580	19-27-16-30997-000-0030	TUDOR	4675
STANLEY, BRANDON A	STANLEY, ASHLEY B		200 GRAND BLVD	TARPON SPRINGS	FL	34689-3214	12-27-15-89802-000-0150	GRAND	200
STANLEY, CONSTANTINE D			808 SCENIC DR	CHARLESTON	WV	25311-1523	12-27-15-80460-000-0130	LEVIS	104
STANLEY, RICHARD H	STANLEY, LUCILA		1518 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2024	03-27-15-87858-000-1250	RIVERSIDE	1518
STAPLETON, DAVID			73 RACHEL DR	TARPON SPRINGS	FL	34689-5040	18-27-16-89929-000-0730	RACHEL	73
STARGE LLC			PO BOX 272	TARPON SPRINGS	FL	34688-0272	12-27-15-89982-054-0205	ROOSEVELT	
STARR, CAROL			1712 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1712	GOLFVIEW	1712
STAUFFER MANAGEMENT COMPANY LLC		C/O ZENECA INC P. EI(	PO BOX 15437	WILMINGTON	DE	19850-5437	02-27-15-89154-000-0030	ANCLOTE	
STAVRAKIS, ANDIE D REV LIVING TRUST	STAVRAKIS, ANDIE TRE		410 GRAND BLVD	TARPON SPRINGS	FL	34689-3218	12-27-15-89838-000-0180	GRAND	410
STAVRAKIS, ANDIE D REVOCABLE LIVING TRU	STAVRAKIS, ANDIE D TRE		410 GRAND BLVD	TARPON SPRINGS	FL	34689-3218	12-27-15-41184-000-0050	ATHENS	602
STAVRAKIS, HELEN			3201 GREEN DOLPHIN ST	TARPON SPRINGS	FL	34689-6123	13-27-15-33289-005-3201	GREEN DOLPHIN	3201
STAVRAKIS, JOHN D S	STAVRAKIS, GWEN		3004 OAK CIR	TARPON SPRINGS	FL	34689-6111	13-27-15-33289-005-3004	OAK	3004
STAVROPOULOS, EVANGELIA		C/O STAVROPOULOS,	1304 GULF RD	TARPON SPRINGS	FL	34689-2713	11-27-15-87786-009-0100	GULF	1304
STAVROPOULOS, JIM	STAVROPOULOS, ELIZABETH		613 CHARLOTTE AVE	TARPON SPRINGS	FL	34689-2157	10-27-15-31482-004-0180	CHARLOTTE	613
STEFANCIC, JOSH M			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0354	US HIGHWAY 19	39650
STEFFAS, STEVE	STEFFAS, IRENE		4187 KINDELWOOD CT NE	ROSWELL	GA	30075-2686	13-27-15-33287-002-1823	GOLFVIEW	1823
STEFFEN, MICHAEL S TRE	MOSLEY, DEBRA A IRREVOCABLE TRUST		26 W ORANGE ST	TARPON SPRINGS	FL	34689-3444	12-27-15-89982-054-0111	DODECANESE	509
STEIGER, FREDERICK	STEIGER, MARTHA		4538 GLENBROOK DR	PALM HARBOR	FL	34683-1563	19-27-16-30998-000-0450	GLENBROOK	4538
STELL, TIMOTHY RICHARD	STELL, LENETTE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0240	US HIGHWAY 19	39820
STELLA, NICOLINA		C/O STELLA, NICOLIN/	38 PRINCESS PINE PATH	SOUTHINGTON	CT	06489	13-27-15-33287-002-1846	GOLFVIEW	1846
STEPHENS, JENNIFER L			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3953	18-27-16-99082-000-4120	US HIGHWAY 19	39650
STEPHENSON, JASON	STEPHENSON, KELLY A		112 N ROSEWOOD CT	WERNERSVILLE	PA	19565-1532	18-27-16-65938-002-6150	HAVEN	615
STEPHENSON, MICHAEL SCOTT	STEPHENSON, NGA HONG		1150 STARFISH LN	TARPON SPRINGS	FL	34689-7008	12-27-15-00960-000-0130	STARFISH	1150
STERGOS, GEORGE N			1248 GROVE AVE	TARPON SPRINGS	FL	34689-6912	01-27-15-27072-008-0050	GROVE	1248
STETKIEWICZ, FREDERICK W & VIRGINIA L TR	STETKIEWICZ, VIRGINIA L TRE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1770	US HIGHWAY 19	39820
STEURNAGEL, CHRISTOPHER	STEURNAGEL, LEANNE		606 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5782	06-27-16-20229-000-0120	CYPRESS PARK	606
STEVENS, DEBRA A	STEVENS, MICHAEL D		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8313	18-27-16-85514-000-1980	US HIGHWAY 19	39820
STEVENS, DONALD L	STEVENS, PATRICIA S		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8324	18-27-16-85514-000-2560	US HIGHWAY 19	39820
STEVENS, MARK	STEVENS, CAROL		957 OAKVIEW RD	TARPON SPRINGS	FL	34689-2613	14-27-15-97070-000-0710	OAKVIEW	957
STEVENS, MARY			520 N DISSTON AVE	TARPON SPRINGS	FL	34689-4022	07-27-16-26928-012-0300	DISSTON	520
STEVENS, PAMELA C			358 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0042	MOORINGS COVE	358
STEWART, JUSTIN DEAN	STEWART, STEPHANIE DAWN		308 STEEPLECHASE DR	IRVING	TX	75062-3819	03-27-15-87858-000-1780	MAC CHESNEY	1578
STEWART, WILLIAM B	STEWART-ELLIOT, ERIN C H		131 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1310	MELODY	131
STILES, STEPHANIE			502 S FLORIDA AVE APT 132	TARPON SPRINGS	FL	34689-2726	12-27-15-89982-063-0404	ORANGE	147
STILL STUDIO INC			324 E LEMON ST	TARPON SPRINGS	FL	34689-4310	13-27-15-25272-000-0030	LEMON	324
STINARD, CYNTHIA D	PURPLE, SEAN		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8344	18-27-16-85514-000-0130	US HIGHWAY 19	39820
STINSON, CHARLES R JR			1341 CENTER AVE	TARPON SPRINGS	FL	34689-6957	01-27-15-27072-005-0070	CENTER	1341
STINSON, RITA			PO BOX 533	TARPON SPRINGS	FL	34688-0533	01-27-15-27072-005-0110	CENTER	1313
STITES, NANCY LOUISE			6653 GUNNELL CT	ORLANDO	FL	32809-6529	18-27-16-89929-000-1100	RACHEL	110
STIVERSON, THERESA M	RADETSKI, DONNA M		603 E CENTER ST	TARPON SPRINGS	FL	34689-4209	07-27-16-26928-025-0150	CENTER	603
STOB, ERIC MICHAEL	LESNIAK, GABRIELLE		56 W PARK ST	TARPON SPRINGS	FL	34689-3232	12-27-15-89838-000-0380	PARK	56

STOCKY, ERIC	STOCKY, JUDY GILES		1119 CARLTON RD	TARPON SPRINGS	FL	34689-2901	14-27-15-13528-000-0030	CARLTON	1119
STOIEFF, NICHOLAS	MORELAND, ROBERTA C		1497 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0060	DISSTON	1497
STOKES, RHONDA			1410 FORDE AVE	TARPON SPRINGS	FL	34689-2274	11-27-15-87876-015-0130	FORDE	1410
STOKES-KILGORE, PRESTON KENT	KILGORE, PELAGIA JOHANNA ALESAFIS		1525 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0470	FORDE	1525
STOKOWSKI, JAMES	NOLAN, WILLIAM		1664 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0070	CITRINE	1664
STOLIS, DIMOSTHENIS N	STOLIS, MARIA	C/O STOLIS, DIMOSTH	4610 W FITCH AVE	LINCOLNWOOD	IL	60712-2119	12-27-15-00965-000-0050	ATHENIAN	137
STONE, HENRY T	STONE, SHERRI		1449 S DISSTON AVE	TARPON SPRINGS	FL	34689-7911	19-27-16-21537-000-0100	DISSTON	1449
STONEHEDGE RESIDENTS INC			39820 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-8304	18-27-16-85514-000-0001	US HIGHWAY 19	39820
STORAGE AT ANCLOTE LLC			9052 CALLE ALTA CT	NEW PORT RICHEY	FL	34655-5239	02-27-15-00000-410-0200	ANCLOTE	
STORAGE TRUST PROP		C/O DEPT PT FL 28081	PO BOX 25025	GLENDALE	CA	91221-5025	19-27-16-89442-000-0281	US HIGHWAY 19	38724
STORM, WILLIAM C			1198 STARFISH LN	TARPON SPRINGS	FL	34689-7008	12-27-15-00960-000-0100	STARFISH	1198
STORRIER, DANIEL	STORRIER, VICKY A		724 LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0010	LIVE OAK	724
STRAIGHT, DONALD G			37 W MARTIN LUTHER KING	TARPON SPRINGS	FL	34689-3615	13-27-15-89946-010-0100	MARTIN LUTHER KING JR	37
STRANGE, MICHAEL	LAPAGLIA, TRACY		3325 GULF WINDS CIR	HERNANDO BEACH	FL	34607-3027	07-27-16-75798-000-0460	DRIFTWOOD	752
STRAUB, JEAN M	STRAUB, STEVEN J		899 GATOR LANE	DELTONA	FL	32738	14-27-15-96926-000-0390	VILLAGE	402
STRAUB, THOMAS W & LINDA L TRUST	STRAUB, THOMAS W TRE		1334 SUNSET CT	TARPON SPRINGS	FL	34689-2751	14-27-15-34132-000-0020	SUNSET	1334
STRAZDAS, RAYMOND	STRAZDAS, CHRYL		1466 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0090	HIDDEN	1466
STREET, STIRLING	STREET, DIAMOND		509 ASHLAND AVE	TARPON SPRINGS	FL	34689-2603	14-27-15-43074-006-0050	ASHLAND	509
STREFF, DARRELL F REV TRUST	STREFF, DARRELL F TRE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8316	18-27-16-85514-000-2180	US HIGHWAY 19	39820
STREITER, JOHN			55 DRURY LN	TARPON SPRINGS	FL	34689-5003	18-27-16-89929-000-0550	DRURY	55
STRIANO, CAROL			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0574	US HIGHWAY 19	39650
STRIANO, ROBERT A TRE			425 E CURLEW PL	TARPON SPRINGS	FL	34689-4610	13-27-15-62930-000-0010	CURLEW	425
STRIBLING, ROXANNE M REV TRUST			1654 HERITAGE OAKS CT	TARPON SPRINGS	FL	34689-1711	24-27-15-36271-000-1540	HERITAGE OAKS	1654
STROHM, LINDA MARY			300 S FLORIDA AVE APT 500	TARPON SPRINGS	FL	34689-2703	15-27-15-88225-500-0006	FLORIDA	300
STRONG, MICHELE ANN			1250 S PINELLAS AVE UNIT 7	TARPON SPRINGS	FL	34689-3748	13-27-15-33286-070-0701	PINELLAS	1250
STRUNK, SCOTTY FARRELL	STRUNK, KIMBERLY ANN		815 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0470	CALLISTA CAY	
STUBER, JAMES DOUGLAS			4404 CEDAR PASS	CHAPEL HILL	NC	27514-9586	13-27-15-89946-001-0120	OAKWOOD	31
STUDZINSKI, AGNIESZKA			12 LABURNHAM AVE	ETOBICOKE ON M8V 2J7			01-27-15-27072-007-0070	GROVE	1265
STUPNER, BONNIE JO	HANCOCK, DARLA KAY		218 BATH ST	TARPON SPRINGS	FL	34689-3509	13-27-15-06120-002-0070	BATH	218
STURGEON, MARCELLA A			7369 EISENHOWER DR UNIT	BOARDMAN	OH	44512-4756	13-27-15-33286-070-0705	PINELLAS	1250
STURGIS, ERIN	STURGIS, SANDRA S		502 LINCOLN AVE	TARPON SPRINGS	FL	34689-4458	13-27-15-45540-000-0040	LINCOLN	502
STURM, CAROL	STURM, DAVID		72 SUMMIT CIR	LAKEVILLE	PA	18438-3008	13-27-15-33289-002-1502	PINE	1502
STUTZMAN, BRIAN J	STUTZMAN, ALANE		3274 S CHARTWELL GARDEN	AMMON	ID	83406-4932	18-27-16-85514-000-1600	US HIGHWAY 19	39820
SUBIC LIVING TRUST	SUBIC, ROBERT C TRE		334 E ORANGE ST	TARPON SPRINGS	FL	34689-4351	12-27-15-89982-029-0100	ORANGE	334
SUGGS, CHRIS L	PARKER, DIANE M		90 S HIGHLAND AVE UNIT 14	CLEARWATER	FL	34689-5353	08-27-16-48829-000-1403	HIGHLAND	90
SULIKOWSKI, HENRYK JR	SULIKOWSKI, ELIZABETH		4584 GLENBROOK CIR	PALM HARBOR	FL	34683-1500	19-27-16-30998-000-0120	GLENBROOK	4584
SULIMA, MICHAEL A	SULIMA, LAUREN K		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2230	US HIGHWAY 19	39650
SULINSKI, JAMES	SULINSKI, KRISTINE		4130 LANCELOT RD	TOLEDO	OH	43623-2518	08-27-16-48829-000-1304	HIGHLAND	90
SULINSKI, JAMES	SULINSKI, KRISTINE S		4130 LANCELOT RD	TOLEDO	OH	43623-2518	08-27-16-48829-000-1115	HIGHLAND	90
SULLIVAN, CYNTHIA	SULLIVAN, RICHARD		318 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2682	13-27-15-58916-002-0023	MOORINGS COVE	318
SULLIVAN, KATHLEEN	SULLIVAN, PATRICIA ANN		117 MOUNT VERNON RD E	EAST WEYMOUTH	MA	02189-1747	10-27-15-98260-015-0230	WINDRUSH BAY	23
SULLIVAN, LARRY G	WHITE, LOUISE ANNE		146 MELODY LN	TARPON SPRINGS	FL	34689-5027	18-27-16-89929-000-1460	MELODY	146
SULLIVAN, LAURIE A			542 GRAND BLVD	TARPON SPRINGS	FL	34689-3220	12-27-15-89874-000-0371	GRAND	542
SULLIVAN, MARY ELIZABETH SCHEUCH			176 MELODY LN	TARPON SPRINGS	FL	34689-5026	18-27-16-89929-000-1760	MELODY	176

Affected Properties and 500 Foot Buffer

SULLIVAN, REBECCA J			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3932	18-27-16-98560-000-1730	US HIGHWAY 19	39650
SUMMERS, BRANDON L	SUMMERS, BRITTANY PAIGE		1100 BEAVER DR	TARPON SPRINGS	FL	34689-8046	14-27-15-52389-000-0480	BEAVER	1100
SUN COUNTRY PROPERTIES INC			9022 EASTHAVEN CT	NEW PORT RICHEY	FL	34655-5209	19-27-16-89442-000-0260	KLOSTERMAN	799
SUN VALLEY VENTURE I LLC		C/O COVE PROPERTY	2999 N 44TH ST STE 200	PHOENIX	AZ	85018-7248	19-27-16-89442-000-0180	US HIGHWAY 19	39248
SUNDLAND, ATLE			209 TOWER DR	OLDSMAR	FL	34677-2964	13-27-15-97071-000-0080	MANATEE	213
SUNDQUIST, JOSEPH TRE	SUNDQUIST, MICHELE TRE		468 N HIGHLAND AVE	TARPON SPRINGS	FL	34688-8901	08-27-16-89406-000-0204	HIGHLAND	468
SUNRAY RENTAL HOMES LLC			8141 AQUILA ST UNIT 337	NEW PORT RICHEY	FL	34668-6111	07-27-16-75996-008-0180	LOCUST	723
SUNRISE COMMERICAL LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89838-000-0290	PINELLAS	425
SUN-ROCK INC			904 ANCLOTE RD	TARPON SPRINGS	FL	34689-6627	02-27-15-00978-000-0010	ANCLOTE	904
SUNSET BAY PROPERTY OWNERS ASSN INC		C/O 1527 N RIVERSIDI	6500 INDUSTRIAL LOOP	GREENDALE	WI	53129-2437	03-27-15-87374-000-0004	PHILLIPS	
SUNSET RESIDENTIAL LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	13-27-15-15282-000-0110	BANANA	
SUNSET SHORES TARPON INC		C/O SENTRY MANAGE	2180 W STATE RD 434 STE 5(	LONGWOOD	FL	32779-5042	15-27-15-88225-000-0000	FLORIDA	300
SUNSHINE PROPERTY PARTNERS LLC			3816 DESOTO BLVD	PALM HARBOR	FL	34683-1618	24-27-15-37656-000-0010	PALM HARBOR	4875
SW FL WATER MGMT DIST			2379 BROAD ST	BROOKSVILLE	FL	34604-6899	19-27-16-89442-000-0131	US HIGHWAY 19	
SWANSON, JOHN EDWARD	SWANSON, NANCY LUELLA		90 S HIGHLAND AVE UNIT 21	TARPON SPRINGS	FL	34689-5365	08-27-16-48831-001-2100	HIGHLAND	90
SWANZY, SANDRA	SWANZY, BRIAN L		183 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5046	18-27-16-89929-000-1830	ROYAL PALM	183
SWEAT, ALLEN KEITH			39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1210	US HIGHWAY 19	39650
SWEAT, CHRISTOPHER B			4502 GLENBROOK DR	PALM HARBOR	FL	34683-1563	19-27-16-30998-000-0470	GLENBROOK	4502
SWEENEY, MICHELE			90 S HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689-5349	08-27-16-48829-000-1208	HIGHLAND	90
SWEET, CURTIS	SWEET, CHINNESSA		110 HIGHLAND RD	TARPON SPRINGS	FL	34689-1918	24-27-15-39348-001-0080	HIGHLAND	110
SWEET, ROY			1302 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0080	VERMONT	1302
SWENDSEN, WANDA N			712 PALM AVE	TARPON SPRINGS	FL	34689-2429	11-27-15-87786-003-0040	PALM	712
SWINTON, WILLIE JAMES TRE	RIVER VILLAGE TRUST		608 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0950	RIVER VILLAGE	608
SYLVESTER, PAUL	SANDERS, TOBI L		1418 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0030	HIDDEN	1418
SZABO, COLLEEN R			612 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4112	07-27-16-75798-000-0930	RIVER VILLAGE	612
SZAREJKO, MARK J	SZAREJKO, DONNA E W		4585 GLENBROOK LN	PALM HARBOR	FL	34683-1569	19-27-16-30998-000-0140	GLENBROOK	4585
SZILAGYI, CAROL			1424 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2340	11-27-15-88254-000-0170	POINSETTIA	1424
SZINGERNE, EDINA			283 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1716	24-27-15-36271-000-0010	MEADOW OAK	283
SZPYRKA, MARIUSZ			1690 CITRINE TRL	TARPON SPRINGS	FL	34689-2021	03-27-15-87374-000-0010	CITRINE	1690
T & A TRUST	THEOPHILOPOULOS, GERASIMOS TRE		PO BOX 816	TARPON SPRINGS	FL	34688-0816	07-27-16-32958-003-0040	TARPON	649
T & Y PARTNERS LLC			600 E TARPON AVE	TARPON SPRINGS	FL	34689-4202	12-27-15-12910-000-0030	PINELLAS	100
T A H M S BORROWER LLC			15771 RED HILL AVE	TUSTIN	CA	92780-7303	07-27-16-99612-010-0030	LEMON	1106
T H R FLORIDA LP			1717 MAIN ST STE 2000	DALLAS	TX	75201-4657	14-27-15-52389-000-0410	LANCER	1153
T S MITIGATION LLC			2181 INDIAN ROCKS RD STE :	LARGO	FL	33774-1098	01-27-15-89136-000-0450	ANCLOTE	
TA CYPRESS POND FEE OWNER LLC		C/O TRUAMERICA MU	10100 SANTA MONICA BLVD	LOS ANGELES	CA	90067-4108	30-27-16-20192-009-0911	CYPRESS POND	2480
TA CYPRESS POND FEE OWNER LLC		C/O TRUAMERICA MU	2350 CYPRESS POND RD	PALM HARBOR	FL	34683-1535	30-27-16-20192-008-0814	CYPRESS POND	2480
TA, TRANG	PHAM, PHONG		966 PANTHER LN	ALLEN	TX	75013-4880	24-27-15-62944-000-0250	SUMMERWOOD	506
TABAKOVIC, VEZIR	TABAKOVIC, SEVALA		605 PENT ST	TARPON SPRINGS	FL	34689-4225	12-27-15-89982-020-0200	PENT	605
TABITHA GROUP LLC			1322 N PINELLAS AVE	TARPON SPRINGS	FL	34689-6903	01-27-15-27072-001-0010	PINELLAS	1322
TAC REAL ESTATE INVESTMENTS LLC			PO BOX 1293	TARPON SPRINGS	FL	34688-1293	12-27-15-77796-712-0070	BANANA	106
TADROUS, SAMEH	YOUSSEF, HEBA		1533 S DISSTON AVE	TARPON SPRINGS	FL	34689-7921	19-27-16-21537-000-0030	DISSTON	1533
TAGARAS, PRESTON P			1514 N RIVER CIR	TARPON SPRINGS	FL	34689-6844	02-27-15-75760-005-0450	NORTH RIVER	1514
TAGARELLI, DAN J TRE	TAGARELLI FAMILY TRUST		113 HOPE ST	TARPON SPRINGS	FL	34689-3329	12-27-15-61128-000-0030	HOPE	113
TAGARELLI, DAN J TRE	TAGARELLI FAMILY TRUST		1303 BELCHER DR	TARPON SPRINGS	FL	34689-2029	12-27-15-89982-054-0700	ROOSEVELT	400

Affected Properties and 500 Foot Buffer

TAGAROPOULOS, THELMA			1506 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2316	11-27-15-87841-000-0560	TALLAHASSEE	1506
TAGGART, ROBERT	TAGGART, DIANE		1533 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0120	NORTH RIVER	1533
TAICLET, GARY PATRICK	TAICLET, TRICIA MARIE		508 WHITE OAK DR	TARPON SPRINGS	FL	34689-3855	24-27-15-62932-001-0050	WHITE OAK	508
TALLENT, DAN	TALLENT, JAQUELINE		16321 E LAKE SHORE DR N	HOPE	IN	47246-9788	15-27-15-88225-500-0012	FLORIDA	300
TALLENT, KENNETH	TALLENT, JOYCE		106 EMERSON ST UNIT 3	BOSTON	MA	02127-1416	07-27-16-50958-000-1180	PARADISE	843
TALLEY, MICHAEL N			444 SE 899TH ST	OLD TOWN	FL	32680-7338	07-27-16-75798-000-0550	DRIFTWOOD	718
TALLEY, RONALD W	TALLEY, NANCY C		263 LAKE SHORE DR	EAST FALMOUTH	MA	02536-2701	13-27-15-33286-060-0605	PINELLAS	1250
TALLMAN, JAMES M	TALLMAN, JUDITH K		16 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0160	WINDRUSH BAY	16
TAMONDONG, FRANCIS JOSEPH	TAMONDONG, LITA K		529 HUNTERS RUN BLVD	LAKELAND	FL	33809-8323	12-27-15-92673-001-1160	ROOSEVELT	827
TAN, SUE			11534 CROWNED SPARROW	TAMPA	FL	33626-2655	13-27-15-03950-000-0110	BAYOU VILLAGE	463
TANANYKIN, CRYSTAL	TANANYKIN, DMITRY		814 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0080	CALLISTA CAY	814
TANANYKIN, DMITRY	TANANYKIN, CRYSTAL		814 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0480	CALLISTA CAY	
TANCRELL FAMILY TRUST	TANCRELL, KENNETH M TRE		1292 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0010	WINDY BAY	1292
TAOUIL, ZOUHIER			2458 HIGHLAND ACRE DR	CLEARWATER	FL	33761-1519	24-27-15-21636-005-0150	PINELLAS	
TARAPANI, JOHN K			22 N SPRING BLVD	TARPON SPRINGS	FL	34689-3430	12-27-15-66573-000-0210	HIBISCUS	410
TARAPANI, WENDY STARK TRE	TARAPANI, ABE LEON III TRE		5184 DRONNINGENS GADE	SAINT THOMAS	VI	00802-6401	02-27-15-75816-000-0050	ANCLOTE	691
TARGAKIS, TERRY MIKE			41 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-89820-000-0280	PARK	41
TARPON BEND PROF CENTER PROP OWNERS ASSOC INC			1254 PINELLAS AVE	TARPON SPRINGS	FL	34689	13-27-15-89780-000-0001	PINELLAS	1256
TARPON BEND PROF CENTER PROP OWNERS ASSOC INC		C/O WIKLE, PAUL J. TI	2040 NE COACHMAN RD	CLEARWATER	FL	33765-2600	13-27-15-89780-000-0002	PINELLAS	
TARPON COMMONS INC			202 E CENTER ST STE A	TARPON SPRINGS	FL	34689-4360	12-27-15-15210-000-0170	CENTER	202
TARPON EAGLE PROPERTIES LLC			510 E TARPON AVE	TARPON SPRINGS	FL	34689-4324	12-27-15-54396-001-0020	TARPON	510
TARPON FRAT LLC			1040 SEMINOLE BLVD	LARGO	FL	33770-7425	18-27-16-89424-000-0521	US HIGHWAY 19	39870
TARPON GRDNS PROF OFFICES CONDO ASSN INC			1200 PINELLAS AVE	TARPON SPRINGS	FL	34689-3728	13-27-15-89795-000-0001	PINELLAS	
TARPON HIGHLANDS AT LAKE TARPON SAIL &	CLUB II CONDO ASSN INC	C/O LEXINGTON HOM	5623 US HWY 19 STE 201	PORT RICHEY	FL	34673	08-27-16-89881-000-0001	TARPON HILLS	
TARPON HIGHLANDS LK TARPON SAIL TENNIS	TARPON HIGHLANDS LK TARPON SAIL TENNIS CLUB 2		PO BOX 803555	DALLAS	TX	75380-3555	08-27-16-89880-000-0003	HIGHLAND	
TARPON HIGHLANDS LK TARPON SAIL TENNIS CLUB 1 ASSN			PO BOX 803555	DALLAS	TX	75380-3555	08-27-16-89880-000-0001	HIGHLAND	
TARPON HOUSE 613 LLC			2836 WILDWOOD DR	CLEARWATER	FL	33761-3226	10-27-15-31482-001-0030	FLORIDA	613
TARPON KEY HOMEOWNERS ASSN INC			9426 CAMDEN FIELD PKWY	RIVERVIEW	FL	33578-0519	02-27-15-89894-000-0003	WINDY BAY	
TARPON LANDINGS HMOWNS ASSOC INC		C/O SENTRY MANAGE	2180 WEST SR 434 SUITE 50(	LONGWOOD	FL	32779-5042	08-27-16-89893-000-0320	KEYSTONE	
TARPON MEDICAL & PROFESSIONAL CENTRAL CONDO			1501 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1955	13-27-15-89898-000-0001	PINELLAS	
TARPON MERES PLAZA LLC			1003 W CLEVELAND ST	TAMPA	FL	33606-1913	13-27-15-57290-000-0010	PINELLAS	1171
TARPON OAKS PROF CTR CONDO ASSN			536 E TARPON AVE	TARPON SPRINGS	FL	34689-4344	12-27-15-89918-000-0001	MAGNOLIA	
TARPON PLAZA REALTY TRUST	ZAGARIS, VARNAVAS TRE		96 PLEASANT ST	CLAREMONT	NH	03743-2608	13-27-15-89946-009-0010	PINELLAS	750
TARPON PROFESSIONAL CENTER INC			14134 NEPHRON LN	HUDSON	FL	34667-6504	12-27-15-89982-113-0300	US HIGHWAY 19	41747
TARPON REALTY INVESTORS LLC			1667 PLEASANT DR	JUNO BEACH	FL	33408-2645	12-27-15-89982-047-0702	MARTIN LUTHER KING JR	965
TARPON RESTAURANT SERVICES LLC			PO BOX 39	TARPON SPRINGS	FL	34688-0039	12-27-15-00972-001-0010	PINELLAS	
TARPON RIDGE TOWNHOMES PROPERTY OWNERS ASSN INC		C/O SENTRY MANAGE	2180 WEST STATE ROAD 434	LONGWOOD	FL	32779-5042	19-27-16-89925-000-0001	RITA	
TARPON SHORES RO ASSN INC			89 RACHEL DR	TARPON SPRINGS	FL	34689-5041	18-27-16-89929-000-0002	US HIGHWAY 19	
TARPON SK REALTY LLC			16501 HARPER POND LN APT	ODESSA	FL	33556-6101	18-27-16-89424-000-0490	US HIGHWAY 19	39920
TARPON SPRINGS BOAT YARD			1860 TANGLEWOOD DR NE	ST PETERSBURG	FL	33702-4734	12-27-15-60282-002-0008	ISLAND	1051
TARPON SPRINGS BUILDING CO LLC			321 E TARPON AVE	TARPON SPRINGS	FL	34689-4319	12-27-15-89982-006-0101	LIVE OAK	
TARPON SPRINGS BUILDING CO LLC			321 E TARPON AVE UNIT 202	TARPON SPRINGS	FL	34689-4319	12-27-15-75852-000-0480	CEDAR	
TARPON SPRINGS BUILDING COMPANY LLC			321 E TARPON AVE	TARPON SPRINGS	FL	34689-4319	12-27-15-89982-029-0109	TARPON	321
TARPON SPRINGS BUILDING COMPANY LLC	SOPHA, DOUGLAS		321 E TARPON AVE	TARPON SPRINGS	FL	34689-4319	12-27-15-89982-029-0107	TARPON	315

Affected Properties and 500 Foot Buffer

TARPON SPRINGS BUILDING COMPANY LLC			321 E TARPON AVE UNIT 202	TARPON SPRINGS	FL	34689-4319	12-27-15-27756-002-0090	LEMON	429
TARPON SPRINGS COMMUNITY REDEV AGENCY			324 E PINE ST	TARPON SPRINGS	FL	34689-4004	12-27-15-77796-711-0070	TARPON	57
TARPON SPRINGS HF LLC	TARPON SPRINGS JC LLC		PO BOX 714	TAMPA	FL	33601-0714	18-27-16-89923-000-0020	US HIGHWAY 19	40545
TARPON SPRINGS HOSP FND INC		ATTN FINANCE DEPT	1395 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3790	13-27-15-27180-001-0020	PINELLAS	1501
TARPON SPRINGS HOSP FOUNDATION INC			14055 RIVEREDGE DR STE 25	TAMPA	FL	33637-2141	13-27-15-27180-002-0080	COUNTRY CLUB	136
TARPON SPRINGS HOSPITAL FOUNDATION INC			1395 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3790	13-27-15-00000-310-0500	PINELLAS	1247
TARPON SPRINGS HOSPITAL FOUNDATION INC		ATTN: REGIONAL COU	14055 RIVEREDGE DR STE 25	TAMPA	FL	33637-2141	13-27-15-57285-000-0003	PINELLAS	
TARPON SPRINGS HOUSING AUTH			500 S WALTON AVE	TARPON SPRINGS	FL	34689-4714	12-27-15-89982-042-0304	LIME	405
TARPON SPRINGS HOUSING AUTH			PO BOX 282	TARPON SPRINGS	FL	34688-0282	13-27-15-64944-005-0010	MORGAN	402
TARPON SPRINGS LAND ACQUISITIONS LLC			1306 W KENNEDY BLVD	TAMPA	FL	33606-1849	06-27-16-00000-210-0500	US HIGHWAY 19	43700
TARPON SPRINGS MANOR NON-PROFIT HOUSING INC			PO BOX 2911	TAMPA	FL	33601-2911	18-27-16-00000-240-0700	MAYO	
TARPON SPRINGS ONE LLC			7401 STRINGFELLOW RD	SAINT JAMES CITY	FL	33956-2707	01-27-15-89136-000-0620	ANCLOTE	340
TARPON SPRINGS PLAZA LLC			PO BOX 1098	DUNEDIN	FL	34697-1098	12-27-15-89982-022-0701	US HIGHWAY 19	41522
TARPON SPRINGS PROPERTIES LLC			15025 32ND AVE N	PLYMOUTH	MN	55447-5015	03-27-15-87374-000-0160	CITRINE	1628
TARPON SPRINGS RETIREMENT		C/O JAMES METNOPC	484 LOWELL ST	PEABODY	MA	01960-7934	13-27-15-00000-310-0100	PINELLAS	1150
TARPON SPRINGS SHEPHERD CENTER INC			305 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3635	13-27-15-32328-075-0120	PINELLAS	304
TARPON SPRINGS STORAGE OWNER LLC			5055 KELLER SPRINGS RD STI	ADDISON	TX	75001-6228	19-27-16-89442-000-0250	US HIGHWAY 19	39016
TARPON SPRINGS YACHT CLUB INC			350 N SPRING BLVD	TARPON SPRINGS	FL	34689-3249	12-27-15-27774-000-0010	PAMPAS	
TARPON SPRINGS YACHT SERVICES LLC			1058 ISLAND AVE	TARPON SPRINGS	FL	34689-6916	12-27-15-60282-002-0004	ISLAND	1066
TARPON SPRINGS, CITY OF		C/O RYAN LLC	200 E BROWARD BLVD STE 1	FORT LAUDERDALE	FL	33301-1963	13-27-15-00000-430-0500	LAUREN	1124
TARPON SPRINGS, CITY OF			324 E PINE ST	TARPON SPRINGS	FL	34689-4004	14-27-15-43074-009-0090	TARPON	
TARPON SPRINGS, CITY OF			324 PINE ST	TARPON SPRINGS	FL	34689-4004	12-27-15-89982-124-0200	TARPON	1105
TARPON SPRINGS, CITY OF			342 E PINE ST	TARPON SPRINGS	FL	34689	12-27-15-15264-000-0380	ATHENS	
TARPON SPRINGS, CITY OF			PO BOX 5004	TARPON SPRINGS	FL	34688-5004	12-27-15-54522-002-0130	CROSS	
TARPON SPRINGS, CITY OF			PO BOX 5004	TARPON SPRINGS	FL	34688-5004	12-27-15-89982-035-0202	HUEY	
TARPON SQUARE ASSOCIATES		C/O ALL STAR	5480 58TH ST N	KENNETH CITY	FL	33709-2036	18-27-16-89424-000-0491	US HIGHWAY 19	40114
TARPON T K O LLC			35595 US HIGHWAY 19 N ST	PALM HARBOR	FL	34684-1702	12-27-15-77778-401-0040	TARPON	222
TARPON TRACE HMOWN ASSN INC		C/O PULTE HOME COI	12973 N TELECOM PKWY	TAMPA	FL	33637-0907	06-27-16-90005-001-0001	BECKETT	
TARPON TURTLE ANNEX LLC			13365 W HILLSBOROUGH AV	TAMPA	FL	33635-9676	08-27-16-48870-000-0800	VILLA	16
TARPON TURTLE ANNEX LLC			1410 LAKE TARPON AVE	TARPON SPRINGS	FL	34689-5300	08-27-16-48870-000-0170	MEYER	
TARPON TURTLE LLC			13365 W HILLSBOROUGH AV	TAMPA	FL	33635-9676	12-27-15-89982-153-0003	LAKE TARPON	
TARPON TURTLE LLC			13365 W HILLSBOROUGH AV	TAMPA	FL	33635-9676	12-27-15-89982-153-0006	LAKE TARPON	1513
TARPON3 LLC			1900 EASY ST	WALLED LAKE	MI	48390-3220	12-27-15-89982-010-0200	PINE	855
TARTAGLIA, STEVEN	TARTAGLIA, MELISSA		3026 HARGETT LN	SAFETY HARBOR	FL	34695-5249	19-27-16-23630-000-0320	GOPHER	1543
TARTAGLIA, STEVEN	TARTAGLIA, MELISSA ANN		3026 HARGETT LN	SAFETY HARBOR	FL	34695-5249	19-27-16-23630-000-0050	GOPHER	1532
TASHKIN, JAMES	TASHKIN, BARBARA		103 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2276	10-27-15-66683-000-0030	PARKSIDE COLONY	103
TASIS, CHRISTY	TASIS, ELISABETH A		497 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2565	13-27-15-61541-003-5060	CURLEW	506
TASIS, GUS			401 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2708	14-27-15-89226-000-0241	FLORIDA	401
TASSOPOULOS, FREDA			1004 GULF RD	TARPON SPRINGS	FL	34689-2532	12-27-15-41238-000-0140	HOPE	514
TASSOPOULOS, PETER G	TASSOPOULOS, FREDA		1004 GULF RD	TARPON SPRINGS	FL	34689-2532	11-27-15-87786-006-0120	GULF	1204
TATUM, SHEA	TATUM, ALYSSA		1405 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0660	TALLAHASSEE	1405
TAVERA, VICTO MANUEL	TAVERA, ELIZABETH		119 W PICKWICK RD	ARLINGTON HEIGHTS	IL	60005-3754	13-27-15-12988-999-0420	CALLISTA CAY	
TAYLOR ARCADE INC			491 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2565	12-27-15-89982-067-0600	TARPON	118
TAYLOR, ANNE	TAYLOR, BRADFORD ALAN		617 BOSTON ST	TARPON SPRINGS	FL	34689-4101	07-27-16-26928-012-0180	BOSTON	617

TAYLOR, BARBARA WILLIAMS	TAYLOR, STEPHEN CLIFFORD	114 HIGHLAND RD	TARPON SPRINGS	FL	34689-1918	24-27-15-39348-001-0110	HIGHLAND	114	
TAYLOR, CLARICE ELIZABETH		717 NORTH AVE	TARPON SPRINGS	FL	34689	18-27-16-91080-003-0090	NORTH		
TAYLOR, DARREN	TAYLOR, ERIN	522 S RIVERSIDE DR	VILLA PARK	IL	60181-2738	24-27-15-62932-001-0040	WHITE OAK	506	
TAYLOR, DENISE		730 GRAND CYPRESS LN	TARPON SPRINGS	FL	34689-6832	07-27-16-20235-000-0340	GRAND CYPRESS	730	
TAYLOR, DONALD WILLIAM	TAYLOR, ELIZABETH	523 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0400	LIME	523	
TAYLOR, GENEVA		504 E MORGAN ST	TARPON SPRINGS	FL	34689-4536	13-27-15-64944-006-0030	MORGAN	504	
TAYLOR, JASON		1106 E LIME ST	TARPON SPRINGS	FL	34689-5524	07-27-16-99612-018-0030	LIME	1106	
TAYLOR, JOANNA C		822 FRANCES DR	TARPON SPRINGS	FL	34689-5204	12-27-15-89982-096-0002	JASMINE		
TAYLOR, JOHNNIE CHERRY TRE		13504 SOBRADO DR	TAMPA	FL	33624-4367	12-27-15-89982-044-0200	DISSTON	207	
TAYLOR, KATHLEEN E		540 W SPRUCE ST	TARPON SPRINGS	FL	34689-3356	12-27-15-39834-000-0540	SPRUCE	540	
TAYLOR, MARLENE		315 E HARRISON ST	TARPON SPRINGS	FL	34689-4519	13-27-15-21348-001-0112	HARRISON	315	
TAYLOR, PATRICIA A		418 ADMIRAL COVE	TARPON SPRINGS	FL	34689-2202	10-27-15-26539-000-0760	ADMIRAL	418	
TAYLOR, RICKEY ALLEN	CONKLIN, JOHN ALBERT EST	437 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-32508-001-0090	BOYER	437	
TAYLOR, SHEA PHILICIA		223 N GROSSE AVE	TARPON SPRINGS	FL	34689-4342	12-27-15-89982-028-0108	GROSSE	223	
TCCB TEAM LLC		113 E LIME ST	TARPON SPRINGS	FL	34689-3643	13-27-15-89946-077-0100	LIME	113	
TEDESCHI, CARLA MARIA DUBIS	DUBIS, BERARDINA TEDESCHI DE	1232 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0540	WINDY BAY	1232	
TELCI, CENGIZ		203 PALMETTO CT	OLDSMAR	FL	34677-2147	14-27-15-89226-000-0247	FLORIDA	351	
TELLER, ANTHONY BENJAMIN	TELLER, SELOMEH SILVIA	40 ADA ST	TARPON SPRINGS	FL	34689-3229	12-27-15-89838-000-0260	ADA		
TELLER, JONATHAN		41 ADA ST	TARPON SPRINGS	FL	34689	12-27-15-89838-000-0250	ADA	41	
TELLER, MAAZA ESHETU		40 ADA ST	TARPON SPRINGS	FL	34689-3229	12-27-15-89838-000-0140	ADA	40	
TEMME, KLAUS	TEMME, MARJORIE	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0575	US HIGHWAY 19	39650	
TENBROOK, DAVID S		98 S HIGHLAND AVE UNIT 60	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-006-0602	HIGHLAND	98	
TENCHER, JAMES R JR		1580 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2014	03-27-15-87858-000-1760	MAC CHESNEY	1580	
TERMINI, JOSEPH	TERMINI, ALTHEA	811 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2333	11-27-15-87876-015-0210	RIVERSIDE	807	
TERPS ACQUISITIONS LLC		21088 HAMLIN DR	BOCA RATON	FL	33433-7431	07-27-16-89920-000-0030	US HIGHWAY 19	41680	
TERRELL, ANDREW S	TERRELL, SORINA E	5554 PALM LAKE CIR	ORLANDO	FL	32819-3902	03-27-15-87374-000-0140	CITRINE	1636	
TERRYBERRY, JAMES E	TERRYBERRY, CHERYL A	180 SOUTH ST #204	PITTSFIELD	MA	01201-6869	18-27-16-89929-000-0900	RACHEL	90	
TESAC LLC		3006 SACRAMENTO ST	SAN FRANCISCO	CA	94115-2017	06-27-16-06117-000-0160	HILLVIEW	1466	
TESLIC, KORNELIJA TRE	TESLIC, KORNELIJA REV TRUST	94 S HIGHLAND AVE UNIT 25	TARPON SPRINGS	FL	34689-5389	08-27-16-89881-025-2501	HIGHLAND	94	
TESORIERE, CONSTANCE M		1250 S PINELLAS AVE APT 60	TARPON SPRINGS	FL	34689-3746	13-27-15-33286-060-0604	PINELLAS	1250	
TETER, BRUCE W	TETER, BECKY R	1411 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0260	HILLVIEW	1411	
THE ARC TAMPA BAY INC		1501 N BELCHER RD STE 249	CLEARWATER	FL	33765-1300	07-27-16-32958-002-0080	WALTON	16	
THE CHRIBILA VENTURE	FORNEK, WILLIAM TRE	744 DRIFTWOOD LN	TARPON SPRINGS	FL	34689-4106	07-27-16-75798-000-0480	DRIFTWOOD	744	
THEODORE, KATE D		527 PRINCESS PL	LAKELAND	FL	33803-5606	12-27-15-27684-000-0100	HOPE	208	
THEODORIS, ANASTASIA		425 RIDGEWOOD WAY	ALPHARETTA	GA	30005-4149	03-27-15-87374-000-0210	CITRINE	1608	
THEODOROPOULOS, ANGELOS		5142 30TH AVE APT 6P	WOODSIDE	NY	11377-7916	12-27-15-89982-063-0501	HIBISCUS	130	
THEOFILOS, STEPHANIE M TRUST	THEOFILOS, STEPHANIE M TRE	127 S SPRING BLVD	TARPON SPRINGS	FL	34689-3503	12-27-15-77796-713-0100	SPRING	127	
THEOPHILOPOULOS, DEAN	THEOPHILOPOULOS, ELLYN	150 N SPRING BLVD	TARPON SPRINGS	FL	34689-3247	12-27-15-77760-000-0060	SPRING	150	
THERN, LORRAINE	SIMPSON, LORI ANN	246 HARMONY WAY	TARPON SPRINGS	FL	34689-5024	18-27-16-89929-000-2460	HARMONY	246	
THIBODEAU, IRENE MARIA	KAPODISTRIAS, ANGELIKI S	524 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0020	WIDEVIEW	524	
THIEL, ERIC C	FRUECHT, ELISABETH M	1420 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0520	TALLAHASSEE	1420	
THOMAS, BILLY		403 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2269	11-27-15-88254-000-0040	FLORIDA	403	
THOMAS, CAROLYN	DEMIRDOG, RECEP	1649 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1718	24-27-15-36271-000-0470	MEADOW OAK	1649	
THOMAS, CLEMETT	THOMAS, EILEEN	110 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0160	KATHLEEN	110	

THOMAS, DANIEL S	THOMAS, SHARON C	1379 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	18-27-16-62937-008-0740	DISSTON	1379
THOMAS, DEBORAH S		416 N GROSSE AVE	TARPON SPRINGS	FL	34689-4033	12-27-15-47592-000-0111	GROSSE	416
THOMAS, JEAN M	THOMAS, DALE J	138 HAWTHORNE WAY	CHITTENANGO	NY	13037-1011	18-27-16-85514-000-2120	US HIGHWAY 19	39820
THOMAS, JOSEPH R JR	THOMAS, JANE A	864 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0300	CALLISTA CAY	
THOMAS, MARY		670 HAVEN PL	TARPON SPRINGS	FL	34689-4847	18-27-16-65938-007-6700	HAVEN	670
THOMAS, REBECCA		1601 GREEN DOLPHIN BLVD	TARPON SPRINGS	FL	34689-6122	13-27-15-33289-001-1601	GREEN DOLPHIN	1601
THOMAS, STEVEN JR	THOMAS, ANN M	1638 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0740	KISMET	1638
THOMAS, WILLIAM TODD	THOMAS, KIRSTIN MICHELLE	16100 IVY LAKE DR	ODESSA	FL	33556-6044	08-27-16-89880-013-1302	HIGHLAND	98
THOMPSON, GLORIA J		409 E BOYER ST	TARPON SPRINGS	FL	34689-4405	13-27-15-06138-000-0100	BOYER	409
THOMPSON, JAMES	THOMPSON, MARLEEN	262 DIXIE LN	TARPON SPRINGS	FL	34689-5002	18-27-16-89929-000-2620	DIXIE	262
THOMPSON, RICHARD P	THOMPSON, PATRICIA A	538 VILLAGE DR	TARPON SPRINGS	FL	34689-2882	14-27-15-96926-000-0210	VILLAGE	538
THOMSON, CLIFFORD STERLING	THOMSON, LISA MARIE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8325	18-27-16-85514-000-2620	US HIGHWAY 19	39820
THORMODSGAARD, DEBORAH	THORMODSGAARD, DANIEL	2109 N POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-2072	03-27-15-72390-000-1780	POINTE ALEXIS	2109
THORN, ZACHARY	THORN, LINDSEY	2116 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6600	08-27-16-89893-000-0090	TARPON LANDINGS	2116
THORNTON, CLAUDIA		2301 LENNOX RD E	PALM HARBOR	FL	34683-1539	30-27-16-31000-023-2301	LENNOX	2301
THORNTON, MICHAEL C	THORNTON, JENNIFER L	1255 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0200	WINDY BAY	1255
THORP, TERRY W	THORP, JUDITH A	5145 COVENTRY DR	ERIE	PA	16506-6105	18-27-16-89929-000-0840	RACHEL	84
THRALLS, LINDA J		5529 E DARTMOOR DR	MONROE	MI	48161-5006	18-27-16-85514-000-2480	US HIGHWAY 19	39820
THURSTON, EDWARD		90 S HIGHLAND AVE APT 421	TARPON SPRINGS	FL	34689-5378	08-27-16-48831-002-4210	HIGHLAND	90
TICHENOR, AXL IKEDA		482 MAGNOLIA AVE	PALM HARBOR	FL	34683-1808	24-27-15-36271-000-1100	OAK PARK	1660
TIEFENTHAL, JOHN W	TIEFENTHAL, DIANE L	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8307	18-27-16-85514-000-1390	US HIGHWAY 19	39820
TILIAKOS, ELAINE		822 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2145	10-27-15-87822-012-0230	RIVERSIDE	822
TILLEY, JOHN B	VOLZ, LINDA T	301 GONYEAU RD	PLAINFIELD	VT	05667-9665	18-27-16-85514-000-1860	US HIGHWAY 19	39820
TILLQUIST, ARLENE CANDACE	TILLQUIST, JACKSON	124 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0031	ANCLOTE	124
TIMONEY, MARTIN	TIMONEY, BRIDGET	672 HAVEN PL	TARPON SPRINGS	FL	34689-4847	18-27-16-65938-007-6720	HAVEN	672
TIM'S PERFORMANCE SERVICE CENTER INC	R T G AUTO SALES LLC	906 VERONA PL	TARPON SPRINGS	FL	34689-4168	07-27-16-75996-002-0070	VERONA	906
TINDELL, MATTHEW	TINDELL, RACHEL	1391 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	19-27-16-62936-008-0680	DISSTON	1391
TINNIN LINDA		1836 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1836	GOLFVIEW	1836
TINSLEY PROPERTIES		30 N RING AVE STE 100	TARPON SPRINGS	FL	34689-4224	12-27-15-89982-029-0103	RING	30
TIRIKOS, DIMITRIOS		586 VILLAGE DR	TARPON SPRINGS	FL	34689	13-27-15-33286-070-0708	PINELLAS	1250
TIRIKOS, EXARHENA		1404 GULF RD	TARPON SPRINGS	FL	34689-2715	11-27-15-87876-012-0240	GULF	1404
TIRIKOS, XANTHY		1402 GULF RD	TARPON SPRINGS	FL	34689-2715	11-27-15-87876-012-0250	GULF	1402
TIWARY, ANURAG DEVESH		10653 EARHART DR	NEW PORT RICHEY	FL	34654-5215	07-27-16-75996-008-0080	LIVE OAK	710
TK PROPERTY SOLUTIONS LLC		5409 MERKIN PL	NEW PORT RICHEY	FL	34655-5233	01-27-15-38772-002-0080	JERU	321
TOBECK, ROBERT	TOBECK, SONYA R	1134 STARFISH LN	TARPON SPRINGS	FL	34689-7008	12-27-15-00960-000-0140	STARFISH	1134
TOBIK FAMILY TRUST	TOBIK, DANIEL ANDREW TRE	2425 TAMARIND TR	HINCKLEY	OH	44233-9167	13-27-15-33289-003-2402	GREEN DOLPHIN	2402
TODD, JEFFERY L	TODD, RHONDA C	719 MERLINS CT	TARPON SPRINGS	FL	34689-2812	14-27-15-35355-000-0340	MERLIN'S	719
TODD, TIFFANY		1998 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1150	ANCLOTE	1998
TOMA, MONDI		4871 CARDINAL TRL	PALM HARBOR	FL	34683-1105	11-27-15-00000-410-2100	RIVERSIDE	412
TOMCIN ENTERPRISE LLC		1272 DARTFORD DR	TARPON SPRINGS	FL	34688-7640	02-27-15-00978-000-0150	WESLEY	715
TOMLINSON, KENNETH A	TOMLINSON, PEGGY D	1277 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0620	WINDY BAY	1277
TOMPKINS, CHRISTOPHER J	GRIFFEN, DALE S	4523 GLENBROOK DR	PALM HARBOR	FL	34683-1564	19-27-16-30998-000-0080	GLENBROOK	4523
TONER, JONATHAN	LEMOINE-TONER, THERESA	39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3928	18-27-16-99077-000-2220	US HIGHWAY 19	39650
TONG, KIN WO		1469 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0260	RIDGE	1469

Affected Properties and 500 Foot Buffer

TONICK LLC		1331 SUNSET CT	TARPON SPRINGS	FL	34689-2755	12-27-15-75852-000-0050	SPRUCE	
TOOLEY, EDGAR J		4654 GLENBROOK LN	PALM HARBOR	FL	34683-1567	19-27-16-30998-000-0170	GLENBROOK	4654
TOOMBS, ANN C TRE	TOOMBS, ANN C REVOCABLE TRUST	1818 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6124	13-27-15-33287-002-1818	GOLFVIEW	1818
TORO, MARCOS A	TORO, GINA M	1112 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5532	07-27-16-99612-023-0090	OAKWOOD	1112
TORRES, CHRISTINA M	TORRES, JULIO	137 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0090	RING	137
TORRES, JOELLY		622 HAVEN PL	TARPON SPRINGS	FL	34689-4844	18-27-16-65938-003-6220	HAVEN	622
TORRES, MELISSA DAWN	TORRES SANTOS, JOHN A TORRES	1205 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0570	WINDY BAY	1205
TORRES, MICHAEL A	TORRES, SUSAN M	2405 PIONEER RD	HATBORO	PA	19040-2553	15-27-15-88225-200-0001	FLORIDA	300
TORRES, RENE L C		400 GRAND BLVD	TARPON SPRINGS	FL	34689-3218	12-27-15-89838-000-0430	GRAND	400
TOTH, NICHOLAS		44 W CENTER ST	TARPON SPRINGS	FL	34689-3208	12-27-15-89802-000-0110	CENTER	44
TOUCHTON, TERESA M Z TRE	TOUCHTON, ACY L & TERESA M Z REV TTRUST	1312 GROVE AVE	TARPON SPRINGS	FL	34689-6952	01-27-15-27072-005-0010	GROVE	1312
TOURIS, LAMBROS		60 WELLINGTON RD	BUFFALO	NY	14216-2809	12-27-15-57294-000-0070	CYPRESS	120
TOURNAI, JOSEPH PATRICK		1474 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0150	HILLVIEW	1474
TOUSEK, ERICK A		1395 S DISSTON AVE	TARPON SPRINGS	FL	34689-3915	19-27-16-62936-008-0660	DISSTON	1395
TOW, MICHAEL T	TOW, JACQUELINE A	1282 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0060	WINDY BAY	1282
TOWERY, MARVIN O	TOWERY, YVONNE R	1509 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0360	CITRINE	1509
TOWNHOMES AT BRITTANY PARK HOMEOWNERS ASSN INC		4174 WOODLANDS PKWY	PALM HARBOR	FL	34685-3494	06-27-16-91524-000-0002	US HIGHWAY 19	
TOWNS, STACY	BROWN, ALISHA PATRICE	1756 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6236	06-27-16-90005-001-0190	BIARRITZ	1756
TRACEY, MICHAEL	STRAIN, GABRIELLE N	300 S FLORIDA AVE APT 300	TARPON SPRINGS	FL	34689-2752	15-27-15-88225-300-0007	FLORIDA	300
TRACY, ELAINE M		50 AIKEN ST UNIT 254	NORWALK	CT	06851-2014	08-27-16-48831-002-3160	HIGHLAND	90
TRACY, KATHERINE A		185 ROYAL PALM DR	TARPON SPRINGS	FL	34689-5046	18-27-16-89929-000-1850	ROYAL PALM	185
TRAILSIDE PLACE LLC		556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-89982-062-0201	SAFFORD	421
TRAJKOVSKI, BORIS	TRAJKOVSKA, BILJANA	1406 SILVER OAK DR	TARPON SPRINGS	FL	34689-3842	24-27-15-62939-001-0030	SILVER OAK	1406
TRAN, DAT	NGUYEN, EMILY DIEM	1563 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0070	NORTH RIVER	1563
TRAN, MICHELLE THANH		732 E SPRUCE ST	TARPON SPRINGS	FL	34689-4124	07-27-16-26928-011-0020	SPRUCE	732
TRAN, PHAT H	NGUYEN, DUNG THI MY	1663 AUTUMNWOOD ST	TARPON SPRINGS	FL	34689-8035	23-27-15-76447-000-0280	AUTUMNWOOD	1663
TRAN, TUAN ANH	MAI, HONG LAN THI	1808 SEA OATS ST	TARPON SPRINGS	FL	34689-5791	06-27-16-20229-000-0180	SEA OATS	1808
TRANS AM SFE II LLC		5001 PLAZA ON THE LK STE 2	AUSTIN	TX	78746-1053	10-27-15-31482-001-0090	CHARLOTTE	610
TRAPP, SAMANTHA		1681 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1718	24-27-15-36271-000-0510	MEADOW OAK	1681
TRAVIS, JENNIFER	COOPER, NICHOLAS	1452 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0210	RIDGE	1452
TRICON SFR 2020 2 BORROWER LLC		15771 RED HILL AVE	TUSTIN	CA	92780-7303	07-27-16-26928-012-0160	BOSTON	613
TRIMMELL, GARY R	TRIMMELL, SANDRA L	42 DRURY LN	TARPON SPRINGS	FL	34689-5004	18-27-16-89929-000-0420	DRURY	42
TRINITY MANAGEMENT GROUP LLC TRE	374 LOT 3 JERU LAND TRUST	PO BOX 1320	PORT RICHEY	FL	34673-1320	01-27-15-38772-001-0030	JERU	374
TRINITY MANAGEMENT GROUP LLC TRE	374 LOT 4 JERU LAND TRUST	PO BOX 1320	PORT RICHEY	FL	34673-1320	01-27-15-38772-001-0040	JERU	
TRINITY MANAGEMENT GROUP LLC TRE	376 JERU LAND TRUST	PO BOX 1320	PORT RICHEY	FL	34673-1320	01-27-15-38772-001-0011	JERU	376
TRINITY MANAGEMENT GROUP LLC TRE	360 JERU LAND TRUST	PO BOX 1320	PORT RICHEY	FL	34673-1320	01-27-15-38772-001-0060	JERU	360
TRINITY MGMT GROUP LLC TRE	374 LOT 5 JERU LAND TRUST	PO BOX 1320	PORT RICHEY	FL	34673-1320	01-27-15-38772-001-0050	JERU	374
TRINITY MGMT GROUP LLC TRE	380 JERU LAND TRUST	PO BOX 1320	PORT RICHEY	FL	34673-1320	01-27-15-38772-001-0010	JERU	380
TRINKO, JENNIFER LYNN		6660 YALE DR	FRANKLIN	WI	53132-9059	08-27-16-48831-002-1190	HIGHLAND	90
TRIVEDI, ABHA		102 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0222	ANCLOTE	102
TROOP, BARBARA ANN		1674 MEADOW OAK LN	TARPON SPRINGS	FL	34689-1717	24-27-15-36271-000-0100	MEADOW OAK	1674
TROPICAL TILE INC		520 MIDWAY LN	TARPON SPRINGS	FL	34689-4044	07-27-16-75798-000-0600	RIVER VILLAGE	601
TROTTA, ANTHONY R		18 DRURY LN	TARPON SPRINGS	FL	34689-5000	18-27-16-89929-000-0180	DRURY	18
TROUPE, KEVIN D	TROUPE, JANELLE K	20096 ANN RIVER DR	MORA	MN	55051-7451	07-27-16-75798-000-0190	RIVERVIEW	505

TROXELL, RICHARD K	TROXELL, STACEY A		98 S HIGHLAND AVE UNIT 80	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-008-0802	HIGHLAND	98
TROXELL, STACEY ALISON			90 S HIGHLAND AVE UNIT 13	TARPON SPRINGS	FL	34689-5354	08-27-16-48829-000-1317	HIGHLAND	90
TROYER, DAWN MARIE			4004 ASHENTREE CT	FT MYERS	FL	33916-4475	13-27-15-33286-090-0907	PINELLAS	1250
TRUAMERICA WORKFORCE HOUSING ACQUISITIONS LLC			2350 CYPRESS POND RD	PALM HARBOR	FL	34683-1535	30-27-16-20192-012-1210	CYPRESS POND	2350
TRUAMERICA WORKFORCE HOUSING ACQUISITIONS LLC			2350 CYPRESS POND RD APT	PALM HARBOR	FL	34683-1514	30-27-16-20192-027-2704	CYPRESS POND	2350
TRUDELL, JASON LEIGH	TRUDELL, LAURA LOUISE ELIASON		1455 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0130	HIDDEN	1455
TRUIST BANK		C/O SUNTRUST BANK	PO BOX 26665, VA-RIC-8614	RICHMOND	VA	23261-6665	12-27-15-52236-000-0010	TARPON	
TRUJILLO, GUSTAVO A	TRUJILLO, LAUREN T		109 N GROSSE AVE	TARPON SPRINGS	FL	34689-4340	12-27-15-15210-000-0050	GROSSE	109
TRUMAN, JOHN R			1311 VERMONT AVE	TARPON SPRINGS	FL	34689-3875	24-27-15-62944-000-0220	VERMONT	1311
TRUMAN, KIM E			103 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0050	KATHLEEN	103
TRUMAN, ROBERT J			1417 SILVER OAK DR	TARPON SPRINGS	FL	34689-3839	24-27-15-62945-000-0592	SILVER OAK	1417
TRUONG, MEGAN PAE PAE	TRUONG, TUAN ANH		12869 RICHMOND ST	CHESTER	VA	23831-4749	13-27-15-33286-080-0812	PINELLAS	1250
TRUONG, TUAN	TRUONG, MEGAN		12869 RICHMOND ST	CHESTER	VA	23831-4749	13-27-15-33286-080-0813	PINELLAS	1250
TRUST NO 519		C/O CUTLASS HOLDIN	1680 CLEARWATER-LARGO R	CLEARWATER	FL	33756-1107	07-27-16-75798-000-0140	RIVERVIEW	519
TRUSTEE CO TRE	27 E ORANGE STREET LAND TRUST		27 E ORANGE ST	TARPON SPRINGS	FL	34689-3439	12-27-15-60228-000-0151	ORANGE	27
TRUSZKOWSKI, MEGAN L			1420 LAKE TARPON AVE	TARPON SPRINGS	FL	34689-5318	08-27-16-48870-000-0270	LAKE TARPON	1420
TSAKOS, EFSTATHIA K			1419 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2313	11-27-15-87841-000-0600	TALLAHASSEE	1419
TSALICKIS, STAVROS D			431 GRAND BLVD	TARPON SPRINGS	FL	34689-3217	12-27-15-61128-000-0010	GRAND	431
TSANGARINOS, THEODORE	TSANGARINOS, CHRYSANTHE		23 W OAKWOOD ST	TARPON SPRINGS	FL	34689-3629	13-27-15-89946-001-0100	OAKWOOD	23
TSANTIRIS, LEONIDAS	TSANTIRIS, SUSAN		1624 TREASURE DR	TARPON SPRINGS	FL	34689-2248	12-27-15-89982-006-0111	SPRUCE	555
TSANTIRIS, LEONIDAS	TSANTIRIS, SUSAN		1624 TREASURE DRIVE	TARPON SPRINGS	FL	34689-2248	12-27-15-89982-006-0107	SPRUCE	
TSAPELIS, CRAIG			1226 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0340	WINDY BAY	1226
TSARDOULIAS, CHRIS A TRE	PRODROMITIS, LIA T TRE		19 S PARK AVE	TARPON SPRINGS	FL	34689-2551	13-27-15-89946-004-0101	PINELLAS	701
TSARDOULIAS, JANE C			33 READ ST UNIT B	TARPON SPRINGS	FL	34689-3244	12-27-15-89802-000-0230	READ	33
TSARDOULIAS, JASON			634 E ORANGE ST	TARPON SPRINGS	FL	34689-4222	07-27-16-32958-003-0080	ORANGE	634
TSARTOLIAS, MARY C			9 RUE MAGNOLIA	BAIE DURFE QC H9X 3K7			13-27-15-33289-005-3102	OAK	3102
TSATAROS, STEVE			616 PINE ST	TARPON SPRINGS	FL	34689-4230	07-27-16-26928-020-0060	PINE	616
TSAVARIS PROPERTIES LLC		C/O KOUSKOUTIS, N M	623 E TARPON AVE	TARPON SPRINGS	FL	34689-4201	12-27-15-89982-054-0110	DODECANESE	555
TSAVARIS, IANNIS	TSAVARIS, STAMATIA		124 E CENTER ST	TARPON SPRINGS	FL	34689-3402	12-27-15-57294-000-0110	CENTER	115
TSAVARIS, JOHN E II TRE	TSAVARIA, EVA E TRUST	C/O KENYON & KENYC	1 BROADWAY	NEW YORK	NY	10004-1007	12-27-15-41184-000-0040	ATHENS	610
TSAVARIS, JOHN E II TRE			920 ELDORADO AVE	CLEARWATER BEACH	FL	33767-1120	12-27-15-89982-054-0108	ATHENS	
TSAVARIS, JOHN N			124 E CENTER ST	TARPON SPRINGS	FL	34689-3402	12-27-15-89982-063-0400	CENTER	124
TSAVARIS-BASINI, JEANNIE			1620 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0770	KISMET	1620
TSIMOURIS, NOMIKI N			44 W OAKWOOD ST	TARPON SPRINGS	FL	34689-3630	13-27-15-43578-000-0031	OAKWOOD	44
TSITSAKIS, GEORGE			301 S FLORIDA AVE	TARPON SPRINGS	FL	34689-2706	14-27-15-89226-000-0246	FLORIDA	301
TSONGRANIS, ANDREW			11517 87TH AVE N	SEMINOLE	FL	33772-3612	12-27-15-41202-000-0060	ARFARAS	118
TSONGRANIS, ANDREW	TSONGRANIS, LAUREL		819 ARFARAS BLVD	TARPON SPRINGS	FL	34689-3168	12-27-15-41202-000-0070	CEDAR	118
TSONGRANIS, ANDREW M			819 ARFARAS BLVD	TARPON SPRINGS	FL	34689-3168	12-27-15-41202-000-0030	ARFARAS	819
TSONGRANIS, GEORGE MIKE	TSONGRANIS, MELISSA		1549 HILLVIEW LN	TARPON SPRINGS	FL	34689-5744	06-27-16-06117-000-0440	HILLVIEW	1549
TSONGRANIS, SYLVIA REVOCABLE LIVING TRU	TSONGRANIS, SYLVIA TRE		1664 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	13-27-15-89946-005-0090	PINELLAS	901
TSOUGRANIS, ELIZABETH			93 NEWPORT AVE	TAPPAN	NY	10983-1605	12-27-15-29700-000-0030	LEMON	210
TSOURAKIS, NICK G TRE	PHILLIPS, PAULINE PAVLIS HOMESTEAD TRUST		610 POULOS LN	TARPON SPRINGS	FL	34689-2653	14-27-15-00000-120-0200	POULOS	610
TSOURAKIS, NICK GEORGE			10504 ORANGE GROVE CT	TAMPA	FL	33618-4013	12-27-15-41238-000-0190	MARAGOS	531
TSSAI LLC			2072 AUSTRALIA WAY W UN	CLEARWATER	FL	33763-3625	18-27-16-89424-000-0131	US HIGHWAY 19	40417

TSYRKIN, MIKHAIL	TSYRKIN, SOFIA		90 S HIGHLAND AVE UNIT 30	TARPON SPRINGS	FL	34689-5316	08-27-16-48831-001-3030	HIGHLAND	90
TUBMAN, MARY MUCCHIELLO			1417 HILLSIDE LANDING DR	TARPON SPRINGS	FL	34688-5300	08-27-16-40004-000-0020	HILLSIDE LANDING	1417
TUCKER, JOHN W JR			433 E CURLEW PL	TARPON SPRINGS	FL	34689-4610	13-27-15-62930-000-0020	CURLEW	433
TUCKER, THOMAS N	TUCKER, SARA L		1289 S DISSTON AVE	TARPON SPRINGS	FL	34689-3913	18-27-16-62937-011-0200	DISSTON	1289
TUDOR, THOMAS	TUDOR, DEBORHA		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8349	18-27-16-85514-000-0390	US HIGHWAY 19	39820
TUERK, ANITA			460 ONTARIO ST	COBOURG ON K9A 3C3			14-27-15-35355-000-0300	MERLIN'S	703
TULARAM, KUMUDINI			39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0345	US HIGHWAY 19	39650
TUMMOND, TIMOTHY C	TUMMOND, LINDA C		910 N DISSTON AVE	TARPON SPRINGS	FL	34689-4030	12-27-15-89982-007-0201	DISSTON	910
TURCK, LANCE A			2522 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-011-0040	SILVERBACK	2522
TURCOTTE, LEONARD P	TURCOTTE, DEBORAH L		143 BEAUTY HILL RD	BARRINGTON	NH	03825-5523	19-27-16-89925-009-0020	MICHELLE	4789
TURLEY, DAVID G			39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8312	18-27-16-85514-000-1820	US HIGHWAY 19	39820
TURNER, JAMES C	TURNER, NANCY		1458 WATERMILL CIR	TARPON SPRINGS	FL	34689-7030	01-27-15-59595-000-0280	WATERMILL	1458
TURNER, MARK ALLEN	TURNER, SANDRA JANE		511 WAYFARER DR	TARPON SPRINGS	FL	34689-2249	10-27-15-26539-000-0310	WAYFARER	511
TURNER, RICKY E	TURNER, BARBARA		210 SEAGULL DR	TARPON SPRINGS	FL	34689-5047	18-27-16-89929-000-2100	SEAGULL	210
TUROW, SEAN ALEXANDER			1529 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1380	RIVERSIDE	1529
TURPIN, MATT S JR	PARKER, ELISABETH		119 S SPRING BLVD	TARPON SPRINGS	FL	34689-3503	12-27-15-52128-000-0040	SPRING	119
TURTLE COVE BOATING LLC			8431 53RD WAY	PINELLAS PARK	FL	33781-1511	12-27-15-92673-000-5070	ROOSEVELT	827
TURTLE COVE CONDO ASSN INC			601 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689	12-27-15-92673-000-0001	ISLAND	
TURTLE COVE GROUP LLC			5328 MACOSO CT	NEW PORT RICHEY	FL	34655-4347	12-27-15-53352-005-0210	ROOSEVELT	
TURTLE COVE GROUP LLC			5328 MACOSO ST	NEW PORT RICHEY	FL	34655-4347	12-27-15-92673-004-4050	ROOSEVELT	827
TURTLE COVE GROUP LLC			601 ROOSEVELT BLVD	TARPON SPRINGS	FL	34689	12-27-15-92673-002-2100	ROOSEVELT	827
TURZINSKI, TRACEY LYNN			1614 KISMET CT	TARPON SPRINGS	FL	34689-2032	03-27-15-87374-000-0780	KISMET	1614
TUTHILL, DAVID S	TUTHILL, JEAN		1395 GREENLEAF CT	TARPON SPRINGS	FL	34689-3925	19-27-16-62936-008-0050	GREENLEAF	1395
TUTTLE, JASON ROBERT	TUTTLE, MARIA ALEJANDRA		1362 COTTAGE GROVE	TARPON SPRINGS	FL	34689-3908	18-27-16-62937-008-0830	COTTAGE GROVE	1362
TUTTLE, PAUL A	TUTTLE, VICKI A		971 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0200	SUNRISE	971
TWEAN SUBSIDIARY		ATTN: TAX DEPT	PO BOX 7467	CHARLOTTE	NC	28241-7467	24-27-15-39978-000-0010	CURLEW	120
TWNHM GLENBROOK HMOWNS ASSN INC			PO BOX 1191	OLDSMAR	FL	34677-1191	19-27-16-30997-000-0001	BELCHER	
TYLISZ, THOMAS G	TYLISZ, KIM I		1563 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1450	RIVERSIDE	
TYLISZ, THOMAS G	TYLISZ, KIM I		1565 MAC CHESNEY DR	TARPON SPRINGS	FL	34689-2013	03-27-15-87858-000-1870	MAC CHESNEY	1565
TYLISZ, THOMAS G	TYLISZ, KIM I		1565 MACCHESNEY DR	TARPON SPRINGS	FL	34689	03-27-15-87858-000-1860	MAC CHESNEY	
TYSON ENTERPRISES LLC			500 E TARPON AVE	TARPON SPRINGS	FL	34689-4324	12-27-15-54396-001-0010	TARPON	500
U & V FOOD CORP			398 SE ST LUCIE BLVD	PORT ST LUCIE	FL	34984-5111	13-27-15-89946-010-0040	PINELLAS	604
UBIK, MICHAEL L			1416 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0500	TALLAHASSEE	1416
UHL, LINDA M			503 BAMBOO CT	TARPON SPRINGS	FL	34689-3879	24-27-15-62932-001-0210	BAMBOO	503
ULLBERG, JOAN LINDA			1306 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6105	13-27-15-33289-002-1306	GOLFVIEW	1306
ULLOA, JEAN C			9649 TRUMPET VINE LOOP	TRINITY	FL	34655-5368	08-27-16-48870-000-0172	MEYER	
ULRICH, CHARLES GENE	ULRICH, MONA JEAN		10039 84TH ST	SEMINOLE	FL	33777-1826	03-27-15-79344-000-0020	SHORE	
UMBAUGH, JOEL PATRICK			221 N PINELLAS AVE	TARPON SPRINGS	FL	34689-3419	12-27-15-89802-000-0030	PINELLAS	221
UNDER THE OAKWOOD LLC			PO BOX 999	TARPON SPRINGS	FL	34688-0999	07-27-16-99612-017-0150	OAKWOOD	1021
UNDERWOOD, SCOTT	UNDERWOOD, DIANE		1127 INDIAN HILLS RD	BROOKINGS	SD	57006-3659	11-27-15-00952-000-0030	MARINA	1110
UNIEJEWSKI, MARCELLE C			101 PARKSIDE COLONY DR	TARPON SPRINGS	FL	34689-2276	10-27-15-66683-000-0010	PARKSIDE COLONY	101
UNITARIAN UNIVERSALIST CHURCH OF TARPON SPRINGS IN			57 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0180	READ	57
UNITED BUSINESS ALLIANCE INC			11154 WINDSOR PLACE CIR	TAMPA	FL	33626-2686	18-27-16-91080-004-0050	NORTH	
UNITED CONSTRUCTORS			931 BAYSHORE DR	TARPON SPRINGS	FL	34689-2410	01-27-15-89890-000-0130	TARPON INDUSTRIAL	

UNIVERSALIST CHURCH OF TARPON SPRINGS		57 READ ST	TARPON SPRINGS	FL	34689-3237	12-27-15-89802-000-0210	READ	
UNREFINED HOLDINGS LLC		15205 ARBOR HOLLOW DR	ODESSA	FL	33556-3146	12-27-15-77778-402-0060	TARPON	312
URBAN, DAWID K	BROWN, ERIN C	507 WHITE OAK DR	TARPON SPRINGS	FL	34689	24-27-15-62932-001-0130	WHITE OAK	507
USA POSTAL SERVICE		4000 DEKALB TECHNOLOGY	ATLANTA	GA	30340-2779	12-27-15-89982-047-0100	LIME	850
USAMERIBANK		4790 140TH AVE N STE 501	CLEARWATER	FL	33762-3858	12-27-15-89982-036-0200	TARPON	710
UYBARRETA, EDNA S	UYBARRETA, AIDA S	121 TEANECK RD	TEANECK	NJ	07666-3835	10-27-15-98260-015-0010	WINDRUSH BAY	1
V S I HOLDINGS INC		PO BOX 1197	PALM HARBOR	FL	34682-1197	02-27-15-00978-000-0030	WESLEY	769
VAC CUBES INC		536 EAST TARPON AVE STE 5	TARPON SPRINGS	FL	34689-4344	12-27-15-89918-001-0050	TARPON	536
VACCA, C MICHAEL TRE	VACCA, BARBARA J TRE	90 S HIGHLAND AVE APT 18	TARPON SPRINGS	FL	34689-5373	08-27-16-48830-000-0180	HIGHLAND	90
VAGENAS, GEORGE		625 HARBORVIEW RD	ORANGE	CT	06477-2031	03-27-15-87374-000-0060	CITRINE	1670
VAHEDI, ROZA	SZTYM, ANTHONY	418 E ORANGE ST	TARPON SPRINGS	FL	34689-4353	12-27-15-90000-000-0100	ORANGE	418
VALCODE LLC		2595 CYPRUS DR BLDG 4 STE	PALM HARBOR	FL	34684-1045	18-27-16-89424-000-0132	US HIGHWAY 19	40457
VALDES, HECTOR	VALDES, RUBY	1185 FLYING FISH LN	TARPON SPRINGS	FL	34689-7007	12-27-15-00960-000-0080	FLYING FISH	1185
VALENCIA, FRANCISCO C IV		208 N SPRING BLVD	TARPON SPRINGS	FL	34689-3248	12-27-15-27792-001-0010	SPRING	208
VALENTINO, MARIANNA	VALENTINO, ROBERT	1827 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1827	GOLFVIEW	1827
VALENTINO, MARIANNA		1827 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-001-1746	GOLFVIEW	1746
VALENTINO, PASQUALE		19 ADAMS CT	PEARL RIVER	NY	10965-1502	13-27-15-33286-050-0510	PINELLAS	1250
VALENTINO, PASQUALE		71 VINCENT DR	CLIFTON	NJ	07013-3929	13-27-15-33287-001-1731	GOLFVIEW	1731
VALLEE, LEO	VALLEE, GERMAINE G	252 WALDIE AVE	VICTORIA HARBOUR ON L0K 2A			18-27-16-89929-000-0460	DRURY	46
VAN DER BURG, MARIA JOHANNA	VAN DER BURG, PHILIP	94 S HIGHLAND AVE UNIT 29	TARPON SPRINGS	FL	34689-5311	08-27-16-89881-028-2802	HIGHLAND	94
VAN DER EERDEN, ERIC	VAN DER EERDEN, ELENA	1002 MIZZEN CT	TARPON SPRINGS	FL	34689-7145	03-27-15-72383-000-1400	MIZZEN	1002
VAN FLEET, JAMES DOYLE	VAN FLEET, KESHIA ANN MARIE	364 DIXIE HWY	TARPON SPRINGS	FL	34689-5757	01-27-15-59595-000-0002	DIXIE	364
VAN FOEKEN, JERRY LEE TRE	VAN FOEKEN, CHARLENE V TRE	1495 GOPHER LOOP	TARPON SPRINGS	FL	34689-5406	19-27-16-23630-000-0490	GOPHER	1495
VAN HORN, JERALD L	VAN HORN, MARY J	8612 DRIFTWOOD DR	TEMPERANCE	MI	48182-2404	18-27-16-85514-000-0150	US HIGHWAY 19	39820
VAN MAAREN, DIRK C	VAN MAAREN, MICHELLE	504 IVEY LN	TARPON SPRINGS	FL	34689-3868	24-27-15-62944-000-0140	IVEY	504
VAN MAAREN, DIRK II TRE	VAN MAAREN, DIRK II LIV TRUST	401 E CURLEW PL	TARPON SPRINGS	FL	34689-4602	13-27-15-62930-000-0220	CURLEW	401
VAN STRAATEN, PATRICIA	VAN STRAATEN, JOHANNES	1236 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0520	WINDY BAY	1236
VAN WINTER, NANCY	VAN WINTER, JERROLD	1444 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2034	03-27-15-87858-000-1050	RIVERSIDE	1444
VANDENBERG, JOHN E JR	VANDENBERG, THERESA L	90 S HIGHLAND AVE UNIT 32	TARPON SPRINGS	FL	34689-5374	08-27-16-48831-002-3230	HIGHLAND	90
VANDERPOHL, IRVIN	VANDERPOHL, SHAWNA	938 W COUNTY ROAD 250 S	GREENSBURG	IN	47240-8965	18-27-16-98555-001-0561	US HIGHWAY 19	39650
VANDERWALL, WILLIAM	VANDERWALL, WANDA	341 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2684	13-27-15-58916-011-0114	MOORINGS COVE	341
VANHEULE, GARY R		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0563	US HIGHWAY 19	39650
VASAT, CHRISTINE J		1973 LEXINGTON PL	TARPON SPRINGS	FL	34688-4964	08-27-16-78763-000-0030	LEXINGTON	1973
VASELOFF, WILLIAM J	VASELOFF, ANTHONY WILLIAM	137 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1370	MELODY	137
VASILIEVA, OLGA		1412 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0160	RIDGE	1412
VASILOPOULOS, PANAGIOTIS		1671 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1706	24-27-15-36271-000-0740	HARBOR OAKS	1671
VASKO, MICHAEL W	VASKO, THERESA A	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1250	US HIGHWAY 19	39820
VASSILIADIS, PARTHENA	GEORGIOU, PARTHENA	384 FOCH BLVD	MINEOLA	NY	11501-1313	12-27-15-60228-000-0080	HIBISCUS	207
VASSILIOU, GEORGE D	VASSILIOU, SARAH D	12832 HUNTSMAN WAY	POTOMAC	MD	20854-2310	13-27-15-58916-002-0025	MOORINGS COVE	332
VASTARDIS, MARY LIV TRUST	VASTARDIS, MARY TRE	1410 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0470	TALLAHASSEE	1410
VATEVA, MARINA		5622 WELLINGTON CT	PALM HARBOR	FL	34685-1176	03-27-15-87374-000-0050	CITRINE	1674
VATIKIOTIS, CHRISTANTHY SOZON		7752 JENNER AVE	NEW PORT RICHEY	FL	34655-3230	12-27-15-89982-054-0203	DODECANESE	808
VATIKIOTIS, COSTA S	VATIKIOTIS, DARLENE W	49 W CENTER ST UNIT 113	TARPON SPRINGS	FL	34689-3224	12-27-15-73674-000-0270	CEDAR	
VATIKIOTIS, COSTA S	VATIKIOTIS, DARLENE W	538 W CEDAR ST	TARPON SPRINGS	FL	34689-3316	12-27-15-73674-000-0230	CEDAR	538

VATIKIOTIS, COSTA S	VATIKIOTIS, DARLENE W	538 W CEDAR ST	TARPON SPRINGS	FL	34689-3316	12-27-15-94145-002-1130	CENTER	49
VAUGHAN, TROY S	VAUGHAN, LYNNETTE E	597 ISLAND DR	TARPON SPRINGS	FL	34689-3147	12-27-15-53352-005-0070	ISLAND	597
VAUGHN, C WAYNE		2271 KEYSTONE RD	TARPON SPRINGS	FL	34688-8618	08-27-16-89406-000-0110	KEYSTONE	2271
VAVLAS, MICHAEL H & NOMIKI M REV TRUST	VAVLAS, NOMIKI M TRE	1403 CIRCLE DR	TARPON SPRINGS	FL	34689-2030	12-27-15-64998-000-0031	HIBISCUS	24
VAVLAS, MICHAEL H & NOMIKI M REV TRUST	VAVLAS, MICHAEL H TRE	1403 CIRCLE DR	TARPON SPRINGS	FL	34689-2030	03-27-15-87858-000-0950	RIVERSIDE	1434
VAYOS, JULIOS G		229 HIBISCUS ST	TARPON SPRINGS	FL	34689-3411	12-27-15-60228-000-0020	HIBISCUS	229
VELDBOOM, PAUL		1109 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7148	03-27-15-72383-000-1490	POINTE ALEXIS	1109
VELEZ, ORLANDO	SALAS, LUZ STELLA	1204 PALM DR	TARPON SPRINGS	FL	34689-6109	13-27-15-33289-001-1204	PALM	1204
VELIS, FOTIS P		531 PENT ST	TARPON SPRINGS	FL	34689-4047	12-27-15-47610-000-0240	PENT	531
VELIS, PANTELIS		530 PENT ST	TARPON SPRINGS	FL	34689-4048	12-27-15-47610-000-0350	PENT	530
VENIERIS, SPIRO	VENIERIS, LISA	1506 POINSETTIA AVE	TARPON SPRINGS	FL	34689-2325	11-27-15-88254-000-0100	POINSETTIA	1506
VERDAASDONK, JOHANNES W & MARIA E G I	VERDAASDONK, JOHANNES W TRE	94 S HIGHLAND AVE APT 29(	TARPON SPRINGS	FL	34689-5311	08-27-16-89881-029-2902	HIGHLAND	94
VERDAASDONK, JOHANNES W & MARIA E G LIV TRUST		94 S HIGHLAND AVE UNIT 29	TARPON SPRINGS	FL	34689-5311	08-27-16-89881-024-2402	HIGHLAND	94
VERDAASDONK, JOHANNES W TRE	VERDAASDONK, MARIA E G TRE	94 S HIGHLAND AVE UNIT 24	TARPON SPRINGS	FL	34689-5389	08-27-16-89881-024-2401	HIGHLAND	94
VERDAASDONK, JOHANNES W TRE	VERDAASDONK, MARIA E G TRE	94 S HIGHLAND AVE UNIT 29	TARPON SPRINGS	FL	34689-5311	08-27-16-89881-027-2702	HIGHLAND	94
VERHEYLEWEGHEN, TYLER J	APPENZELLER, CODY W	518 E LEMON ST	TARPON SPRINGS	FL	34689-4314	01-27-15-38772-001-0090	JERU	320
VERILLA, JOSEPH W		1141 MARINA DR	TARPON SPRINGS	FL	34689-6714	11-27-15-00952-000-0110	MARINA	1141
VESELY, TODD A	VESELY, ROXANNE J	98 S HIGHLAND AVE UNIT 90	TARPON SPRINGS	FL	34689-5386	08-27-16-89880-009-0902	HIGHLAND	98
VESPI, LAUREN RAE		207 N LEVIS AVE	TARPON SPRINGS	FL	34689-4346	12-27-15-89982-027-0400	LEVIS	207
VESTAS, GEORGETTE	GIALLOURAKIS, STEPHANIE	1426 HILLVIEW LN	TARPON SPRINGS	FL	34689-5741	06-27-16-06117-000-0210	HILLVIEW	1426
VETERANS AC AND HEAT INC		419 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3637	13-27-15-89946-077-0080	LIME	107
VIANO, JACOB R	VIANO, DEBORAH	1838 WILMAR AVE	TARPON SPRINGS	FL	34689-5751	01-27-15-00864-003-0140	WILMAR	1838
VICKERS, CHAD DAVIS	VICKERS, VASILIKI	974 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0750	RIDGEWOOD	974
VICTOR, CAROL ANN	VICTOR, SUZANNE	2202 PINE DR	TARPON SPRINGS	FL	34689-6110	13-27-15-33289-003-2202	PINE	2202
VIELHAUER, FREDRICK	VIELHAUER, CHRISTINE	1390 FOREST LAWN CT	TARPON SPRINGS	FL	34689-3920	19-27-16-62936-008-0630	FOREST LAWN	1390
VIGO, RICHARD		971 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0090	CELTIC	971
VIGORITA, MARION E		653 HAVEN PL	TARPON SPRINGS	FL	34689-4862	18-27-16-65938-006-6530	HAVEN	653
VIKING TRUST		1103 SEDEEVA ST	CLEARWATER	FL	33755-1428	24-27-15-39348-001-0460	KLOSTERMAN	61
VIKING TRUST		1103 SEDEEVA ST	CLEARWATER	FL	33755-1428	24-27-15-39348-001-0470	KLOSTERMAN	69
VILLA PLUMOSA CONDO ASSN		100 GRAND AVE	TARPON SPRINGS	FL	34689-3227	12-27-15-94145-000-0001	ORANGE	
VILLANO, RUTH L	VILLANO, SHARON R	1295 COTTAGE GROVE RD	TARPON SPRINGS	FL	34689-3905	18-27-16-62937-008-0920	COTTAGE GROVE	1295
VILLEDROUIN, NATACHA		610 CYPRESS PARK AVE	TARPON SPRINGS	FL	34689-5782	06-27-16-20229-000-0130	CYPRESS PARK	610
VILLIARD, VICKY L		722 LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0020	LIVE OAK	722
VINCENT, RANDY DALE	VINCENT, CAROL RENEA	1509 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0160	NORTH RIVER	1509
VINCENTI, DAWN		663 HAVEN PL	TARPON SPRINGS	FL	34689-4863	18-27-16-65938-007-6630	HAVEN	663
VINSON, DANIEL B		1334 RIVERSIDE AVE	TARPON SPRINGS	FL	34689-6613	12-27-15-27756-001-0010	TARPON	456
VINSON, WILLIAM L	VINSON, LYNDA G	144 N SPRING BLVD	TARPON SPRINGS	FL	34689-3247	12-27-15-27756-002-0010	LEVIS	110
VIRTUAL ARTS CONSULTING LLC TRE	WANDAMARIA LAND TRUST	2520 N MCMULLEN BOOTH I	CLEARWATER	FL	33761-4181	13-27-15-64944-006-0120	MORGAN	524
VISKUP, STEVEN PAUL		1785 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0280	BIARRITZ	1785
VITARELLI, MARGARET R		1101 PALM DR	TARPON SPRINGS	FL	34689-6108	13-27-15-33289-001-1101	PALM	1101
VOGEL, DONALD		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8347	18-27-16-85514-000-0280	US HIGHWAY 19	39820
VOGEL, KARL	VOGEL, CYNTHIA	1731 S PINELLAS AVE	TARPON SPRINGS	FL	34689-1945	24-27-15-39978-000-0071	PINELLAS	1731
VOLLERS, DOYLE EDWARDS		117 N SAFFORD AVE	TARPON SPRINGS	FL	34689-3423	12-27-15-89982-063-0402	SAFFORD	117
VOLPICELLO, DENISE	WILDMAN, GEORGE M	1468 N RIVER CIR	TARPON SPRINGS	FL	34689-6839	02-27-15-75760-005-0440	NORTH RIVER	1468

Affected Properties and 500 Foot Buffer

VON WERNE, ELIZABETH T			1539 CITRINE TRL	TARPON SPRINGS	FL	34689-2008	03-27-15-87374-000-0410	CITRINE	1539
VOORHIS, RONALD TRE	HEERDT-VOORHIS, TERESA TRE		90 S HIGHLAND AVE UNIT 14	TARPON SPRINGS	FL	34689-5353	08-27-16-48829-000-1401	HIGHLAND	90
VOTTA, TIMOTHY	SANDAVER, JEFFERY		1497 NORTH RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0180	NORTH RIVER	1497
VOUTSINAS, SHANE M	VOUTSINAS, STEPHANIE K		1206 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0440	WINDY BAY	1206
W & Z PROPERTIES LTD		C/O DEV DIVERSIFIED	PO BOX 228042	BEACHWOOD	OH	44122-8042	12-27-15-89982-023-0201	CYPRESS	
W J H HOLDING LLC			445 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2511	12-27-15-54396-001-0060	TARPON	528
W L A H AI LLC			39564 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-3989	18-27-16-89424-000-0603	US HIGHWAY 19	39564
WABBERSEN, WILLIAM GEORGE			1321 GROVE AVE	TARPON SPRINGS	FL	34689-6914	01-27-15-27072-006-0020	GROVE	1321
WACHOVIA BANK NA		C/O THOMSON REUTE	PO BOX 2609	CARLSBAD	CA	92018-2609	12-27-15-89982-068-0500	FEDERAL	101
WADLEY, JOHN R	WADLEY, ESTELLE E		706 LINCOLN AVE	TARPON SPRINGS	FL	34689-4532	13-27-15-21348-002-0170	LINCOLN	706
WADLEY, JOHN R	WADLEY, ESTELLE		706 LINCOLN AVE	TARPON SPRINGS	FL	34689-4532	13-27-15-64962-001-0081	LEVIS	720
WAGENFOHR, CARL F	WAGENFOHR, NANCY G		98 S HIGHLAND AVE UNIT 40	TARPON SPRINGS	FL	34689-5382	08-27-16-89880-004-0401	HIGHLAND	98
WAHEED, HUMAYUN	HUMAYUN-WAHEED, SHAESTA G		69 CORNWELLS BEACH RD	SANDS POINT	NY	11050-1305	03-27-15-87374-000-0320	CITRINE	1514
WAHEED, SHAESTA HUMAYUN			69 CORNWELLS BEACH RD	PORT WASHINGTON	NY	11050-1305	03-27-15-87374-000-0350	CITRINE	1503
WAITE, BRADLEY M	ROGERS, DIANA LYNNE		22 SILVER BIRCH LN	CLINTON	CT	06413-1173	08-27-16-48831-001-4010	HIGHLAND	90
WAITEKUS, SCOTT	WAITEKUS, DENISE		719 LOCUST ST	TARPON SPRINGS	FL	34689-4154	07-27-16-75996-008-0170	LOCUST	719
WAKE FOREST REAL ESTATE HOLDINGS LLC		C/O SHANNON, JEFFR	PO BOX 2439	TARPON SPRINGS	FL	34688-2439	12-27-15-77760-000-0040	SPRING	170
WAKEFIELD, KEITH J	WAKEFIELD, MATTHEW		708 OAK ST	NEWTON	IL	62448-1819	18-27-16-89929-000-1950	ROYAL PALM	195
WAKEFIELD, MICHAEL S			3203 GREEN DOLPHIN ST	TARPON SPRINGS	FL	34689-6123	13-27-15-33289-005-3203	GREEN DOLPHIN	3203
WALBURG, DAVID L	WALBURG, RUTH E		1463 HIDDEN CT	TARPON SPRINGS	FL	34689-6201	13-27-15-38623-000-0120	HIDDEN	1463
WALDECK, DENSEL R	WALDECK, CONNIE J		1103 E COURT ST	TARPON SPRINGS	FL	34689-5408	07-27-16-99612-002-0220	COURT	1103
WALDEN, DONALD J			620 LOCUST ST	TARPON SPRINGS	FL	34689-4151	07-27-16-75996-007-0150	LOCUST	620
WALES, BRYANT	WALES, CAROL		3516 SETTLEMENT RD	TUCKER	GA	30084-8002	02-27-15-75760-003-0030	NORTH RIVER	1587
WALKER HOLDINGS LLC			1599 RAINVILLE RD	TARPON SPRINGS	FL	34689-6805	01-27-15-00000-230-0200	RAINVILLE	1599
WALKER, AMANDA SKYE			4131 LAS VEGAS DR	NEW PORT RICHEY	FL	34653-5820	24-27-15-62932-000-0040	SILVER OAK	1404
WALKER, GOLDIE H			718 LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0040	LIVE OAK	718
WALKER, JAMES G	WALKER, TERRY LYNN		109 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00967-000-0270	ATHENIAN	109
WALKER, JOE	BOWER, MARIE ELENA		98 S HIGHLAND AVE UNIT 15	TARPON SPRINGS	FL	34689-5387	08-27-16-89880-015-1502	HIGHLAND	98
WALKER, WESTON			72 CHARLESTON CT	TARPON SPRINGS	FL	34688-4968	08-27-16-78763-000-0230	CHARLESTON	72
WALL, DENNIS			1250 S PINELLAS AVE UNIT 1	TARPON SPRINGS	FL	34689-3736	13-27-15-33286-010-0101	PINELLAS	1250
WALLACE, JASPER	JONES, VICTORIA		404 S GROSSE AVE	TARPON SPRINGS	FL	34689-4400	13-27-15-67896-000-0090	GROSSE	404
WALLACE, KATHLEEN JEAN			1206 SUNSET DR	TARPON SPRINGS	FL	34689-2260	10-27-15-31482-001-0071	SUNSET	1206
WALLACE, PATRICIA			660 HAVEN PL	TARPON SPRINGS	FL	34689-4863	18-27-16-65938-006-6600	HAVEN	660
WALLACE, STACY LEIGH			510 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0090	WIDEVIEW	510
WAL-MART STORES EAST LP			2001 SE 10TH ST	BENTONVILLE	AR	72712-6489	12-27-15-89982-034-0100	US HIGHWAY 19	41232
WAL-MART STORES EAST LP	ATTN PROPERTY TAX DEPT	PO BOX 8050	MS 0555	BENTONVILLE	AR	72712-8055	06-27-16-89388-000-0420	US HIGHWAY 19	42501
WALSH, BRIAN J			71 RACHEL DR	TARPON SPRINGS	FL	34689-5039	18-27-16-89929-000-0710	RACHEL	71
WALSH, LAURA J			1444 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0200	RIDGE	1444
WALTER, TERESA A			106 KATHLEEN CT	TARPON SPRINGS	FL	34689-4607	13-27-15-62930-000-0180	KATHLEEN	106
WALTERS, JEROME	WALTERS, MARY		1981 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6264	06-27-16-75861-000-1240	ANCLOTE	1981
WALTHER, ELINOR			1236 GROVE AVE	TARPON SPRINGS	FL	34689-6912	01-27-15-27072-008-0030	GROVE	1236
WALTON AVENUE LAND TRUST	KONTOS, GEORGE TRE		207 N FLORIDA AVE	TARPON SPRINGS	FL	34689-2209	07-27-16-32958-004-0010	WALTON	24
WALTON, WILLIAM MARSHALL V	WALTON, DEBORAH S		655 RIVER VILLAGE DR	TARPON SPRINGS	FL	34689-4111	07-27-16-75798-000-0750	RIVER VILLAGE	655
WAMPLER, JAMES LAUREN	WAMPLER, SUSAN FAYE		1238 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0510	WINDY BAY	1238

WANDER, DREW S	WANDER, SHARON L	145 OSCAR HILL RD	TARPON SPRINGS	FL	34689-6926	12-27-15-11214-010-0600	OSCAR HILL	145
WANEK, PAUL	WANEK, MARSHA	1208 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0430	WINDY BAY	1208
WANEK, PAUL R	WANEK, MARSHA	1208 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0420	WINDY BAY	1210
WANG, DALONG		710 PENT ST	TARPON SPRINGS	FL	34689-4228	07-27-16-26928-021-0270	PENT	710
WANG, MINHUA	LIU, MALI	818 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0100	CALLISTA CAY	818
WANNAMAKER, JOSEPH		324 HIGH ST	TARPON SPRINGS	FL	34689-3255	12-27-15-27792-003-0010	HIGH	324
WARNER, DALE J TRE	WARNER, AVELINA M TRE	10219 BOZEMAN DR	NEW PORT RICHEY	FL	34655-4307	08-27-16-48870-000-0150	MEYER	1410
WARNER, DEAN		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3951	18-27-16-98555-002-0333	US HIGHWAY 19	39650
WARNKE, RICHARD E		1075 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7127	03-27-15-72384-000-1570	POINTE ALEXIS	1075
WARREN, FRANK	PULLIAM-WARREN, ELEANOR	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8350	18-27-16-85514-000-0490	US HIGHWAY 19	39820
WARREN, JAMES B		811 S DISSTON AVE	TARPON SPRINGS	FL	34689-4509	18-27-16-47520-004-0140	DISSTON	811
WARZYBOK, MARTHA ROBERTS		65 W LEMON ST	TARPON SPRINGS	FL	34689-3621	13-27-15-15282-000-0010	LEMON	65
WASDEN, COLE		217 N GROSSE AVE	TARPON SPRINGS	FL	34689-4342	12-27-15-89982-028-0107	GROSSE	217
WASHINGTON STREET LLC		PO BOX 11	NEW PORT RICHEY	FL	34656-0011	13-27-15-21348-001-0110	HARRISON	311
WASSER, MERRI D		90 S HIGHLAND AVE APT 306	TARPON SPRINGS	FL	34689-5363	08-27-16-48831-001-3060	HIGHLAND	90
WATKINS, BARBARA Y		521 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-85050-001-0060	MIDWAY	521
WATSON, CLIFFORD J	WATSON, HELENE A	1079 S POINTE ALEXIS DR	TARPON SPRINGS	FL	34689-7127	03-27-15-72384-000-1550	POINTE ALEXIS	1079
WATSON, DARREN R	WATSON, LISA M	1997 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6264	06-27-16-75861-000-1250	ANCLOTE	1997
WATSON, SUZANNE C		221 N DISSTON AVE	TARPON SPRINGS	FL	34689-4216	12-27-15-47628-000-0080	DISSTON	221
WAUGH, JOHN P	WAUGH, JALIKA R	4975 RIDGEMOOR CIR	PALM HARBOR	FL	34685-3154	13-27-15-33286-030-0307	PINELLAS	1250
WAUMANS, HALI M		135 HIGHLAND RD	TARPON SPRINGS	FL	34689-1913	24-27-15-39348-002-0480	HIGHLAND	135
WAXON, CHRISTINE A		1249 VAIL WAY N	HUDSON	WI	54016-2391	18-27-16-85514-000-2220	US HIGHWAY 19	39820
WDOWIAK, ANDRZEJ J	WDOWIAK, JOLANTA A	1408 TALLAHASSEE DR	TARPON SPRINGS	FL	34689-2314	11-27-15-87841-000-0460	TALLAHASSEE	1408
WEBB, BETTY C TRE	WEBB REVOCABLE TRUST	119 OZONA DR	PALM HARBOR	FL	34683-5419	13-27-15-21366-078-0260	OAKWOOD	153
WEBB, DONALD R	WEBB, BETTY C	119 OZONA DR	PALM HARBOR	FL	34683-5419	01-27-15-89136-000-0532	RAINVILLE	1453
WEBB, SHAUNA		533 E ORANGE ST	TARPON SPRINGS	FL	34689-4354	12-27-15-47628-000-0430	ORANGE	533
WEBB, STERLING J		810 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2334	11-27-15-87786-004-0340	RIVERSIDE	810
WEBER, SANDRA C		1842 GOLFVIEW DR	TARPON SPRINGS	FL	34689	13-27-15-33287-002-1842	GOLFVIEW	1842
WEEDO, JEREMY J	WEEDO, MARIE L	463 E MORGAN ST	TARPON SPRINGS	FL	34689-4533	13-27-15-64944-004-0120	MORGAN	463
WEEKES, THOMAS R	WEEKES, BETH ANN	505 LINCOLN AVE	TARPON SPRINGS	FL	34689-4457	13-27-15-67914-000-0030	LINCOLN	505
WEEKLEY HOMES LLC		1111 N POST OAK RD	HOUSTON	TX	77055-7310	19-27-16-23630-000-0070	GOPHER	1524
WEEKS, CALEB	WEEKS, ALEXANDRA LEA	1392 VENTNOR AVE	TARPON SPRINGS	FL	34689-2731	15-27-15-89928-001-0050	VENTNOR	1392
WEEKS, FRIEDA K TRE	WEEKS, FRIEDA K REV TRUST	2902 OAK CIR	TARPON SPRINGS	FL	34689-6102	13-27-15-33289-005-2902	OAK	2902
WEIDMAN, DEANNA		706 E LIVE OAK ST	TARPON SPRINGS	FL	34689-4136	07-27-16-75996-008-0090	LIVE OAK	706
WEIER, ROBERT A	WEIER, PAMELA L	819 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-000-0540	CALLISTA CAY	819
WEIER, ROBERT ALLEN	WEIER, PAMELA L	819 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0330	CALLISTA CAY	
WEIGEL-QUIJANO, CHARLO FAITH A		1252 CENTER AVE	TARPON SPRINGS	FL	34689-6956	01-27-15-27072-009-0060	CENTER	1252
WEIS, MARTIN	MAR RAC LLC	2419 SUMMERWOOD CT	DUNEDIN	FL	34698-2253	12-27-15-47610-000-0300	PENT	564
WEISKOPF, R DANIEL	WEISKOPF, ELIZABETH A	966 RIDGEWOOD TER	TARPON SPRINGS	FL	34689-2620	14-27-15-97070-000-0770	RIDGEWOOD	966
WEISS, CHRISTINE	KOUSATHANAS, PETER	543 E SPRUCE ST	TARPON SPRINGS	FL	34689-4049	12-27-15-89982-006-0108	SPRUCE	543
WEISS, TAMMY M		2206 LENNOX RD E	PALM HARBOR	FL	34683-1538	30-27-16-31000-022-2206	LENNOX	2206
WEISS, WILLIAM H		745 WOODLAND DR	BUFFALO	NY	14223-1825	18-27-16-89929-000-1900	ROYAL PALM	190
WEISZ, JENNIFER L		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2410	US HIGHWAY 19	39650
WEITZNER, RONALD		169 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0210	ATHENIAN	169

WELCH, ANDREW	WELCH, LYDIA		60 CLEMENT HUFF RD	KENNEBUNKPORT	ME	04046-6930	18-27-16-65938-010-7240	HAVEN	724
WELDY, JEWELL A			19 DRURY LN	TARPON SPRINGS	FL	34689-5029	18-27-16-89929-000-0190	DRURY	19
WELKER, STEPHANIE	WELKER, AARON		1623 NE CATAWBA RD UNIT	PORT CLINTON	OH	43452-3725	18-27-16-85514-000-0850	US HIGHWAY 19	39820
WELL A G OF TARPON SPRINGS INC			550 E TARPON AVE	TARPON SPRINGS	FL	34689-4324	12-27-15-89982-038-0100	TARPON	550
WELLENS, HARRY R			110 HEATHER DR	MOUNT LAUREL	NJ	08054-1030	13-27-15-33287-001-1722	GOLFVIEW	1722
WELLHAM AVE LLC			8201 GREEN ICE DR	PASADENA	MD	21122-3869	12-27-15-00960-000-0030	FLYING FISH	1126
WELLS, DUSTIN	WAGNER, TAMRA JO		4 DRURY LN	TARPON SPRINGS	FL	34689-5021	18-27-16-89929-000-0040	DRURY	4
WELLS, JANE M			3202 GREEN DOLPHIN ST	TARPON SPRINGS	FL	34689-6128	13-27-15-33289-005-3202	GREEN DOLPHIN	3202
WELTE, DAVID G	WELTE, DEBORAH C		1197 FLYING FISH LN	TARPON SPRINGS	FL	34689-7007	12-27-15-00960-000-0090	FLYING FISH	1197
WENDT, SHERRY			1214 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2035	12-27-15-60228-000-0160	HIBISCUS	109
WENSLEY, LYLE WARREN	WENSLEY, VIRGINIA TYLER		90 S HIGHLAND AVE UNIT 41	TARPON SPRINGS	FL	34689-5375	08-27-16-48831-001-4100	HIGHLAND	90
WENTZLER, GEORGE W III	WENTZLER, DONNA MARIE		125 MAYFAIR CIR	PALM HARBOR	FL	34683	07-27-16-26928-021-0150	PENT	715
WERNER, ROBERT C JR	WERNER, BRIAN S		1216 SANDSTONE CT E	TARENTUM	PA	15084-2652	18-27-16-85514-000-1530	US HIGHWAY 19	39820
WERNERT, ALEXIA			1163 E SPRUCE ST	TARPON SPRINGS	FL	34689-5128	07-27-16-47538-002-0200	SPRUCE	1163
WESLEY AVENUE LLC			30725 US HIGHWAY 19 N UN	PALM HARBOR	FL	34684-4400	02-27-15-00978-000-0210	WESLEY	720
WESLEY RE LLC			100 S BELCHER RD STE 4603	CLEARWATER	FL	33758-8824	02-27-15-00978-000-0100	WESLEY	735
WEST COAST WORLD CHURCH INC			2795 KEYSTONE RD	TARPON SPRINGS	FL	34688-7425	12-27-15-89982-005-0100	SPRUCE	431
WEST LIVE OAK LLC			556 ANCLOTE RD	TARPON SPRINGS	FL	34689-6701	12-27-15-00972-002-0010	LIVE OAK	
WEST, PAUL C	WEST, CHERYL A		1304 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	24-27-15-62944-000-0070	VERMONT	1304
WEST, PAUL CHRISTOPHER			1304 VERMONT AVE	TARPON SPRINGS	FL	34689-3878	12-27-15-89838-000-0270	ADA	
WEST, RADFORD	WEST, ANTONIA		426 WAYFARER CT	TARPON SPRINGS	FL	34689-2252	10-27-15-26539-000-0920	WAYFARER	426
WESTER, CLAIR KEVIN JR	WESTER, BRENDA JOYCE		39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8300	18-27-16-85514-000-0660	US HIGHWAY 19	39820
WESTER, GAYLEN B	WESTER, DEBRA A		3909 JACOBSEN DR	WONDER LAKE	IL	60097-8143	18-27-16-85514-000-2100	US HIGHWAY 19	39820
WESTWINDS VILL HMOWN ASSN INC	C/O LELAND MGMT	ATTN REBECCA FURLC	8009 S ORANGE AVE	ORLANDO	FL	32809-6711	14-27-15-96926-000-0009	VILLAGE	
WESTWINDS VILL HMOWN ASSN INC	C/O NICHOLS, SHERON	C/O JIM NOBLES MGT	251 WINDWARD PSG # F	CLEARWATER	FL	33767-2260	14-27-15-96926-000-0007	VILLAGE	
WEYLER, DAVID C	WEYLER, THERESA		317 S SPRING BLVD	TARPON SPRINGS	FL	34689-3505	12-27-15-57294-000-0090	CENTER	113
WHALEY, CHAD E	WHALEY, BRIANA LEIGH-GROSE		2546 SILVERBACK CT	PALM HARBOR	FL	34684-1065	19-27-16-89925-012-0060	SILVERBACK	2546
WHAT CAN I HELP YOU WITH LLC			PO BOX 2666	TARPON SPRINGS	FL	34688-2666	03-27-15-87858-000-1730	MAC CHESNEY	1570
WHEATON, JEFFREY L LIVING TRUST	WHEATON, JEFFREY L TRE		712 SEVERS LNDG	PALM HARBOR	FL	34683-6226	02-27-15-57536-000-0060	MEYERS COVE	
WHEELER, ROGER A & JANET L JOINT LIV TRU	WHEELER, ROGER A TRE		338 APPALOOSA RD	TARPON SPRINGS	FL	34688-9001	07-27-16-47538-002-0070	ROHE	1140
WHEELER, ROGER A & JANET L JOINT LIVING	WHEELER, ROGER A TRE		338 APPALOOSA RD	TARPON SPRINGS	FL	34688-9001	07-27-16-47538-002-0050	ROHE	1156
WHEELOCK, GARY K REV TRUST	WHEELOCK, GARY TRE		PO BOX 1925	TARPON SPRINGS	FL	34688-1925	07-27-16-99612-008-0070	COURT	
WHITCOMB TARPON LLC			1642 SEABREEZE DR	TARPON SPRINGS	FL	34689-2028	14-27-15-00000-140-0100	WHITCOMB	708
WHITCOMB, DALE F	WHITCOMB, MARGO M		991 VININGS BLVD	GALLATIN	TN	37066-3082	08-27-16-48831-002-2140	HIGHLAND	90
WHITE FAMILY PROPERTIES			2660 E KLOSTERMAN RD	TARPON SPRINGS	FL	34689-9405	12-27-15-15264-000-0120	SPRUCE	
WHITE TARPON LLC			145 BELLEVIEW BLVD UNIT 7	BELLEAIR	FL	33756-1882	07-27-16-75996-009-0440	US HIGHWAY 19	41916
WHITE, LANA	WHITEHEAD, PETER		143 SEQUOIA DR	MONCTON, NB E1E 0A1			18-27-16-89929-000-1040	RACHEL	104
WHITE, MARSHA K			502 WHISPERING OAK DR	TARPON SPRINGS	FL	34689-3850	24-27-15-62939-001-0040	WHISPERING OAK	502
WHITE, MICHAEL T			720 PALM AVE	TARPON SPRINGS	FL	34689-2457	11-27-15-87786-006-0160	PALM	720
WHITE, PATRICIA			242 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5229	07-27-16-60847-000-0160	SAND CRANE	
WHITEHURST, WYETH A	WHITEHURST, MELINDA		1152 N JASMINE AVE	TARPON SPRINGS	FL	34689-5235	12-27-15-89982-095-0002	JASMINE	1152
WHITFIELD, DAVID G	WHITFIELD, RENEE S		205 W HUNTINGTON RD	BOGART	GA	30622-1748	15-27-15-88225-100-0004	FLORIDA	300
WHITFORD, PAUL L			1117 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5531	07-27-16-99612-018-0200	OAKWOOD	1117
WHITLOW, JOSEPH	WHITLOW, VIVIAN		1204 SALT LAKE DR	TARPON SPRINGS	FL	34689-5257	07-27-16-60846-000-0180	SALT LAKE	1204

WHITMAN, MARY L		841 OAKWOOD DR	TARPON SPRINGS	FL	34689-5217	07-27-16-50959-000-0700	OAKWOOD	841
WHITMORE, FRANK E	WHITMORE, KRISTIE L	461 KALI CT	PALM HARBOR	FL	34683-1809	12-27-15-89982-043-0206	BOYER	521
WICHER, LOU ANNE	WICHER, BRIAN SCOTT	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8308	18-27-16-85514-000-1550	US HIGHWAY 19	39820
WICHMANN, DAVID A TRUST	WICHMANN, DAVID A TRE	609 E IVY LN	ARLINGTON HEIGHTS	IL	60004-3227	18-27-16-99076-000-1350	US HIGHWAY 19	39650
WICKENHEISSER, JACQUELINE	WICKENHEISSER, DANIEL	437 NORWOOD AVE	AVON BY THE SEA	NJ	07717-1129	10-27-15-98260-015-0070	WINDRUSH BAY	7
WICKS ENTERPRISES LLC		1827 INDUSTRIAL BLVD	TARPON SPRINGS	FL	34689-6728	02-27-15-00978-000-0180	INDUSTRIAL	1827
WICKY, BETTY		744 HAVEN PL UNIT 744	TARPON SPRINGS	FL	34689-4852	18-27-16-65938-011-7440	HAVEN	744
WIDDERICH, CARINA	WIDDERICH, CLAS-OLE	HAFERKAMP 2B	ISERNHAGEN 30916			08-27-16-89893-000-0190	TARPON LANDINGS	2144
WIDMAN, CONRAD A	WIDMAN, PATRICIA A	16125 WINDING TRAIL RD	COLORADO SPRINGS	CO	80908-6132	14-27-15-97070-000-0630	RIDGEWOOD	959
WIDMER, KATHRYN		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3984	18-27-16-98555-002-0356	US HIGHWAY 19	39650
WIEDEMANN, JOSEPH A	WIEDEMANN, BARBARA E	4179 S STATE ROAD 349	BRANFORD	FL	32008-5621	24-27-15-62190-004-0151	EARL	
WIGHTMAN, MARY F		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3931	18-27-16-99076-000-1120	US HIGHWAY 19	39650
WIKLE, PAULA C		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0511	US HIGHWAY 19	39650
WILCOX, CAROLE P	WILCOX, CHARLES E	1515 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0410	FORDE	1515
WILHELMY, RONALD JOSEPH	WILHELMY, BARBARA ELLEN	200 HIGH ST	TARPON SPRINGS	FL	34689-3222	12-27-15-53352-007-0310	HIGH	200
WILL, WAYNE G		352 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0043	MOORINGS COVE	352
WILLARD, CINDYLEE TRUST	WILLARD, CINDYLEE TRE	3103 OAK CIR	TARPON SPRINGS	FL	34689-6112	13-27-15-33289-005-3103	OAK	3103
WILLARD, DEBRA A		135 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1350	MELODY	135
WILLCOX, SUSA L		1441 MEYER LN	TARPON SPRINGS	FL	34688-5341	08-27-16-74398-000-0060	MEYER	1441
WILLEVER, KENT		5 BAYSIDE AVE	PORTSMOUTH	RI	02871-3907	18-27-16-85514-000-0960	US HIGHWAY 19	39820
WILLIAM, GEORGE FRED	WILLIAM, ROSE-MARIE	1112 E LEMON ST	TARPON SPRINGS	FL	34689-5419	07-27-16-99612-010-0070	LEMON	1112
WILLIAM, SAMIA MESSIHA		973 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0210	SUNRISE	973
WILLIAMS FAMILY LIVING TRUST		1732 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6106	13-27-15-33287-001-1732	GOLFVIEW	1732
WILLIAMS LEROY, MEGHAN	LEROY, LESLY	98 S HIGHLAND AVE UNIT 18	TARPON SPRINGS	FL	34689-5388	08-27-16-89880-018-1802	HIGHLAND	98
WILLIAMS, BERTHA M EST		524 HIBISCUS ST	TARPON SPRINGS	FL	34689-3322	12-27-15-66573-000-0390	HIBISCUS	524
WILLIAMS, BRADY C		581 VILLAGE DR	TARPON SPRINGS	FL	34689-2883	14-27-15-96926-000-0520	VILLAGE	581
WILLIAMS, CHARLES L	WILLIAMS, BERTHA	524 HIBISCUS ST	TARPON SPRINGS	FL	34689-3322	12-27-15-66573-000-0400	HIBISCUS	
WILLIAMS, CLINT	SEMPLE, REBECCA	1428 LAKE TARPON AVE	TARPON SPRINGS	FL	34689-5318	08-27-16-48870-000-0310	LAKE TARPON	1428
WILLIAMS, COLLEEN M	BROWN, ROXANA A	4990 RIDGEMORE CIR	PALM HARBOR	FL	34685-3153	12-27-15-66573-000-0440	TRIPLETT	
WILLIAMS, COURTNEY ANN TRE	WILLIAMS, COURTNEY ANN LIV TRUST	2034 PINE RIDGE DR	CLEARWATER	FL	33763	08-27-16-89880-012-1202	HIGHLAND	98
WILLIAMS, DENNIS L TRE	230 DIXIE LANE TRUST	1308 E LIME ST	TARPON SPRINGS	FL	34689-5528	18-27-16-89929-000-2300	DIXIE	230
WILLIAMS, DENNIS L TRE	115 RACHEL DRIVE TRUST	1308 E LIME ST	TARPON SPRINGS	FL	34689-5528	18-27-16-89929-000-1150	RACHEL	115
WILLIAMS, DONALD D	WILLIAMS, DONNA R	5297 US ROUTE 4	RUTLAND	VT	05701-7475	18-27-16-85514-000-1280	US HIGHWAY 19	39820
WILLIAMS, GAKESHIA ANNGLORIAT		720 HAVEN PL	TARPON SPRINGS	FL	34689-4819	18-27-16-65938-009-7200	HAVEN	720
WILLIAMS, HELEN D		122 MELODY LN	TARPON SPRINGS	FL	34689-5007	18-27-16-89929-000-1220	MELODY	122
WILLIAMS, JAMES D		530 PINE ST	TARPON SPRINGS	FL	34689-4008	12-27-15-47610-000-0170	PINE	530
WILLIAMS, JANICE A		1828 LEXINGTON PL	TARPON SPRINGS	FL	34688-4962	08-27-16-78763-000-0200	LEXINGTON	1828
WILLIAMS, JANIE MAE	FINLEY, RODEAN TRE	214 E BOYER ST	TARPON SPRINGS	FL	34689-4402	13-27-15-21348-001-0130	HARRISON	333
WILLIAMS, LISA		420 BOSTON ST	TARPON SPRINGS	FL	34689-4018	12-27-15-89982-014-0301	BOSTON	420
WILLIAMS, LORRIE D		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3947	18-27-16-98555-001-0544	US HIGHWAY 19	39650
WILLIAMS, PAMELA E		1313 E COURT ST	TARPON SPRINGS	FL	34689-5412	07-27-16-99612-004-0170	COURT	1313
WILLIAMS, PETER ANDREW		621 E SPRUCE ST	TARPON SPRINGS	FL	34689-4121	07-27-16-75996-007-0160	SPRUCE	621
WILLIAMS, RANDRIA C		987 CELTIC CIR	TARPON SPRINGS	FL	34689-2650	06-27-16-91524-000-0110	CELTIC	987
WILLIAMS, RICHARD G JR		1633 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6626	02-27-15-57536-000-0090	MEYERS COVE	1633

WILLIAMS, ROBERT A	WILLIAMS, AMBER F	PO BOX 912	TALLAHASSEE	FL	32302-0912	13-27-15-97071-000-0120	MANATEE	
WILLIAMS, SCOTT RUSSELL	WILLIAMS, TRACY POSEY	820 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0110	CALLISTA CAY	820
WILLIAMS, THOMAS R	WILLIAMS, SHIRLEY S	10920 CARPENTER ST	MOKENA	IL	60448-1516	18-27-16-89929-000-0850	RACHEL	85
WILLIAMSON, JOYCE D		340 HIGH ST	TARPON SPRINGS	FL	34689-3255	12-27-15-27792-003-0040	HIGH	340
WILLMAN, KENNETH J	WILLMAN, RHODA C	90 S HIGHLAND AVE APT 141	TARPON SPRINGS	FL	34689-5360	08-27-16-48829-000-1415	HIGHLAND	90
WILLMES, AUSTIN J	WILLMES, RACHEL G	1297 S DISSTON AVE	TARPON SPRINGS	FL	34689-3913	18-27-16-62937-011-0160	DISSTON	1297
WILSON, DONALD		3312 GLENSIDE AVE	ERIE	PA	16508-2955	15-27-15-88225-600-0011	FLORIDA	300
WILSON, DONALD A	HAMLIN, GWENDOLEN	730 PENT ST	TARPON SPRINGS	FL	34689-4228	07-27-16-26928-021-0210	PENT	730
WILSON, DONALD E	WILSON, BARBRO K	1003 PONDVIEW CT	TARPON SPRINGS	FL	34689-7134	03-27-15-72383-000-1310	PONDVIEW	1003
WILSON, FREDA		507 E LIME ST	TARPON SPRINGS	FL	34689-4441	12-27-15-89982-043-0301	LIME	507
WILSON, JACOB		1280 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0004	02-27-15-89894-000-0070	WINDY BAY	1280
WILSON, JOSHUA D	WILSON, SAWITREE	418 PINE ST	TARPON SPRINGS	FL	34689-4006	12-27-15-47592-000-0090	PINE	418
WILSON, JUDY LYNN	WILSON, LONZELL ANTON	1647 BAYHILL DR	OLDSMAR	FL	34677-1957	18-27-16-65938-005-6510	HAVEN	651
WILSON, LORI		1107 E LIME ST	TARPON SPRINGS	FL	34689-5523	07-27-16-99612-015-0200	LIME	1107
WILSON, MARK	WILSON, KATHERINE	377 D PRINCE AVE	ATHENS	GA	30601-2476	12-27-15-00965-000-0010	ATHENIAN	129
WILSON, MYLANIA		2104 W BRENYN CT	DUNLAP	IL	61525-9399	03-27-15-87374-000-0570	EMBER	1531
WILSON, RICHARD A		675 ANCLOTE DR	TARPON SPRINGS	FL	34689-2174	10-27-15-87822-008-0230	ANCLOTE	675
WILSON, SARALYN F	WILSON, JAMES F	722 HAVEN PL	TARPON SRPINGS	FL	34689-4819	18-27-16-65938-009-7220	HAVEN	722
WILSON, STEPHANIE L		1438 WHITE OAK CT	TARPON SPRINGS	FL	34689-3828	24-27-15-62932-001-0110	WHITE OAK	1438
WILSON, SUSAN P		1521 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2023	03-27-15-87858-000-1360	RIVERSIDE	1521
WIMBERLEY, BRETT MATTHEW		1309 CROSSBOW LN	TARPON SPRINGS	FL	34689-2810	12-27-15-60264-000-0110	ATHENS	
WINDRUSH BAY CONDO ASSN INC		C/O JUDITH A. RIGOF(418 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1205	10-27-15-98260-000-0001	WINDRUSH BAY	312
WINE, MICHAEL ALLEN	WINE, ASHLEY NICOLE	507 RIVERVIEW LN	TARPON SPRINGS	FL	34689-4113	07-27-16-75798-000-0180	RIVERVIEW	507
WINGER, MATTHEW S	WINGER, JENNIFER LYNNE	1678 OAK SPRING DR	TARPON SPRINGS	FL	34689-1723	24-27-15-36271-000-0900	OAK SPRING	1678
WININGTON, CHRISTINE	JONES, JENNIFER	1104 E LEMON ST	TARPON SPRINGS	FL	34689-5419	07-27-16-99612-010-0010	LEMON	1104
WINKEL, WALKER R	STANSEL, JAYDE A	149 N RING AVE	TARPON SPRINGS	FL	34689-4305	12-27-15-13189-000-0030	RING	149
WINSLOW, JULIE		425 WAYFARER CT	TARPON SPRINGS	FL	34689-2251	10-27-15-26539-000-0820	WAYFARER	425
WINTER, DANIEL BRIAN	WINTER, ELIZABETH	1670 OAK SPRING DR	TARPON SPRINGS	FL	34689-1723	24-27-15-36271-000-0910	OAK SPRING	1670
WINTER, MATTHEW N	WINTER, SARAH R	1916 ANCLOTE VIS	TARPON SPRINGS	FL	34689-6263	06-27-16-75861-000-1210	ANCLOTE VISTA	1916
WINTERS, NATALIE A		239 HARMONY WAY	TARPON SPRINGS	FL	34689-5032	18-27-16-89929-000-2390	HARMONY	239
WINTERS, RONALD J & JOAN O TRUST	WINTERS, JOAN O TRE	39820 US HIGHWAY 19 N LO	TARPON SPRINGS	FL	34689-8303	18-27-16-85514-000-1060	US HIGHWAY 19	39820
WINTHROP, SHERLYN L		63 W PARK ST	TARPON SPRINGS	FL	34689-3231	12-27-15-89820-000-0250	PARK	63
WINWRIGHT, ROBERT	KNIGHT, HENRINE	608 NORTH AVE	TARPON SPRINGS	FL	34689-4540	18-27-16-91080-001-0210	NORTH	608
WIRTZ, AMY C		715 BOSTON ST	TARPON SPRINGS	FL	34689-4103	07-27-16-26928-011-0140	BOSTON	715
WISCHER, TERRY R		1847 GOLFVIEW DR	TARPON SPRINGS	FL	34689-6118	13-27-15-33287-002-1847	GOLFVIEW	1847
WISNIEWSKI, BRYAN	WISNIEWSKI, LINDSEY E	826 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-000-0140	CALLISTA CAY	826
WISNIEWSKI, THEODORE A	XAVIER, LESLIE	735 GLENWOOD ST	ANNAPOLIS	MD	21401-2317	12-27-15-39834-000-0560	SPRUCE	544
WISSERT, PAUL	WISSERT, CHRISTINE C	1933 STUYVESANT AVE	EAST MEADOW	NY	11554-4045	13-27-15-33286-070-0712	PINELLAS	1250
WITHALL, ELISE	DOTSON, OLIVIA	515 PENT ST	TARPON SPRINGS	FL	34689-4047	12-27-15-47610-000-0220	PENT	515
WITHERS, WILLIAM S	WITHERS, MARY S	49 W CENTER ST UNIT 213	TARPON SPRINGS	FL	34689-3224	12-27-15-94145-002-2130	CENTER	49
WITKOWIAK, JAMES N		529 W HISTORIC MITCHELL S	MILWAUKEE	WI	53204-3510	12-27-15-90000-000-0030	ORANGE	464
WOERLEIN, WILMA GAST		9 WINDRUSH BAY DR	TARPON SPRINGS	FL	34689-1202	10-27-15-98260-015-0090	WINDRUSH BAY	9
WOHLANDER, JAMES B	LAVELLE, SHARYN M	86 STANDISH AVE	PLYMOUTH	MA	02360-4156	19-27-16-30997-000-0020	TUDOR	4677
WOJTASZEK, DANIEL		1120 W CURLEW PL	TARPON SPRINGS	FL	34689-8043	23-27-15-00000-120-0100	CURLEW	1120

WOJTECKI, JENNIFER R TRE	WOJTECKI, STEVEN W TRE	910 BRITTANY PARK BLVD	TARPON SPRINGS	FL	34689-5742	06-27-16-11561-000-0430	BRITTANY PARK	910
WOJTULEWSKI, GRZEGORZ	SZEPELSKA, IZABELLA	1101 E OAKWOOD ST	TARPON SPRINGS	FL	34689-5531	07-27-16-99612-018-0220	OAKWOOD	1101
WOLD, ROBERT P	WOLD, DONNA E	227 SHASTA LN	VALPARAISO	IN	46385-9664	18-27-16-89929-000-0290	DRURY	29
WOLF, TAMMY ANN CARDILLO	SCHWAB, CAROL ANN	47 MOUNT VIEW DR	CLINTON	MA	01510-1422	13-27-15-33289-001-1205	PALM	1205
WOLFE, CHRISTIAN M	WOLFE, ANN MARIE	1519 FORDE AVE	TARPON SPRINGS	FL	34689-2277	11-27-15-88254-000-0440	FORDE	1519
WOLFE, KENNETH E	WOLFE, JANEL N	1359 WINCHCOMBE DR	BLOOMFIELD HILLS	MI	48304-1270	13-27-15-58916-006-0067	MOORINGS COVE	380
WOLFE, MEGAN M		6703 S HESPERIDES ST	TAMPA	FL	33616-1432	12-27-15-15210-000-0061	ORANGE	321
WOLF-WEBBER, DAWN MARIE	WEBBER, JAMES JOHN II	360 MOORINGS COVE DR	TARPON SPRINGS	FL	34689-2676	13-27-15-58916-004-0041	MOORINGS COVE	360
WOMACK, BRANDON MICHAEL	WOMACK, GLEZIEL ANN MARIE	253 SAND CRANE WAY	TARPON SPRINGS	FL	34689-5248	07-27-16-60847-000-0090	SAND CRANE	
WOOD, ARTHUR	WOOD, NICHOLE ANNE	508 N GROSSE AVE	TARPON SPRINGS	FL	34689-4034	12-27-15-89982-014-0305	GROSSE	508
WOOD, JAMES L	WOOD, JANIS A	30032 BLANCKE DR	WARREN	MI	48093-3056	18-27-16-85514-000-0790	US HIGHWAY 19	39820
WOOD, MARK H	WOOD, STEPHANIE	412 E TARPON AVE	TARPON SPRINGS	FL	34689-4322	12-27-15-27756-001-0090	TARPON	410
WOOD, RAYMOND L	WOOD, W DIANE	1477 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0250	RIDGE	1477
WOOD, ROBERT	HURLEY-WOOD LARA	520 WIDEVIEW AVE	TARPON SPRINGS	FL	34689-2338	11-27-15-87876-015-0050	WIDEVIEW	520
WOOD, WILLIAM K TRE	WOOD, NANCY M TRE	178 VISTA DR	CANONSBURG	PA	15317-9507	08-27-16-48831-002-4200	HIGHLAND	90
WOODARD, GARLAND	WOODARD, MINDY	905 HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689	08-27-16-48829-000-1203	HIGHLAND	90
WOODARD, MINDY L	WOODARD, GARLAND L	90 S HIGHLAND AVE UNIT 12	TARPON SPRINGS	FL	34689-5379	08-27-16-48829-000-1216	HIGHLAND	90
WOODFILL, THEODORE S	WOODFILL, ELLEN M	2325 DEVONSHIRE ST	TEMPERANCE	MI	48182	18-27-16-85514-000-0890	US HIGHWAY 19	39820
WOODKA, JEROME R	WOODKA, JULIE B	499 WHISPERING OAK DR	TARPON SPRINGS	FL	34689-3847	24-27-15-62939-002-0020	WHISPERING OAK	499
WOOD-MACARTHUR, HAZEL E		141 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0070	ATHENIAN	141
WOODMANSEE, HARRY	WOODMANSEE, SONYA	1259 WINDY BAY SHL	TARPON SPRINGS	FL	34689-0005	02-27-15-89894-000-0180	WINDY BAY	1259
WOODS AT ANDERSON PARK # 10A HMOWN ASSN	C/O SENTRY MANAGE	2180 W STATE ROAD 434 STI	LONGWOOD	FL	32779-5042	18-27-16-98560-000-0001	WOODHILL	
WOODS AT ANDERSON PARK # 10B HMOWN ASSN	C/O SENTRY MANAGE	2180 W STATE ROAD 434 STI	LONGWOOD	FL	32779-5042	18-27-16-98560-000-0001	WOODHILL	
WOODS AT ANDERSON PARK # 3 HMOWNS ASSN	C/O SENTRY MANAGE	2180 W STATE ROAD 434 STI	LONGWOOD	FL	32779-5042	18-27-16-99077-000-0001	WOODHILL	
WOODS AT ANDERSON PARK # 4 HMOWN ASSN	C/O SENTRY MANAGE	2180 W STATE ROAD 434 STI	LONGWOOD	FL	32779-5042	18-27-16-99082-000-0001	WOODHILL	
WOODS AT ANDERSON PARK CONDO ASSN INC		24701 US HIGHWAY 19 N STI	CLEARWATER	FL	33763-4086	18-27-16-98555-000-0001	WOODHILL	
WOODS AT ANDERSON PARK RECREATION ASSN INC		39650 US HIGHWAY 19 N	TARPON SPRINGS	FL	34689-7902	18-27-16-89424-000-0640	WOODHILL	500
WOODSIDE ESTATES MANSFIELD LLC		PO BOX 128	TROY	MI	48099-0128	12-27-15-66573-000-0250	PINELLAS	
WOOLLEY, BRIAN P	HINTON, LINDA E	1988 CAROLINA AVE	TARPON SPRINGS	FL	34689-1990	24-27-15-21636-007-0030	CAROLINA	1988
WOOTEN, DEAN L SR	WOOTEN, DIANE C	1117 CARLTON RD	TARPON SPRINGS	FL	34689-2901	14-27-15-13528-000-0020	CARLTON	1117
WOOTEN, ZANE L	PARKER, MICHELE	169 MELODY LN	TARPON SPRINGS	FL	34689-5008	18-27-16-89929-000-1690	MELODY	169
WORDON, AUDREY R		90 S HIGHLAND AVE APT 111	TARPON SPRINGS	FL	34689-5355	08-27-16-48829-000-1110	HIGHLAND	90
WORLD, RICHARD L	WORLD, EILEEN	2205 PINE DR	TARPON SPRINGS	FL	34689-6110	13-27-15-33289-003-2205	PINE	2205
WORTHINGTON, JUSTIN C		2148 TARPON LANDINGS DR	TARPON SPRINGS	FL	34688-6602	08-27-16-89893-000-0210	TARPON LANDINGS	2148
WORTHINGTON-KIRSCH, ROBERT LEE	WORTHINGTON-KIRSCH, KIMBERLY	1007 SAWGRASS DR	TARPON SPRINGS	FL	34689-6256	06-27-16-75861-000-1120	SAWGRASS	1007
WREGE, ALBERT W III	WREGE, ANTOINETTE J	107 N WALTON AVE	TARPON SPRINGS	FL	34689-4235	07-27-16-26928-025-0231	WALTON	107
WRIGHT, HAROLD LEROY		77 RACHEL DR	TARPON SPRINGS	FL	34689-5040	18-27-16-89929-000-0770	RACHEL	77
WRIGHT, IRENE E	WRIGHT, PHILIP D	202 HIBISCUS ST	TARPON SPRINGS	FL	34689-3412	12-27-15-89982-063-0205	CENTER	109
WRIGHT, KAREN E		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3911	18-27-16-99077-000-2620	US HIGHWAY 19	39650
WRIGHT, SANFORD M	WRIGHT, SHARON S	965 SUNRISE DR	TARPON SPRINGS	FL	34689-8351	18-27-16-32778-000-0170	SUNRISE	965
WRIGHT, VINCENT LANCE	WRIGHT, SHANNON LYNNE	101 READ ST	TARPON SPRINGS	FL	34689-3239	12-27-15-77760-000-0013	READ	101
WROBEL, CYNTHIA C		1428 RIDGE TER	TARPON SPRINGS	FL	34689-6202	13-27-15-38623-000-0180	RIDGE	1428
WYSOCKI, SHERIDA		39650 US HIGHWAY 19 N AP	TARPON SPRINGS	FL	34689-3944	18-27-16-98555-001-0532	US HIGHWAY 19	39650
X AND W HARMONY PROPERTY LLC		35246 US HIGHWAY 19 N STI	PALM HARBOR	FL	34684-1931	12-27-15-41184-000-0140	ATHENS	498

XIBOS, KATHERINE	XIBOS, ROBERT	310 SAW MILL LN APT 9A	HORSHAM	PA	19044-1918	18-27-16-85514-000-2420	US HIGHWAY 19	39820
XIONG, GER GAO	LO, VONG LEONARDO	1735 BIARRITZ CIR	TARPON SPRINGS	FL	34689-6235	06-27-16-90005-001-0390	BIARRITZ	1735
XIONG, LULIN		16 CHANNING PL	CAMBRIDGE	MA	02138-3307	13-27-15-58916-011-0118	MOORINGS COVE	345
XIPOLITAS, MICHAEL N	XIPOLITAS, PAMELA K	505 NEWLEAF DR	TARPON SPRINGS	FL	34689-3837	24-27-15-62939-001-0200	NEWLEAF	505
Y Z LAW LLC		1266 S PINELLAS AVE	TARPON SPRINGS	FL	34689-3720	13-27-15-89780-000-0010	PINELLAS	1266
YAKABOVICZ, EUGENE	YAKABOVICZ, ANGELA	651 N MAIN ST	WILKES BARRE	PA	18705-1732	18-27-16-85514-000-1480	US HIGHWAY 19	39820
YAKOVLEV, YURIY	POTAPOVA, OKSANA	376 20TH AVE APT 12	SAN FRANCISCO	CA	94121-2242	18-27-16-65938-010-7260	HAVEN	726
YANULAVICH, JOSEPH M	YANULAVICH, DEBRA M	264 DIXIE LN	TARPON SPRINGS	FL	34689-5002	18-27-16-89929-000-2640	DIXIE	264
YEAGER, TIFFANY M		176 EARL ST	TARPON SPRINGS	FL	34689-3803	24-27-15-62190-005-0060	EARL	176
YENGLE, DONALD WILLIAM	YENGLE, SHIRA ANN	223 N 5TH ST	LINDENHURST	NY	11757-3733	13-27-15-58916-004-0046	MOORINGS COVE	362
YEOMANS, GREG K		1669 MEYERS COVE DR	TARPON SPRINGS	FL	34689-6626	02-27-15-57536-000-0070	MEYERS COVE	1669
YIALOURIS, MILTON		702 WATERVIEW LN	TARPON SPRINGS	FL	34689-2626	14-27-15-00000-140-0700	WATERVIEW	
YIANNAKIS, DEMOSTHENIS	YIANNAKIS, KATHY	1468 SANTA ROSA CRT	MISSISSAUGA ON L5V 1H7			06-27-16-06117-000-0110	HILLVIEW	1506
YIANOPOULOS, LORRAINE		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3996	18-27-16-89929-000-0810	RACHEL	81
YINGER, CHRISTOPHER ANDREW		1512 GOPHER LOOP	TARPON SPRINGS	FL	34689-5407	19-27-16-23630-000-0100	GOPHER	1512
YOUNG TRUST	YOUNG, EDWARD W TRE	517 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-85050-003-0010	MIDWAY	
YOUNG, CHARLES ALLEN III	YOUNG, KIMBERLY ANN	823 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0002	13-27-15-12988-999-0260	CALLISTA CAY	
YOUNG, EDWARD	YOUNG, PAMELA	517 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-85050-001-0050	MIDWAY	523
YOUNG, EDWARD WAYNE	YOUNG, PAMELA ANN	517 MIDWAY LN	TARPON SPRINGS	FL	34689-4043	12-27-15-85050-001-0070	MIDWAY	517
YOUNG, GARRETT	SINANAJ, ALKETA	1664 HARBOR OAKS DR	TARPON SPRINGS	FL	34689-1705	24-27-15-36271-000-0680	HARBOR OAKS	1664
YOUNG, JACOB	YOUNG, ALISHA	713 ANCLOTE RD	TARPON SPRINGS	FL	34689-6704	02-27-15-75816-000-0180	ANCLOTE	713
YOUNG, JAMES A	YOUNG, MARGARET L	72 RACHEL DR	TARPON SPRINGS	FL	34689-5020	18-27-16-89929-000-0720	RACHEL	72
YOUNG, KATHLEEN D		1250 S PINELLAS AVE UNIT 5	TARPON SPRINGS	FL	34689-3745	13-27-15-33286-050-0514	PINELLAS	1250
YOUNG, KATHLEEN D		729 LIGHTHOUSE DR	TARPON SPRINGS	FL	34689-1800	18-27-16-89929-000-0520	DRURY	52
YOUNG, LORRAINE E		PO BOX 667	CRYSTAL BEACH	FL	34681-0667	13-27-15-33286-060-0606	PINELLAS	1250
YOUNG, MARTIN EDWARD	YOUNG, DEBRA LYNN	134 N SPRING BLVD	TARPON SPRINGS	FL	34689-3247	12-27-15-77760-000-0070	SPRING	134
YOUNG, ROBERT V	YOUNG, SUZANNA A	1108 E COURT ST	TARPON SPRINGS	FL	34689-5409	07-27-16-99612-007-0040	COURT	1108
YOUNG, WILLIAM S TRE	YOUNG, ARIELLE L TRE	1562 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0250	CITRINE	1562
YRIGOYEN, RONALD LEE REVOCABLE TRUST	YRIGOYEN, RONALD L TRE	503 HIBISCUS ST	TARPON SPRINGS	FL	34689-3327	12-27-15-66573-000-0310	HIBISCUS	503
YUHASZ, ANDREW	TURNER, MICHELLE	1268 CENTER AVE	TARPON SPRINGS	FL	34689-6956	01-27-15-27072-009-0080	CENTER	1268
YUHASZ, MICHELLE	PHANDARA, LEE	1268 CENTER AVE	TARPON SPRINGS	FL	34689-6956	24-27-15-62932-001-0170	BAMBOO	500
YUSUF, FEEROZE A	YUSUF, HALIMA	18 LESLIE MEWS	BERLIN	MD	21811-1742	18-27-16-32778-000-0080	SUNRISE	976
ZABIT, THOMAS N	KRETLOW, BARBARA A	122 W CEDAR ST	TARPON SPRINGS	FL	34689-3314	12-27-15-41202-000-0090	CEDAR	122
ZACHAR, KENT	ZACHAR, KATHY A	86 RACHEL DR	TARPON SPRINGS	FL	34689-5020	18-27-16-89929-000-0860	RACHEL	86
ZAGORIANOS, EVANGELOS C	ZAGORIANOS, NIKOLAOS C	1037 ANCLOTE DR	TARPON SPRINGS	FL	34689-2025	12-27-15-41238-000-0210	MARAGOS	533
ZAGRZEBSKI, KALEENA MARIE	ZAGRZEBSKI, LEE JOHN	1539 GOPHER LOOP	TARPON SPRINGS	FL	34689-5414	19-27-16-23630-000-0330	GOPHER	1539
ZAGZEBSKI, STEVEN GERALD	ZAGZEBSKI, KARY LYNN	105 ATHENIAN WAY	TARPON SPRINGS	FL	34689-6209	12-27-15-00965-000-0250	ATHENIAN	105
ZAJACK, VICTORIA L		382 MOORINGS COVE DR UN	TARPON SPRINGS	FL	34689-2678	13-27-15-58916-006-0062	MOORINGS COVE	382
ZALMANOFF, CHRYSTAL ANNE	ZALMANOFF, JEFFREY	1461 N RIVER CIR	TARPON SPRINGS	FL	34689-6841	02-27-15-75760-003-0240	NORTH RIVER	1461
ZANELLA, CHRISTINE J	ZANELLA, FABIO	114 ANCLOTE RD	TARPON SPRINGS	FL	34689-6950	01-27-15-27072-009-0020	ANCLOTE	114
ZARONIAS, GEORGE	ZARONIAS, ELENI G	1606 EXPLORERS DR	TARPON SPRINGS	FL	34689-2206	10-27-15-26539-000-0350	EXPLORERS	1606
ZARONIAS, KATHERINE	WARD, IRENE ZARONIAS	426 TREASURE DR	TARPON SPRINGS	FL	34689-2246	10-27-15-26539-000-0800	TREASURE	426
ZAUCHA, RYAN A	ZAUCHA, KRISTAN M	830 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0340	CALLISTA CAY	
ZAUHAR, SHARON R TRUST	ZAUHAR, SHARON R TRE	18132 PATTERSON RD	ODESSA	FL	33556-2204	18-27-16-89929-000-1440	MELODY	144

Affected Properties and 500 Foot Buffer

ZAUTIS, AUDREY A		31 DRURY LN	TARPON SPRINGS	FL	34689-5030	18-27-16-89929-000-0310	DRURY	31
Z-BEST CONSTRUCTION & DESIGN INC		922 SEMINOLE BLVD	TARPON SPRINGS	FL	34689-2439	13-27-15-01692-001-0170	BOYER	301
ZEGARELLI, LOUIS A JR	ROLLA, MELISSA J	1682 WATER OAK DR	TARPON SPRINGS	FL	34689-3895	24-27-15-36271-000-1320	WATER OAK	1682
ZELEDON, ALVARO J		2261 ANDOVER CIR	PALM HARBOR	FL	34683-1583	19-27-16-30997-000-0370	ANDOVER	2261
ZELENAK, ALYSSA TAYLOR		2213 ANDOVER CIR	PALM HARBOR	FL	34683-1581	19-27-16-30997-000-0280	ANDOVER	2213
ZERVOS FAMILY TRUST		110 W CEDAR ST	TARPON SPRINGS	FL	34689-3312	12-27-15-00972-002-0080	CEDAR	110
ZERVOS, AYNNA G REV TRUST	ZERVOS, AYNNA G TRE	2355 RIDGE RD	WHITE LAKE	MI	48383-1746	07-27-16-26928-025-0430	ORANGE	645
ZEYAK, MARC	ZEYAK, MARY	611 ROYAL DORNOCK CT	TARPON SPRINGS	FL	34688-6326	07-27-16-26928-012-0380	PINE	611
ZGIBOR, GUY ANDREW	ZGIBOR, JANICE CHRISTINE	16101 DOWLING CT	TAMPA	FL	33647-1202	14-27-15-48655-000-0040	LAKESIDE COLONY	104
ZHENG, ANN MARY		21051 LAKE TALIA BLVD	LAND O LAKES	FL	34638-3705	18-27-16-91080-002-0130	NORTH	724
ZHU, ZHIXUAN	XU, MEILI	722 PALM AVE	TARPON SPRINGS	FL	34689-2457	11-27-15-87786-006-0170	PALM	722
ZIAS, ARGIRIOS	ZIAS, ELENI	28-33 172ND ST	FLUSHING	NY	11358-1135	03-27-15-87858-000-1460	RIVERSIDE	1537
ZIERER, JACQUELINE		472 PENT ST	TARPON SPRINGS	FL	34689-4046	12-27-15-47592-000-0340	PENT	472
ZIERING, WILLIAM TRE	ZIERING, WILLIAM TRUST	28657 N TWIN OAKS VALLEY	VISTA	CA	92084-2309	12-27-15-00306-000-0130	PINELLAS	900
ZIKE, JAMES A	ZIKE, DEBORAH R	39820 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-8305	18-27-16-85514-000-1190	US HIGHWAY 19	39820
ZIMMERMAN, HANNAH	TOOLE, BARRY	802 CALLISTA CAY LOOP	TARPON SPRINGS	FL	34689-0003	13-27-15-12988-999-0570	CALLISTA CAY	
ZIMMERMAN, SAMANTHA	ZIMMERMAN, JEFFREY A	814 RIVERSIDE DR	TARPON SPRINGS	FL	34689-2342	11-27-15-87786-016-0151	RIVERSIDE	814
ZINGGELER, ROBERT U	ZINGGELER, MARGRIT V	1526 CITRINE TRL	TARPON SPRINGS	FL	34689-2007	03-27-15-87374-000-0300	CITRINE	1526
ZINOLA, LUIS R	ZINOLA, MARY S	1545 N RIVER CIR	TARPON SPRINGS	FL	34689-6845	02-27-15-75760-003-0100	NORTH RIVER	1545
ZISK, JOHN	ZISK, CATHERINE	1398 SHADY OAK LN	TARPON SPRINGS	FL	34689-3936	19-27-16-62936-008-0070	SHADY OAK	1398
ZISMAN, SHEILA R		39650 US HIGHWAY 19 N UN	TARPON SPRINGS	FL	34689-3950	18-27-16-98555-001-0572	US HIGHWAY 19	39650
ZISSIMOPULOS, GUY N	ZISSIMOPULOS, SARA	922 SEMINOLE BLVD	TARPON SPRINGS	FL	34689-2439	12-27-15-90000-000-0170	TARPON	423
ZORBAS ZEBEKIA LLC		4617 US HIGHWAY 19	NEW PORT RICHEY	FL	34652-4943	12-27-15-41184-000-0120	ATHENS	508
ZORN, JEFFREY	ZORN, JANICE	403 BAYOU VILLAGE DR	TARPON SPRINGS	FL	34689-3607	13-27-15-03950-000-0010	BAYOU VILLAGE	403
ZUKOSKI, CHARLOTTE C	SAWYER, ROGER J	2504 OAK CIR	TARPON SPRINGS	FL	34689-6129	13-27-15-33289-003-2504	OAK	2504
ZULPO, JOHN	ZULPO, VIKKI	32 STROUGHTON CRES	MUNSTER ON K0A 3P0			18-27-16-89929-000-0660	RACHEL	66
ZUMBAHLEN, ROBERT	LOSEKAMP, LISA M	127 MELODY LN	TARPON SPRINGS	FL	34689-5034	18-27-16-89929-000-1270	MELODY	127
ZUMBERIS, MICHAEL		4341 SW VACUNA ST	PORTLAND	OR	97219-7367	12-27-15-41184-000-0031	ATHENS	614
ZUTES FAMILY HOLDINGS INC		46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-11214-008-0000	ANCLOTE	331
ZUTES PROPERTIES INC		46 W LEMON ST	TARPON SPRINGS	FL	34689-3622	12-27-15-27756-002-0030	LEMON	451
ZUTES, SHIRLEY A		148 MELODY LN	TARPON SPRINGS	FL	34689-5027	18-27-16-89929-000-1480	MELODY	148
						02-27-15-75760-000-0009	L & R INDUSTRIAL	

Tarpon Springs 2040 Comprehensive Plan Update

Written Public Comments

The following are recommended edits of the Historic and Cultural Resources Element provided by Comprehensive Plan Steering Committee member, Tina Bucuvalas. The red font indicates suggested edits. The green highlighting indicates staff recommendation to accept the highlighted edits.

Historic and Cultural Resources Element

Historic resources provide a physical link to past human activity. "Historic resources" are also "cultural resources", but the term "cultural resources" has broader application that extends to expressions of living culture. Tarpon Springs has a wealth of historical and cultural resources, including individual buildings, archaeological sites, a National Register of Historic Places (NRHP) downtown district, the NRHP Greektown Historic District (which is a Traditional Cultural Property), [the name of the district is in red above; the name is NOT the Greektown Traditional Cultural Property District—check NR] a local historic district, two NRHP-listed cemeteries, and enduring cultural practices rooted in the community's history. Tarpon Springs cultural resources contribute to local identity and sense of place, establish continuity with the past, and provide opportunities for greater understanding of human history and its relationship to the present. Continued identification, evaluation, preservation, and interpretation of historic and cultural resources is vital to maintain the diverse qualities that set Tarpon Springs apart from other communities.

Historic resources are finite: their loss is irretrievable and irreversible. The Historic and Cultural Resources Element seeks to:

- Establish goals, objectives and policies to preserve and protect cultural resources for current and future generations.
- Provide for the establishment of regulatory and administrative procedures to review and mitigate the impacts of development activities on cultural resources.
- Allow for the development of programs to support and incentivize preservation.
- Promote education about the city's cultural resources, and the value of their continued preservation.

Strategic Plan Alignment

The revised Historic and Cultural Resources Element aligns with the following goals and objectives of the City's Strategic Plan:

Objective C.1.1: Market and promote the rich cultural heritage, resources, and diversity of the City. [**Revise Strategic Plan—**consultant inappropriately listed marketing as first goal/connecting as second goal, which was was **not** what the participants recommended. See attached BOC comment 6-23]

Objective C.1.2: Create a plan to connect the cultural footprint throughout the City.

Objective C.1.3: Seek grant opportunities to preserve the culture and rich heritage. Who? No heritage professionals on staff without Curator of Historical Resources

Objective C.2.1: Incorporate culture, heritage and preservation into sustainability planning.

Objective C.2.2: Strengthen the comprehensive and land use regulations with stronger adherence to historic community characteristics.

2023 Update Summary

Updates to the goals, objectives and policies address:

Expanded to include cultural resources.

New goal to recognize the diversity of cultural traditions and foster artistic expression.
New policies to encourage additional preservation plans and regulatory tools.
New policies to consider additional incentives for preservation.
New policy to implement the Adaptation and Resiliency Plan for the downtown Historic District and Greektown Historic District.
Updated references.
Removal of '9J-5' references.

Goals, Objectives, and Policies

HIS 1: IDENTIFY, PRESERVE, AND PROTECT ARCHITECTURAL, HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES.

HIS 1.1: Update historic, archaeological, and cultural resource surveys, ordinances, guidelines and databases.

HIS 1.1.1: Continue to update the original Historic Site Inventory.

HIS 1.1.2: Prepare new Florida Master Site File/Historical Site Inventories for previously undocumented properties as they become 50 years old.

HIS 1.1.3: Continue to use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Standards for Review codified in the Land Development Code, and the City of Tarpon Springs Historic District Design Review Guidelines Manual in the Certificate of Appropriateness process.

HIS 1.1.4: Continue to pursue ongoing grant funding to fulfill the goals, objectives and policies of this Element.

HIS 1.1.5: Integrate Florida Master Site Files into the City's public-facing Geographic Information System.

HIS 1.1.6: Evaluate Comprehensive Zoning and Land Development Code regulations to identify revisions to better support the goals, objectives and policies of this Element.

HIS 1.2: Protect against demolition of significant sites throughout the City by increasing the number of designated historic and cultural resources.

HIS 1.2.1: Study the eligibility of individual archaeological, historic, and cultural resources for listing in the local or National Register of Historic Places.

HIS 1.2.2: Protect historic and cultural resources and sites outside of local or National Register Historic District through designation as an historic site or landmark.

HIS 1.3: Consider designation of new historic districts in the City where community support is demonstrated and apply context-sensitive guidelines for preservation.

HIS 1.3.1: Consider historic designation of neighborhoods that have been documented by a comprehensive historic and architectural survey.

HIS 1.3.2: Encourage the development of **community-driven** plans for historic districts to guide future preservation and complimentary development. [This implies usefulness of community non-profit preservation organizations.]

HIS 1.3.3: Consider the use of neighborhood conservation overlay districts to apply preservation guidelines specific to the area.

HIS 1.4: Preserve historic, archaeological, cultural, architectural, and ecological resources.

HIS 1.4.1: In the event of any annexation of land, the City shall determine if the area includes any historic, archeological, cultural, architectural, and ecological resources to be preserved.

HIS 1.4.2: Apply preservation policies and ordinances in the review of proposed land development activities involving historic structures, sites, and districts.

HIS 1.4.3: Review building permit and redevelopment requests that affect historic structures, sites, and districts in accordance with the exemptions permitted by the Florida Building Code and Federal Emergency Management Agency (FEMA).

HIS 1.4.4: Maintain City historic property in accordance with the Secretary of the Interior's standards.

HIS 1.5: Protect archaeological sites through the Land Development Code.

HIS 1.5.1: Institute density transfers in conjunction with preservation easements for archaeological sites.

HIS 1.5.2: Require mitigation of archaeological sites prior to land development activities if avoidance is not feasible.

HIS 1.5.3: Consider developing an archaeological probability determination policy for use in the review of proposed land development activities.

HIS 1.6: Preserve historic and cultural resources by integrating historic preservation best practices into local emergency management.

HIS 1.6.1: Continue to update and maintain the Florida Master Site File Inventory in order to keep current data on structures and sites [boats are sites and may be listed separately in the NR] in the Historic District.

HIS 1.6.2: Historic and cultural preservation principles will be considered in the hazard mitigation and emergency management HIS - 4

HIS 1.6.3: Develop an expedited Certificate of Appropriateness review process for the repair/restoration of historical resources in the event of an emergency or disaster.

HIS 1.6.4: Prepare emergency response plans for individual City-owned historic resources.

HIS 1.6.5: Implement the Adaptation and Resiliency Plan for the downtown Historic District and Greektown Historic District, hereby adopted by reference.

HIS 1.7: Provide incentives and programs to encourage the protection and restoration of significant historic and cultural resources.

HIS 1.7.1: Consider implementation of a façade grant program for designated historic structures.

HIS 1.7.2: Consider and evaluate the establishment of a grant program to assist lower-income residents with repair and restoration of designated contributing and contributing-altered structures.

HIS 2: INCREASE PUBLIC AWARENESS OF AND EDUCATION ABOUT THE HISTORIC PRESERVATION PROCESS.

HIS 2.1: Provide education on protection of historic, cultural, and archaeological resources.

HIS 2.1.1: Conduct public information campaigns to increase awareness of historic preservation procedures and programs.

HIS 2.1.2: Develop and maintain a list of historic properties that are threatened by demolition through neglect. increase awareness of historic preservation procedures and programs.

HIS 2.1.3: Develop programming to inform the public about historic preservation issues within the City.

HIS 2.1.4: Continue and expand landmark signage and plaque program to increase public awareness of historic and cultural resources, and seek partners to implement the plan.

HIS 2.1.5: Develop historic and cultural interpretive programs to engage visitors and residents. [who will do this? Currently no ethnographer/historian on staff]

HIS 2.1.6: Reinstate position of Curator of Arts & Historical Resources. [This FTE was converted into an assistant director position in Cultural Services, which resulted in substantially less programming in terms of events and exhibits, so is an asst. director really needed?]

HIS 2.2: Develop a program to promote historic and cultural tourism as part of the asset-based economic strategy.

HIS 2.2.1: Consider designating significant scenic open spaces and parks within the city, including, but not limited to Craig Park, Tarpon Avenue, Spring Bayou, Whitcomb Bayou, Sunset Beach, and Dorsett Park and develop corresponding preservation and/or development regulations within the Historic Preservation Ordinance.

HIS 2.2.2: The City shall utilize street furniture, lighting, signage, and landscaping to enhance historic areas.

HIS 2.2.3: Work with Pinellas County Historic Preservation Commission, Tarpon Springs Area Historical Society, and other partners to develop and promote walking tours and/or other forms of visitor engagement with the City's historic assets. [As a member of the Pinellas County Historic Preservation Commission, I haven't seen the Commission develop these types of resources for incorporated municipalities, just unincorporated county areas—though the Preservation Officer may provide some guidance—so you might want to check on this.]

HIS 2.2.4: Promote existing walking tours and other resources, such the walking tour of Greektown developed by the City with grant funding from Florida Humanities.

HIS 3: RECOGNIZE THE DIVERSITY OF CULTURAL TRADITIONS AND FOSTER ARTISTIC EXPRESSION TO ENRICH QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

HIS 3.1: Support and raise awareness of the diverse, evolving cultural heritage of the City.

HIS 3.1.1: Permit cultural events, celebrations, programs, and exhibits at City buildings, outdoor spaces, and parks.

HIS 3.1.2: Equitably support arts [all arts are cultural, so the word is redundant] programs and access to these resources for all ages, incomes, and abilities throughout the City.

HIS 3.2: Use art and design in public spaces to enhance sense-of-place.

HIS 3.2.1: Prepare a Public Art Master Plan to identify opportunities and locations for public art and establish priorities.

HIS 3.2.2: Encourage input from the community in which public art is to be located before creating or consolidating plans.

Public Comment received from Tina Bucuvalas:

“Incorrect info in Strategic Plan concerning Market/promote as priority

Public Comment/BOC 6/13/23

This concerns the Strategic Plan focus area on Culture, Heritage and Preservation, Goal C.1: Protect the City’s unique cultural heritage and identity, and the first two objectives: 1: Market and promote the rich cultural heritage, resources, and diversity of the city; 2: Create a plan to connect the cultural footprint throughout the City .

Having attended the Strategic Plan workshops, I believe that these objectives do not reflect the consensus of meeting participants. Marketing and promotion was never the top objective cited by attendees, nor was the connection issue the secondary objective. I was not impressed by USF Institute of Government staff at the workshop, who seemed push their own perspective that put marketing/promotion at the forefront rather than preservation-oriented concerns which participants preferred.

Monetizing culture and heritage is not the same as preserving and sustaining them. In fact, focusing on promotion and marketing can destroy culture/heritage if it becomes the primary objective. In Tarpon Springs we have cultural tourism, and tourists who are interested in authenticity—which can be better achieved through preservation efforts rather than marketing and promotion. If it’s authentic, they will come; if it’s generic tourist schlock, they won’t bother.

I request that the BOC review the actual results of the participants’ engagement in the workshop sessions before agreeing to these dubious and potentially destructive objectives.”

Tarpon Springs 2040 Comprehensive Plan Update

Public Comment By Email

Kim Creighton

From: Renea Vincent
Sent: Monday, June 17, 2024 2:46 PM
To: Patricia McNeese
Cc: Kim Creighton
Subject: FW: Comprehensive Plan Update

For public record...see email below.

Renea Vincent, AICP, CPM
Planning Director
City of Tarpon Springs
727-942-5611

Mission: To protect, preserve, and enrich the heritage, traditions, and independence of the city through quality services and a commitment to excellence.

Vision: An inclusive and prosperous community guided by our history, traditions, and natural environment.

-----Original Message-----
From: Gregory Barnes <geeraytkpresident@gmail.com>
Sent: Monday, June 17, 2024 2:43 PM
To: Renea Vincent <rvincent@ctsfl.us>
Cc: AmbroseTKBoard <ambrosetkboard@gmail.com>; TarponKeyVP <tarponkeyvp@gmail.com>
Subject: Comprehensive Plan Update

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ms. Vincent,

I am Gregory Barnes, the HOA President of the Tarpon Key community in northern Tarpon Springs. Our community is deeply concerned about the future of our area. Currently, we have two planned communities without a neighborhood support network—no neighboring sidewalks, commercial stores, or city parks. We are left to fend for ourselves with future plans as unpredictable as the wind. The Anclote Road improvement project will be delayed up to five more years. Thus, continuing to make it unsafe for us to walk along Anclote Road. Despite a visit from the Mayor and Congressman Bilirakis in 2017, we might see sidewalks a decade later.

The surrounding areas are being zoned for "Employment," essentially industrial use. How about a playground instead? A previously proposed boat/recreation area has been canceled. Now we hear a planned homeless shelter may be built nearby. There are no support facilities or activities for the homeless around here.

Rumors suggest Anclote Road may be designated a future truck route, which we strongly oppose. We have been striving to reroute truck traffic to protect our families from danger and noise pollution. It's alarming that children's bus stops are located on such a busy and unsafe road with no sidewalks.

The close proximity of residential and industrial zones is proving detrimental to both. We urge you to assist in enhancing our community with zoning policies that are considerate of residential needs.

Should you have any questions or concerns, our community is ready to assist. Thank you for your attention.

Sincerely,

Gregory Barnes, President
Tarpon Key HOA

From: Kim Creighton
To: blazin4909@aol.com
Cc: Patricia McNeese; Allie Keen; Caroline Lanford
Subject: Comprehensive Plan Changes
Date: Monday, June 3, 2024 9:01:00 AM

Good morning,

It was a pleasure speaking with you today.

The change that is taking place closest to you is that the category name of the Duke Energy easement is changing from Transportation/Utility (T/U) to Public/Semi-Public (P/SP).

The above action combined the Institutional and Transportation/Utility Categories into one land use category. It also reduced the permitted Floor Area Ratio (FAR) from .70 to .25 (Reduces the size of development that could happen on a property). I pasted the definition of FAR below for your convenience.

Floor Area Ratio (FAR). A floor area is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by the gross floor area of all structures on a site divided by the site area, excluding public road rights-of-way and submerged lands.

The links below explain the information further.

Summary of Future Land Use Map Changes (56 KB) (pdf)

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

Definitions (Draft 04.26.2024) (347 KB) (pdf)

If you have any additional questions, please let me know.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Patricia McNeese
To: vinsbronco23@icloud.com
Cc: Renea Vincent
Subject: 925 Aussie Court
Date: Wednesday, June 5, 2024 2:24:00 PM
Attachments: image001.png

Hi Vince,

It was a pleasure speaking with you earlier. The property at 925 Aussie Court is currently located in the Residential/Office/Retail Future Land Use Map category. With this Comprehensive Plan update, the name of that category will be changed to Retail and Services Limited.

The Residential/Office/Retail category you are in now allows the following uses:
Primary Uses: Office, Retail, Personal Services, Transient accommodation, Residential.
Secondary Uses: Public/Semi-Public, Research and Development.

The newly named Retail & Services Limited category allows essentially the same uses, as follows:

Retail & Services Limited [R&SL]	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses and personal service needs of the community, provide for employment opportunities, and mixed use.	• Office • Retail • Personal Services • Lodging • Commercial/Business Service • Storage/Warehouse • Commercial Recreation • Recreation/Open Space • Wholesale/Distribution	Maximum 5 Acres: • Residential • Residential Equivalent • Public/Semi-Public • Research and Development • Transportation/Utility	Residential – 15 du/ac Lodging – 30 du/ac Residential Equivalent – 3.0 beds/permitted dwelling unit	0.30	0.75	• Transitional (Along Major Corridors

Here is a link to the map showing the category changes proposed Citywide: https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=d4813d0fa6494186b5f2f3be0e387094

Here are some additional useful links:

Summary of Future Land Use Map Changes (56 KB) (pdf)

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

Definitions (Draft 04.26.2024) (347 KB) (pdf)

To review all of the Comprehensive Plan documents, please see our web page at this link: https://connecttarponsprings.com/comprehensive-plan-update

Thanks Vince, and please do not hesitate to contact us with additional questions/comments. -Pat

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

From: Kim Creighton
To: wvaughn1@tampabay.rr.com
Cc: Patricia McNeese; Allie Keen; Caroline Lanford
Subject: City of Tarpon Springs-Comprehensive Plan Update
Date: Wednesday, June 5, 2024 4:55:00 PM

Good afternoon,

You received a postcard! All affected property owners and owners within 500 feet of an affected property were notified by mail. To see what properties have proposed changes, please **click here to view the interactive map**(External link)!

As a part of the Comprehensive Plan Update, there are changes proposed to the Future Land Use Map (FLUM). The FLUM designates a future land use category for all properties within the City. The land use category specifies an overall intent for an area, general land uses that are allowed, and permitted densities (how many residential units are allowed) and intensities (how large a building/development can be). ***The proposed changes have not increased any densities or intensities.***

Generally, changes made to the future land use categories include:

- Category names were adjusted for more consistency with the Countywide Plan.
- 'Secondary Uses' were removed and replaced with 'Uses Permitted with Acreage Thresholds' to provide more clarity and to be more consistent with the Countywide Plan.
- Purpose statements for all categories were added or updated.
- Use allowances were adjusted and the naming was updated (i.e. Institutional use was changed to Public/Semi-Public Use)
- References to the Place Based Area Map were added for each category.
- The categories and rules were formatted into a table for ease of use.

In addition, something that I found helpful was the link pasted below, that shows definitions for terms used in the comprehensive plan.

Definitions (Draft 04.26.2024) (347 KB) (pdf)

The link below brings you to a chart that shows the proposed changes and their impacts on the Future Land Use Categories.

Summary of Future Land Use Map Changes (55.3 KB) (pdf)

The link below brings you to the Future Land Use Categories & Rules Draft Document, this will explain the proposed uses, densities, and intensities for each land use category.

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

If you have any additional questions, you may reply all to this email or call us at 727-942-5611.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kcreighton@ctsfl.us

From: Kim Creighton
To: Nick Mavromatis
Cc: Patricia McNeese; Allie Keen; Caroline Lanford
Subject: RE: Comp Plan
Date: Wednesday, June 5, 2024 4:58:00 PM

Thank you, I pasted the email below.

I apologize for the delay.

To see what properties have proposed changes, please **click here to view the interactive map**(External link)! You can enter any address you would like to see if there was a change. Click on the pink properties to see what has changed.

As a part of the Comprehensive Plan Update, there are changes proposed to the Future Land Use Map (FLUM). The FLUM designates a future land use category for all properties within the City. The land use category specifies an overall intent for an area, general land uses that are allowed, and permitted densities (how many residential units are allowed) and intensities (how large a building/development can be). ***The proposed changes have not increased any densities or intensities.***

Generally, changes made to the future land use categories include:

- Category names were adjusted for more consistency with the Countywide Plan.
- 'Secondary Uses' were removed and replaced with 'Uses Permitted with Acreage Thresholds' to provide more clarity and to be more consistent with the Countywide Plan.
- Purpose statements for all categories were added or updated.
- Use allowances were adjusted and the naming was updated (i.e. Institutional use was changed to Public/Semi-Public Use)

References to the Place Based Area Map were added for each

category.
- The categories and rules were formatted into a table for ease of use.

In addition, something that I found helpful was the link pasted below, that shows definitions for terms used in the comprehensive plan.

Definitions (Draft 04.26.2024) (347 KB) (pdf)

The link below brings you to a chart that shows the proposed changes and their impacts on the Future Land Use Categories.

Summary of Future Land Use Map Changes (55.3 KB) (pdf)

The link below brings you to the Future Land Use Categories & Rules Draft Document, this will explain the proposed uses, densities, and intensities for each land use category.

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

If you have any additional questions, you may reply all to this email or call us at 727-942-5611.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689

Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Nick Mavromatis <nick@olympuspainting.com>
Sent: Wednesday, June 5, 2024 4:49 PM
To: Kim Creighton <kcreighton@ctsfl.us>
Subject: Comp Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Kim,
Kim i never received the email regarding the Comp Plan. Just a reminder .as always thank you for your assistance.

Nicholas Mavromatis

as President
Olympus Painting Contractors, Inc.
556 Anclote Road
Tarpon Springs, FL 34689
P: 727-942-4149
F: 727-938-6297

From: Kim Creighton
To: jggreen2@comcast.net
Cc: Patricia McNeese; Allie Keen; Caroline Lanford
Subject: Comprehensive Plan Proposed Changes
Date: Wednesday, June 5, 2024 5:01:00 PM

Good afternoon,

All affected property owners, and owners within 500 feet of an affected property were notified by mail regarding proposed changes to the City of Tarpon Springs Comprehensive Plan.

To see what properties have proposed changes, please **click here to view the interactive map**(External link)!

As a part of the Comprehensive Plan Update, there are changes proposed to the Future Land Use Map (FLUM). The FLUM designates a future land use category for all properties within the City. The land use category specifies an overall intent for an area, general land uses that are allowed, and permitted densities (how many residential units are allowed) and intensities (how large a building/development can be). ***The proposed changes have not increased any densities or intensities.***

Generally, changes made to the future land use categories include:

- Category names were adjusted for more consistency with the Countywide Plan.
- 'Secondary Uses' were removed and replaced with 'Uses Permitted with Acreage Thresholds' to provide more clarity and to be more consistent with the Countywide Plan.
- Purpose statements for all categories were added or updated.
- Use allowances were adjusted and the naming was updated (i.e. Institutional use was changed to Public/Semi-Public Use)

- References to the Place Based Area Map were added for each category.
- The categories and rules were formatted into a table for ease of use.

In addition, something that I found helpful was the link pasted below, that shows definitions for terms used in the comprehensive plan.

Definitions (Draft 04.26.2024) (347 KB) (pdf)

The link below brings you to a chart that shows the proposed changes and their impacts on the Future Land Use Categories.

Summary of Future Land Use Map Changes (55.3 KB) (pdf)

The link below brings you to the Future Land Use Categories & Rules Draft Document, this will explain the proposed uses, densities, and intensities for each land use category.

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

If you have any additional questions, you may reply all to this email or call us at 727-942-5611.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689

Phone: (727)942-5611
Email: kyothers@ctsfl.us

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Planning Department
To: "Desiree Jenkins"
Cc: Patricia McNeese; Allie Keen; Caroline Lanford
Subject: RE: TS Comprehensive Plan - 1555 Ember Lane
Date: Tuesday, June 11, 2024 9:26:00 AM
Attachments: image001.png

Good afternoon,

Our records indicate that the current Future Land Use designation for 1555 Ember Lane is I (Institutional).

Institutional is not an appropriate land use designation since the actual use is residential.

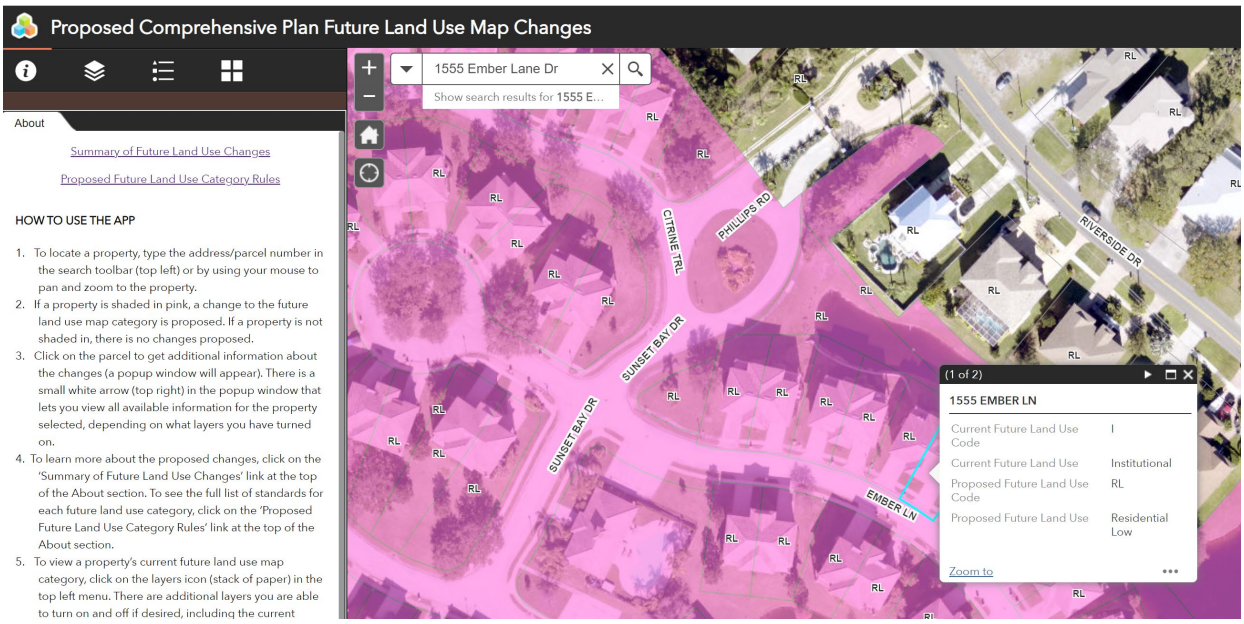
The subject property is in the RM – Residential Multifamily Zoning District, which is not compatible with the land use of I.

Therefore, the city proposes a land use change from I to RL (Residential Low).

I have pasted an excerpt from our Proposed Comprehensive Plan Future Land Use Map Changes below, which shows the change, along with a link to the map that you can explore if you would like.

In addition, I posted a link to our Connect Tarpon Springs page that explains all of the other proposed changes to our comprehensive plan.

https://connecttarponsprings.com/comprehensive-plan-update
https://connecttarponsprings.com/comprehensive-plan-update



If you have any additional questions, please feel free to let us know.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Desiree Jenkins <desiree@innovativecms.com>
Sent: Monday, June 10, 2024 11:07 AM

To: Planning <planning@ctsfl.us>
Subject: Fwd: TS Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am the property Manager for Sunset Bay Townhomes. Please see below, I have an homeowner reaching out in regards to the attached map, they live in Sunset Bay Townhomes in Tarpon Springs, 1555 Ember Lane Dr, Tarpon Springs 34689.

It looks like on the attached map that Sunset Bay, which is a private POA association, is labeled Public- Semi Public and I wanted to see if that's correct and better understand why they would be labeled that way.

Sincerely,
DESIREE JENKINS, LCAM
Innovative Community Management Solutions
600 East Tarpon Avenue
Tarpon Springs, FL 34689
desiree@innovativecms.com
Phone: 727-938-3700

---------- Forwarded message ---------
From: **Carole & David Huggins** <hugssrt6@gmail.com>
Date: Sat, Jun 8, 2024 at 8:26 AM
Subject: TS Comprehensive Plan
To: Scott Young <syoung63@hotmail.com>, <desiree@innovativecms.com>

Good Morning Scott,

I trust you are doing well in spite of heat ++ and rain - - .Perhaps rain next week?

Do You have any information as to why our little piece of land at Sunset Bay is labeled Public/Semi Public on the city's future plan document?It kinda stands out and seems unusual,as other HOA's (Pointe Alexis) are not.

Anything we owners should be concerned about?

Thanks in advance.

Dave

The map below is on page 24 of the map section of the Comprehensive Plan

Dave

From: Planning Department
To: Desiree Jenkins
Cc: Patricia McNeese; Allie Keen; Caroline Lanford
Subject: RE: TS Comprehensive Plan - 1555 Ember Lane
Date: Tuesday, June 11, 2024 9:26:43 AM
Attachments: image001.png

Good afternoon,

Our records indicate that the current Future Land Use designation for 1555 Ember Lane is I (Institutional).

Institutional is not an appropriate land use designation since the actual use is residential.

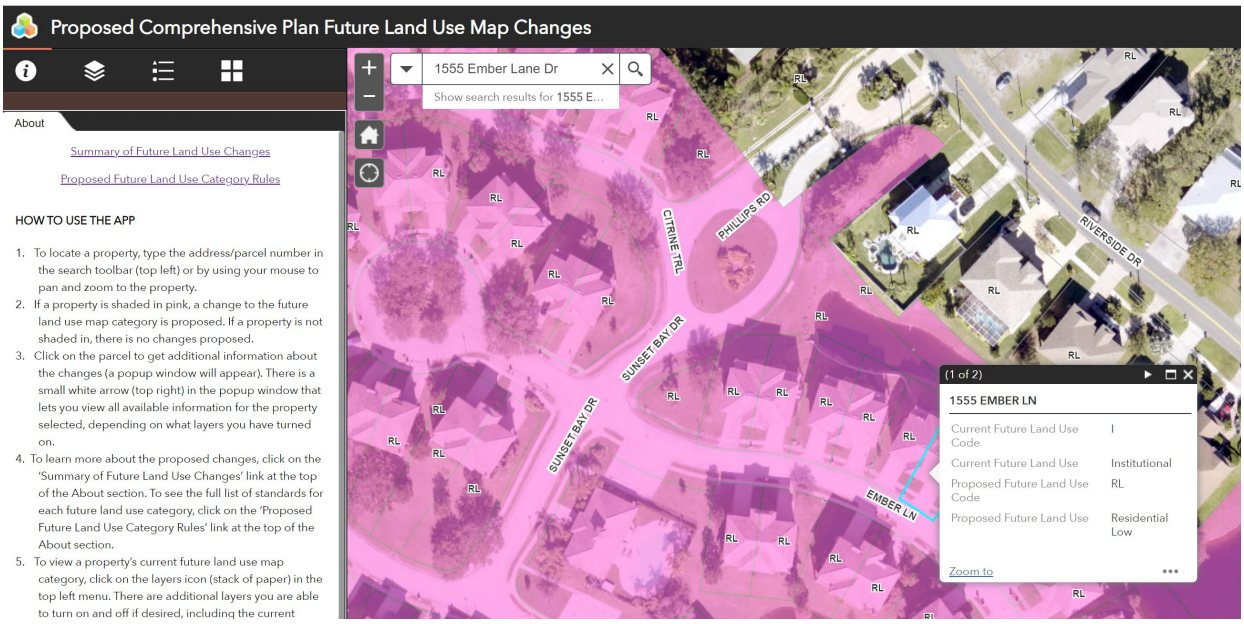
The subject property is in the RM – Residential Multifamily Zoning District, which is not compatible with the land use of I.

Therefore, the city proposes a land use change from I to RL (Residential Low).

I have pasted an excerpt from our Proposed Comprehensive Plan Future Land Use Map Changes below, which shows the change, along with a link to the map that you can explore if you would like.

In addition, I posted a link to our Connect Tarpon Springs page that explains all of the other proposed changes to our comprehensive plan.

https://connecttarponsprings.com/comprehensive-plan-update
https://connecttarponsprings.com/comprehensive-plan-update



If you have any additional questions, please feel free to let us know.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Desiree Jenkins <desiree@innovativecms.com>
Sent: Monday, June 10, 2024 11:07 AM

To: Planning <planning@ctsfl.us>
Subject: Fwd: TS Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am the property Manager for Sunset Bay Townhomes. Please see below, I have an homeowner reaching out in regards to the attached map, they live in Sunset Bay Townhomes in Tarpon Springs, 1555 Ember Lane Dr, Tarpon Springs 34689.

It looks like on the attached map that Sunset Bay, which is a private POA association, is labeled Public- Semi Public and I wanted to see if that's correct and better understand why they would be labeled that way.

Sincerely,
DESIREE JENKINS, LCAM
Innovative Community Management Solutions
600 East Tarpon Avenue
Tarpon Springs, FL 34689
desiree@innovativecms.com
Phone: 727-938-3700

---------- Forwarded message ---------
From: **Carole & David Huggins** <hugssrt6@gmail.com>
Date: Sat, Jun 8, 2024 at 8:26 AM
Subject: TS Comprehensive Plan
To: Scott Young <syoung63@hotmail.com>, <desiree@innovativecms.com>

Good Morning Scott,

I trust you are doing well in spite of heat ++ and rain - - .Perhaps rain next week?

Do You have any information as to why our little piece of land at Sunset Bay is labeled Public/Semi Public on the city's future plan document?It kinda stands out and seems unusual,as other HOA's (Pointe Alexis) are not.

Anything we owners should be concerned about?

Thanks in advance.

Dave

The map below is on page 24 of the map section of the Comprehensive Plan

Dave

From: Planning Department
To: Kimberly Worthington-Kirsch
Cc: Allie Keen; Patricia McNeese; Caroline Lanford
Subject: RE: Proposed development of 44091 US Highway 19
Date: Wednesday, June 19, 2024 12:37:43 PM

Good morning,

Thank you for your input.

Ordinance 2020-40, which was passed on March 9, 2021, updated our Land Development Code, Development Standards to include Section 127.06 - Parking Lot Traffic Control Signage and Lighting Design Standards.(link to section pasted below), this section outlined lighting design standards for our city. However, it did not specifically mention items in your email below. I have noted your suggestions in our log to be considered during our next Land Development Code update.

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ARTIXDEST_S127.06PALOTRCOSILIDEST

If you have any questions, please let me know.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Kimberly Worthington-Kirsch <kworthingtonkirsch@gmail.com>
Sent: Sunday, June 16, 2024 10:59 PM
To: Planning <planning@ctsfl.us>
Subject: Proposed development of 44091 US Highway 19

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for the opportunity to express our concerns. Our property abuts this lot on its east/rear edge.

Our most important issue is increased lighting shining into our property of 1007 Sawgrass Drive, We would like to see measures taken to mitigate light pollution including:

- Lower intensity lighting
- Use of LED lights
- Light shields
- Dark-sky approved lighting.

We recognize that businesses need to be secure from intruders. We ask that the planners and the developers of this parcel recognize our need to be free of intrusive forms of commercial lighting and security lighting.

Thank you very much for your attention to this matter.

Robert and Kimberly Worthington-Kirsch
1007 Sawgrass Drive
Tarpon Springs, FL

From: Planning Department
To: Hammock, Roseann
Cc: Allie Keen; Patricia McNeese; Caroline Lanford
Subject: RE: Tarpon Springs Comprehensive Plan
Date: Friday, June 21, 2024 12:27:21 PM

Good afternoon,

I do not have a record of a response to you, please see the information below regarding the proposed comprehensive plan update.

All affected property owners, and owners within 500 feet of an affected property were notified by mail regarding proposed changes to the City of Tarpon Springs Comprehensive Plan.

To see what properties have proposed changes, please **click here to view the interactive map**(External link)!

As a part of the Comprehensive Plan Update, there are changes proposed to the Future Land Use Map (FLUM). The FLUM designates a future land use category for all properties within the City. The land use category specifies an overall intent for an area, general land uses that are allowed, and permitted densities (how many residential units are allowed) and intensities (how large a building/development can be). ***The proposed changes have not increased any densities or intensities.***

Generally, changes made to the future land use categories include:

- Category names were adjusted for more consistency with the Countywide Plan.
- 'Secondary Uses' were removed and replaced with 'Uses Permitted with Acreage Thresholds' to provide more clarity and to be more consistent with the Countywide Plan.
- Purpose statements for all categories were added or updated.

- Use allowances were adjusted and the naming was updated (i.e. Institutional use was changed to Public/Semi-Public Use)
- References to the Place Based Area Map were added for each category.
- The categories and rules were formatted into a table for ease of use.

In addition, something that I found helpful was the link pasted below, that shows definitions for terms used in the comprehensive plan.

Definitions (Draft 04.26.2024) (347 KB) (pdf)

The link below brings you to a chart that shows the proposed changes and their impacts on the Future Land Use Categories.

Summary of Future Land Use Map Changes (55.3 KB) (pdf)

The link below brings you to the Future Land Use Categories & Rules Draft Document, this will explain the proposed uses, densities, and intensities for each land use category.

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

If you have any additional questions, you may reply all to this email or call us at 727-942-5611.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator

City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Hammock, Roseann <rhammoc@circlek.com>
Sent: Tuesday, June 4, 2024 4:59 PM
To: Planning <planning@ctsfl.us>
Subject: FW: Tarpon Springs Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We received the attached. Can you please summarize the replacement of the city of Tarpon Springs Comprehensive Plan.

Best Regards,

RoseAnn Hammock
Senior Real Estate Property Manager
Circle K Stores Inc./ Mac's Convenience Stores LLC dba Circle K
North American Property Management
(Midwest/ Great Lakes/ Florida Divisions)
3802 Corporex Park Drive, Ste 200
Tampa, FL 33619
e: rhammoc@circlek.com
t: +1 813-910-6885

Part of Alimentation Couche-Tard

Note: Any offers, counter-offers, and terms of proposed agreements that may be communicated via this email are subject to full and final written approval of authorized officers of Circle K Stores Inc, and/or Mac's Convenience Stores, LLC.

From: WARLM04@circlek.com <WARLM04@circlek.com>
Sent: Tuesday, June 4, 2024 4:39 PM
To: Hammock, Roseann <rhammoc@circlek.com>
Subject: Scan_from_WARLM04

NOTE DE CONFIDENTIALITÉ: Ce courriel, ainsi que toute pièce y étant jointe, contient de l'information pouvant être confidentielle et protégée par le privilège avocat-client, ou toute autre privilège légal, et/ou de l'information exclusive et non publique. Si vous n'êtes pas le destinataire de ce message ni l'assistant autorisé du destinataire, veuillez en aviser l'émetteur en répondant à ce message pour que nous puissions corriger nos dossiers afin d'éviter que cette erreur se reproduise, et veuillez effacer ce message de votre système. L'utilisation, la diffusion, la distribution ou la reproduction de ce message et/ou de ses pièces jointes (le cas échéant) par des destinataires imprévus n'est pas autorisée et pourrait être illégale. Nous apprécions votre coopération quant à cette demande.

CONFIDENTIALITY NOTE: This e-mail message, including any attachment(s), contains information that may be confidential, protected by the attorney-client or other legal privileges, and/or proprietary non-public information. If you are not an intended recipient of this message or an authorized assistant to an intended recipient, please notify the sender by replying to this message so that we can correct our records to avoid the mistake in the future and then delete it from your system. Use, dissemination, distribution, or reproduction of this message and/or any of its attachments (if any) by unintended recipients is not authorized and may be unlawful. Your cooperation with this request is appreciated.

From: Hammock, Roseann
To: Allie Keen; Planning Department
Cc: Patricia McNeese; Caroline Lanford; Crume, Corina
Subject: RE: Tarpon Springs Comprehensive Plan
Date: Monday, June 24, 2024 3:54:36 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Allie

Yes, that is the Circle K address.

Thank you for clarifying.

From: Allie Keen <AKeen@ctsfl.us>
Sent: Monday, June 24, 2024 3:51 PM
To: Hammock, Roseann <rhammoc@circlek.com>; Planning Department <planningdept@ctsfl.us>
Cc: Patricia McNeese <pmcneese@ctsfl.us>; Caroline Lanford <clanford@ctsfl.us>; Crume, Corina <ccrume1@circlek.com>
Subject: RE: Tarpon Springs Comprehensive Plan

CAUTION: This email originated from outside Circle K. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello RoseAnn,

For clarification, are you referring to the Circle K located at 1001 E. Tarpon Ave.?

If so, there is a change in the name of the future land use category this property is located in. Currently, this property is in the 'Commercial General' land use category. The update changes the name to the 'Retail & Services' land use category to be more consistent with the naming nomenclature used by the Pinellas Countywide Planning agency (Forward Pinellas). There are no changes to the allowed uses, density, or intensity of this category, just the name.

If you are referring to a different property, please let me know. Also feel free to reach out with any additional questions.

Thank you!

Allie Keen, AICP
Principal Planner

City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Hammock, Roseann <rhammoc@circlek.com>
Sent: Monday, June 24, 2024 12:30 PM
To: Planning Department <planningdept@ctsfl.us>
Cc: Allie Keen <AKeen@ctsfl.us>; Patricia McNeese <pmcneese@ctsfl.us>; Caroline Lanford <clanford@ctsfl.us>; Crume, Corina <ccrume1@circlek.com>
Subject: RE: Tarpon Springs Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

How does the plan specifically affect our convenience store / gas station?

From: Planning Department <planningdept@ctsfl.us>
Sent: Friday, June 21, 2024 12:27 PM
To: Hammock, Roseann <rhammoc@circlek.com>
Cc: Allie Keen <AKeen@ctsfl.us>; Patricia McNeese <pmcneese@ctsfl.us>; Caroline Lanford <clanford@ctsfl.us>
Subject: RE: Tarpon Springs Comprehensive Plan

CAUTION: This email originated from outside Circle K. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I do not have a record of a response to you, please see the information below regarding the proposed comprehensive plan update.

All affected property owners, and owners within 500 feet of an affected property were notified by mail regarding proposed changes to the City of Tarpon Springs Comprehensive Plan.

To see what properties have proposed changes, please **click here to view the interactive map**(External link)!

As a part of the Comprehensive Plan Update, there are changes proposed to the Future Land Use Map (FLUM). The FLUM designates a future land use category for all properties within the City. The land use category specifies an overall intent for an area, general land uses that are allowed, and permitted densities (how many residential units are allowed) and intensities (how large a building/development can be). ***The proposed changes have not increased any densities or intensities.***

Generally, changes made to the future land use categories include:

- Category names were adjusted for more consistency with the Countywide Plan.
- 'Secondary Uses' were removed and replaced with 'Uses Permitted with Acreage Thresholds' to provide more clarity and to be more consistent with the Countywide Plan.
- Purpose statements for all categories were added or updated.
- Use allowances were adjusted and the naming was updated (i.e. Institutional use was changed to Public/Semi-Public Use)
- References to the Place Based Area Map were added for each category.
- The categories and rules were formatted into a table for ease of use.

In addition, something that I found helpful was the link pasted below, that shows definitions for terms used in the comprehensive plan.

Definitions (Draft 04.26.2024) (347 KB) (pdf)

The link below brings you to a chart that shows the proposed changes and their impacts on the Future Land Use Categories.

Summary of Future Land Use Map Changes (55.3 KB) (pdf)

The link below brings you to the Future Land Use Categories & Rules Draft Document, this will explain the proposed uses, densities, and intensities for each land use category.

Future Land Use Categories & Rules (Draft 04.26.2024) (5.4 MB) (pdf)

If you have any additional questions, you may reply all to this email or call us at 727-942-5611.

Best regards,

Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Fl 34689
Phone: (727)942-5611
Email: kyothers@ctsfl.us

From: Hammock, Roseann <rhammoc@circlek.com>
Sent: Tuesday, June 4, 2024 4:59 PM
To: Planning <planning@ctsfl.us>
Subject: FW: Tarpon Springs Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We received the attached. Can you please summarize the replacement of the city of Tarpon Springs Comprehensive Plan.

Best Regards,

RoseAnn Hammock
Senior Real Estate Property Manager
Circle K Stores Inc./ Mac's Convenience Stores LLC dba Circle K
North American Property Management
(Midwest/ Great Lakes/ Florida Divisions)
3802 Corporex Park Drive, Ste 200
Tampa, FL 33619
e: rhammoc@circlek.com
t: +1 813-910-6885

Part of Alimentation Couche-Tard

Note: Any offers, counter-offers, and terms of proposed agreements that may be communicated via this email are subject to full and final written approval of authorized officers of Circle K Stores Inc, and/or Mac's Convenience Stores, LLC.

From: WARLM04@circlek.com <WARLM04@circlek.com>
Sent: Tuesday, June 4, 2024 4:39 PM
To: Hammock, Roseann <rhammoc@circlek.com>
Subject: Scan_from_WARLM04

NOTE DE CONFIDENTIALITÉ: Ce courriel, ainsi que toute pièce y étant jointe, contient de l'information pouvant être confidentielle et protégée par le privilège avocat-client, ou toute autre privilège légal, et/ou de l'information exclusive et non publique. Si vous n'êtes pas le destinataire de ce message ni l'assistant autorisé du destinataire, veuillez en aviser l'émetteur en répondant à ce message pour que nous puissions corriger nos dossiers afin d'éviter que cette erreur se reproduise, et veuillez effacer ce message de votre système. L'utilisation, la diffusion, la distribution ou la reproduction de ce message et/ou de ses pièces jointes (le cas échéant) par des destinataires imprévus n'est pas autorisée et pourrait être illégale. Nous apprécions votre coopération quant à cette demande.

CONFIDENTIALITY NOTE: This e-mail message, including any attachment(s), contains information that may be confidential, protected by the attorney-client or other legal privileges, and/or proprietary non-public information. If you are not an intended recipient of this message

or an authorized assistant to an intended recipient, please notify the sender by replying to this message so that we can correct our records to avoid the mistake in the future and then delete it from your system. Use, dissemination, distribution, or reproduction of this message and/or any of its attachments (if any) by unintended recipients is not authorized and may be unlawful. Your cooperation with this request is appreciated.

NOTE DE CONFIDENTIALITÉ: Ce courriel, ainsi que toute pièce y étant jointe, contient de l'information pouvant être confidentielle et protégée par le privilège avocat-client, ou toute autre privilège légal, et/ou de l'information exclusive et non publique. Si vous n'êtes pas le destinataire de ce message ni l'assistant autorisé du destinataire, veuillez en aviser l'émetteur en répondant à ce message pour que nous puissions corriger nos dossiers afin d'éviter que cette erreur se reproduise, et veuillez effacer ce message de votre système. L'utilisation, la diffusion, la distribution ou la reproduction de ce message et/ou de ses pièces jointes (le cas échéant) par des destinataires imprévus n'est pas autorisée et pourrait être illégale. Nous apprécions votre coopération quant à cette demande.

CONFIDENTIALITY NOTE: This e-mail message, including any attachment(s), contains information that may be confidential, protected by the attorney-client or other legal privileges, and/or proprietary non-public information. If you are not an intended recipient of this message or an authorized assistant to an intended recipient, please notify the sender by replying to this message so that we can correct our records to avoid the mistake in the future and then delete it from your system. Use, dissemination, distribution, or reproduction of this message and/or any of its attachments (if any) by unintended recipients is not authorized and may be unlawful. Your cooperation with this request is appreciated.

NOTE DE CONFIDENTIALITÉ: Ce courriel, ainsi que toute pièce y étant jointe, contient de l'information pouvant être confidentielle et protégée par le privilège avocat-client, ou toute autre privilège légal, et/ou de l'information exclusive et non publique. Si vous n'êtes pas le destinataire de ce message ni l'assistant autorisé du destinataire, veuillez en aviser l'émetteur en répondant à ce message pour que nous puissions corriger nos dossiers afin d'éviter que cette erreur se reproduise, et veuillez effacer ce message de votre système. L'utilisation, la diffusion, la distribution ou la reproduction de ce message et/ou de ses pièces jointes (le cas échéant) par des destinataires imprévus n'est pas autorisée et pourrait être illégale. Nous apprécions votre coopération quant à cette demande.

CONFIDENTIALITY NOTE: This e-mail message, including any attachment(s), contains information that may be confidential, protected by the attorney-client or other legal privileges, and/or proprietary non-public information. If you are not an intended recipient of this message or an authorized assistant to an intended recipient, please notify the sender by replying to this message so that we can correct our records to avoid the mistake in the future and then delete it from your system. Use, dissemination, distribution, or reproduction of this message and/or any of its attachments (if any) by unintended recipients is not authorized and may be unlawful. Your cooperation with this request is appreciated.

From: Kenneth Saiya
To: Patricia McNeese
Subject: City"s Future Land Use Categories
Date: Tuesday, July 2, 2024 10:25:15 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Pat;

I hope this finds you well. It has been a while since we have talked. We have engaged with Robin to get the coffee shop moving forward so you should see some activity hopefully soon. We do hope to enjoy this project. I was unable to attend the previous meetings the City has hosted for the Comprehensive plan. I have been reviewing the documents and trying to understand how they may directly affect my property ay 106 W Park. The land use maps show that that this property will change from “Industrial" to "Retail & Services”. I have run into Land use codes on Pinellas County records but I cannot say I have ever understood what they actually stand for and what implications they may have on Zoning. I have searched to discover differences to no avail. I’m sure it’s buried out there in county and city documents but I have not been able to make them surface for me. If you could please give me an understanding of these terms of point me in the right direction for this I would greatly appreciate it. One may have nothing to do with the other but the use of these terms begs a question for me.

Thank you as always. You are a great asset to the city.

Ken Saiya

106 W Park Street
Tarpon Springs FL 34689

Mobile (727) 333-5842

ken.saiya@me.com

¯`·.,. ><((((º>`·.,,.·´¯`·.,.·´¯`·...,><((((º>,.
·´¯`·.,. , . .·´¯`·.. ><((((º>`·.,,.·´¯`·.,.·´¯`·...,><((((º>

From: Patricia McNeese
To: Kenneth Saiya
Cc: Robin Hancock; Kim Creighton
Subject: RE: City"s Future Land Use Categories
Date: Friday, July 5, 2024 12:20:00 PM

Hi Ken, Sorry for the delay. Glad to hear you are going forward with this.

Here is the link to the map showing the properties that will have a change:
https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=d4813d0fa6494186b5f2f3be0e387094

It shows the updates to the Future Land Use Map. Your property is actually in the "Commercial General" Future Land Use Map category. The name of that category is changing to "Retail & Services." This is a name change only, being done to more closely align with the Pinellas Countywide Plan. The standards for the Future Land Use Map category will not be changing in your case. Only the name.

Your current zoning, WD1-A is not affected by this and will remain the same (WD1-A).

Let me know if you have any questions on the above.

Copying Robin and I know she's been working with Kim to get this project started again.

Thanks. -Pat

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

From: Kenneth Saiya <ken.saiya@me.com>
Sent: Tuesday, July 2, 2024 10:25 AM
To: Patricia McNeese <pmcneese@ctsfl.us>
Subject: City's Future Land Use Categories

CAUTION: This email originated from outside your organization. Exercise caution when

opening attachments or clicking links, especially from unknown senders.

Hi Pat;

I hope this finds you well. It has been a while since we have talked. We have engaged with Robin to get the coffee shop moving forward so you should see some activity hopefully soon. We do hope to enjoy this project. I was unable to attend the previous meetings the City has hosted for the Comprehensive plan. I have been reviewing the documents and trying to understand how they may directly affect my property ay 106 W Park. The land use maps show that that this property will change from “Industrial" to "Retail & Services”. I have run into Land use codes on Pinellas County records but I cannot say I have ever understood what they actually stand for and what implications they may have on Zoning. I have searched to discover differences to no avail. I’m sure it’s buried out there in county and city documents but I have not been able to make them surface for me. If you could please give me an understanding of these terms of point me in the right direction for this I would greatly appreciate it. One may have nothing to do with the other but the use of these terms begs a question for me.

Thank you as always. You are a great asset to the city.

Ken Saiya

106 W Park Street
Tarpon Springs FL 34689

Mobile (727) 333-5842

ken.saiya@me.com

¯`·.¸.><((((º>`·.¸¸.·´¯`·.¸.·´¯`·...¸><((((º>¸.
·´¯`·.¸.¸..·´¯`·.. ><((((º>`·.¸¸.·´¯`·.¸.·´¯`·...¸><((((º>

Tarpon Springs 2040 Comprehensive Plan Update

Connect Tarpon Springs

Comprehensive Plan Update Ideas Posted - Connect Tarpon Springs

No.	Contribution	Posted at	Likes	Comments
1	Idea: Oak Leaf Village Description: Leave S. Disston Ave alone	01 Jun 2024, 11:11 AM	0	0
2	Idea: South Disston Ave needs to extend to Meres Blvd Description: S Disston Ave ends just north of Curlew Place and needs to extend to Meres Blvd. Currently residents in the communities on Curlew Place must drive west on Curlew, north on Alt 19 and east on MLK in order to go north on US 19, about 1.5 additional miles. Also, during the regular traffic accidents between Klosterman and Tarpon Ave on US 19, Curlew Place and Alt 19 become parking lots.	11 Jun 2024, 07:51 AM	3	0
3	Idea: Public notice and information Description: The electronic download doesn't have any meat on the bones. The interactive map is useless. There was no detailed information. I never saw any announcements about community involvement. Maybe the new comp plan is a good one, but hard to tell based on the information provided.	15 Jun 2024, 03:29 PM	0	0
4	Idea: Expand AC zoning: Ring and N Grosse between Orange and Pine to encourage revitalizing and make the area a showpiece extending from Safford. Description: Expand AC zoning	15 Jun 2024, 03:49 PM	0	0
5	Idea: improvements to Live Oak Description: Live Oak from 19 is the path Google sends when giving directions to the Sponge Docks. sections of this stretch are quite degraded for the path to one of our biggest, if not the biggest, revenue generating sections and beacons of our community. The improvements by the splash and dog park are nice. what happened to the rest of that stretch? can you please add improvements to that area to show off our town in a much better light when welcoming guests / tourists to the area?	17 Jun 2024, 05:08 PM	0	0

END OF REPORT

July 17, 2024

RESPONSE VIA EMAIL ONLY

Ms. Patricia L McNeese, AICP
Planning Supervisor
City of Tarpon Springs
Planning and Zoning Department
324 Pine Street
Tarpon Springs, Florida 34689

RE: Ordinance 2024-03

Dear Ms. McNeese:

Thank you for submitting the proposed comprehensive plan amendment package for City of Tarpon Springs. The reference number for this amendment is 24-01ER**.**

The submission package appears to be complete, and your proposed plan amendments will be reviewed pursuant to Chapter 163.3184(4)(d), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The State Land Planning Agency's Objection, Recommendation and Comment (ORC) report will be mailed to you on or about September 15, 2024.

Pursuant to 163.3184(4)(e)1. If the local government fails to hold the second hearing and adopt the amendments with 180 days after receipt of the state land planning agency's report, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(4)(e)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (c). If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

If you have any questions, please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or by email at terri.stoutamire@commerce.fl.gov. You may also contact Scott Rogers, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8510.

Sincerely,

Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/ts
cc: External Agencies

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 937-1137

Renea Vincent, AICP, CPM
Director

July 17, 2024

Department of Economic Opportunity (FDEO), Bureau of Comprehensive Planning
Attention: Donna Harris, Plan Processing
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120

RE: TRANSMITTAL: TARPON SPRINGS APPLICATION #24-36: ORDINANCE NO. 2024-03: REPEALING THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN IN ITS ENTIRETY AND ADOPTING THE 2040 COMPREHENSIVE PLAN

Dear Ms. Harris:

Please accept this Comprehensive Plan amendment package transmitted in accordance with the requirements of Section 163.3184(4)(b), Florida Statutes. The following information is provided:

Amendment Related To: Updated comprehensive plan based on an evaluation and appraisal report (EAR) pursuant to Section 163.3191. The City's EAR letter was received by FDEO on August 1, 2023 per email from you dated August 1, 2023. We received our EAR notification acknowledgment letter dated February 20, 2024 and providing for a comprehensive plan transmittal deadline of November 27, 2024.

Date of Local Planning Agency (LPA) and Commission Public Hearings:
The Planning and Zoning Board (LPA) held a public hearing on June 17, 2024.
The Board of Commissioners held a public hearing (transmittal hearing) on July 16, 2024.

Statement Regarding Transmittal to Reviewing Agencies: The undersigned hereby certifies that the proposed amendments have been submitted to the appropriate reviewing agencies listed below as specified in Section 163.3184(1)(c), Florida Statutes:

- State Land Planning Agency (FDEO)
- Tampa Bay Regional Planning Council
- Southwest Florida Water Management District

- Department of Environmental Protection
- Department of State
- Department of Transportation, District Seven
- Department of Education
- Pinellas County Government
- Forward Pinellas (Pinellas Countywide Planning Authority)
- Pasco County Government

Summary of Plan Amendments: The proposed amendment includes repeal of the City's current Comprehensive Plan, in its entirety. The proposed amendment also includes adoption of the newly updated, 2040 Comprehensive Plan. This includes the following **documents proposed for adoption**:

- Twelve comprehensive plan elements with goals, objectives and policies
- Future Land Use Map and Map Series
- Future Land use Categories and Rules Table
- Definitions

This transmittal also includes the following **supporting documents**:

- 2023 Data and Analysis
- Implementation Work Plan
- Sustainability Crosswalk

The proposed amendment is being submitted under the state-coordinated review process.

Anticipation of Adoption: The City of Tarpon Springs anticipates adoption of this plan amendment on September 17, 2024, subject to sufficient time to receive agency comments and prepare corresponding revisions prior to adoption.

Ordinance Number and Public Notice: Draft Ordinance Number 2024-03 was published by title and with a map in the Tampa Bay Times on June 2, 2024. Mailed noticed was sent on May 30, 2024 to all property owners affected by changes to the Future Land Use Map, and, to all property owners within a 500 foot radius of those affected (over 5,400 notices mailed).

Amendment Location: The land area subject to the amendment includes the entire City of Tarpon Springs municipal area, none of which is located within an Area of Critical State Concern or a Rural Land Stewardship Area.

Contact Person:
The contact person for the amendment is:
Patricia L. McNeese, AICP
Planning Supervisor, City of Tarpon Springs Planning & Zoning Department
324 Pine Street
Tarpon Springs, FL 34689
Telephone: 727-938-3711, ext. 2255; Fax 727-937-1137
Email: pmcneese@ctsfl.us

If you have any question or need further information, please advise.

Sincerely,

Patricia L. McNeese, AICP
Planning Supervisor
Planning and Zoning Department

Transmittals:
- Draft Ordinance 2024-03
- Current Adopted (2025) Comprehensive Plan and Map Series – Proposed for Repeal
- Proposed for Adoption:
  - 2040 Comprehensive Plan Elements
  - Future Land Use Map and Map Series
  - Future Land use Categories and Rules Table
  - Definitions
- 2040 Comprehensive Plan Supporting Documents (Not Proposed for Adoption):
  - 2023 Data and Analysis
  - Implementation Work Plan
  - Sustainability Crosswalk
  - Community Engagement Summary Report

cc: Tampa Bay Regional Planning Council
Southwest Florida Water Management District
Department of Environmental Protection
Department of State
Department of Transportation, District Seven
Department of Education
Pinellas County Government
Forward Pinellas (Pinellas County Planning Authority)
Pasco County Government

Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

JARED W . PERDUE P.E.
SECRETARY

July 23, 2024

Ms. Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

Re: Tarpon Springs Comprehensive Plan Amendment 24-01ER

Dear Ms. McNeese:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed amendment application 24-01ER (Ordinance 2024-03)

Background: Tarpon Springs covers approximately nine square miles and fronts the Gulf of Mexico. The 2020 population was 25,937 (US Census). Predominant land uses include residential, recreation/open space, conservation/preservation, vacant and public/semi-public. There are three state arterial roads in the City: US Highway 19 (part of the Strategic Intermodal System); Alternate US Highway 19/State Road 595/Pinellas Avenue; and State Road 582/Tarpon Avenue. The Anclote River runs through the northern portion of the City.

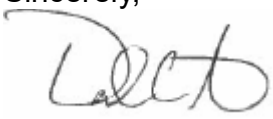
Proposal: The City of Tarpon Springs amended their comprehensive plan, pursuant to the evaluation and appraisal process of Florida Statutes §163.3191, and the amendment process of Florida Statutes §163.3184, by adopting new goals, objectives, and policies, and maps in accordance with direction from the local planning agency. This has been accomplished in part with a series of edits to the draft plan recommended by staff, and additional edits stemming from public participation at the meeting. The City conducted an extensive community engagement process over a two-year period and received input from the citizens and visitors for the update of the comprehensive plan. The enactment of this amendment is intended to protect and enhance the quality of life of the citizens of Tarpon Springs and the quality of the built and natural environments through a holistic, coordinated and comprehensive approach to planning.

Comments: FDOT determined amendment 24-01ER (Ordinance 2024-03) has no impact on important state transportation resources or facilities within its jurisdiction.

Also, for your information, FDOT has incorporated a hyperlink to provide technical assistance so local governments (e.g., City of *Tarpon Springs*) can find FDOT projects quickly by selecting a road, city, or county, or by clicking onto a county on the Tampa Bay Service Area Map identified on the header page of the hyperlink. The site also contains current news about detours and lane closures as well as an interactive email sign-up to receive news email alerts. FDOT projects hyperlink follows: https://www.fdottampabay.com/.

Thank you for coordinating on the review of the adopted amendment with FDOT. Should you have any questions please do not hesitate to contact me at 813-975-6429 or at Daniel.santos@dot.state.fl.us.

Sincerely,



Daniel C. Santos, AICP
Transportation Planning Supervisor

cc: Plans Processing, DEO – Florida Commerce
Waddah Farah, PDA Administrator, FDOT District 7
Lindsey Mineer, LGCP Coordinator, FDOT District 7

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Ed Armstrong
Chair, Pinellas
Michelle Williamson
Vice Chair, Hillsborough
John Mitten
Secretary, Hernando, Marion
Jack Bispham
Treasurer, Manatee
Kelly S. Rice
Former Chair, Citrus, Lake, Levy, Sumter
Joel Schleicher
Former Chair, Charlotte, Sarasota
Ashley Bell Barnett
Polk
John Hall
Polk
James Holton
Pinellas
Dustin Rowland
Pasco
Robert Stern
Hillsborough
Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

August 13, 2024

Ms. Barbara Powell, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Tarpon Springs 24-1ER**

Dear Ms. Powell:

The Southwest Florida Water Management District (District) has reviewed the proposed map amendment described as ORD-24-03. We are forwarding the following technical assistance comment for your consideration.

Regional Water Supply

1. Section 163.3177(6)(c)4, F.S., requires that local governments update their Ten-Year Water Supply Facility Work Plans (Work Plans) within 18 months of the local water management district's approval of its Regional Water Supply Plan (RWSP). The District last updated its RWSP in November of 2020; however, we have still not received the City's Work Plan update. District staff is available to provide technical assistance in this effort.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 519-1880 or patrick.doty@watermatters.org.

Sincerely,

P. Doty

Patrick Doty, AICP, CFM
Senior Planner

PD
cc: Patricia L. McNeese, AICP, City of Tarpon Spring
Lindsey Weaver, DEP
Amber Smith, SWFWMD

0000358070-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE 2024-03** was published in said newspaper by print in the issues of: **9/ 4/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **09/04/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

Notary Public State of Florida
Deirdre Bonett
My Commission
HH 228935
Exp. 1/4/2025

LEGAL NOTICE

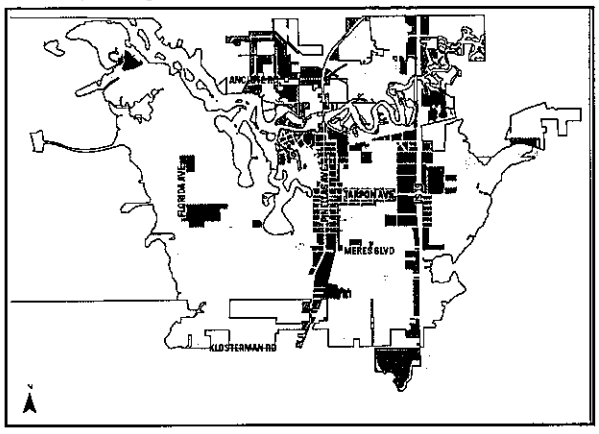
NOTICE OF REPEAL AND REPLACEMENT OF THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2024-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA REPEALING THE CITY'S COMPREHENSIVE PLAN IN ITS ENTIRETY AND ADOPTING THE 2040 COMPREHENSIVE INCLUDING ALL ELEMENTS, THE FUTURE LAND USE MAP AND MAP SERIES, FUTURE LAND USE CATEGORIES AND RULES TABLE, AND DEFINITIONS; PROVIDING FOR CONCURRENT ADOPTION OF THE 2022 WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR SUPPLEMENTAL REFERENCE DOCUMENTS NOT INTENDED FOR ADOPTION INCLUDING 2023 DATA AND ANALYSIS, IMPLEMENTATION WORK PLAN, SUSTAINABILITY CROSSWALK AND COMMUNITY ENGAGEMENT SUMMARY REPORT; MAINTAINING THE REPEALED COMPREHENSIVE PLAN AS A LEGACY REFERENCE DOCUMENT; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2024-03 includes map changes, name changes and consolidation of Future Land Use Map categories. Affected properties are identified in the map below. Please contact the City of Tarpon Springs Planning and Zoning Department at 727-942-5611 for additional information regarding proposed changes to the Future Land Use Map Categories.



The proposed Comprehensive Plan and all associated documents may be viewed and downloaded at the following website: https://connecttarponsprings.com/comprehensive-plan-update and are available in hardcopy at the following locations:

- City Clerk's Office, 410 North Ring Avenue, Tarpon Springs, Florida
- Tarpon Springs Public Library, 138 E. Lemon Street, Tarpon Springs, Florida
- City of Tarpon Springs Planning Department, 324 E. Pine Street, Tarpon Springs, Florida

A Public Hearing on the proposed ordinance 2024-03 will be held before the Board of Commissioners on:

Tuesday, September 17, 2024 at 7:30 P.M. (2nd Reading)

THE BOARD OF COMMISSIONERS PUBLIC HEARING WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Questions and comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us

PLEASE REFERENCE APPLICATION APP # 24-36

09/04/2024 0000358070-01

Board of Commissioners

Memorandum

Date: July 16, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **ORDINANCE 2024-03** Repealing the City's Comprehensive Plan in its entirety and adopting the 2040 Comprehensive Plan including all Elements, the Future Land Use Map & Map Series, Future Land Use Categories and Rules Table, and Definitions (Application 24-36) (Legislative) (30 Minutes)

Recommendation

Conduct the 1st reading / public hearing to approve Ordinance 2024-03. This ordinance repeals and replaces the City of Tarpon Springs Comprehensive Plan and authorizes transmittal to the Florida Department of Economic Opportunity and other affected reviewing agencies.

Background

The City of Tarpon Springs initiated the process for a full update of its Comprehensive Plan in August 2021. To date, the effort has included:

- Creation of Connect Tarpon Springs on-line engagement page with documents, input opportunities and notifications of community meetings;
- Workshop session with the Comprehensive Plan Steering Committee
- Fourteen (14) workshops and outreach events conducted with citizen advisory boards and community groups
- Thirteen (13) workshops conducted with the Planning and Zoning Board
- A full update of the data and analysis supporting the plan
- Compilation of the final draft plan including elements and map series
- Four (4) discussion sessions on the final draft plan with the Steering Committee, Planning and Zoning Board, advisory boards and Board of Commissioners;
- Two (2) open house events for the general public

- Mailed notice to over 5,400 property owners (directly affected by a proposed change and those with 500'); staff responded to over 130 phone calls and emails.

The Planning and Zoning Board conducted a public hearing on Ordinance 2024-03 on June 17, 2024. The Board recommended approval with a unanimous vote, which included various staff recommended edits based upon public comments received. Several residents attended the meeting. Most attendees were seeking clarification from the postcard mailing. A group of residents opposed any increase in the hotel/lodging density allowance (from 30 to 40) on a nearby vacant property (Proposed Retail and Services). Staff and the Planning and Zoning Board recommended maintaining the status quo (30 units per acre) to address this concern. Rather than reduce the lodging in the entire Retail and Services category, staff is recommending adding language which would keep the proposed 40 lodging units per acre for properties fronting or abutting US 19 and maintaining 30 units per acre for all other Retail and Services designated land.

A spreadsheet, entitled Recommended Edits: May-June 2024 (Adoption Phase)," is included in the agenda reports that provides a summary of changes approved by the Planning and Zoning Board, as well as two additional changes that are recommended for inclusion/approval (Items 15 and 16 in the spreadsheet). These two additional edits provide for additional definitions and a residential density classification for the Public/Semi-Public map category. All edits and changes are reflected in the associated elements and plan documents in strike-though/underline format for easy identification.

The above recommended edits, shown in strike-through/underline format affect the following documents:

- Future Land Use Element
- Transportation Element
- Historic & Cultural Resources Element
- Plan Administration Element

The above recommended edits did NOT affect/include the following documents:

- Capital Improvements Element
- Coastal Management Element
- Conservation Element
- Housing Element
- Intergovernmental & Interagency Coordination Element
- Lifelong Learning Element
- Property Rights Element
- Recreation/Open Space Element
- Utilities Element

- Implementation Work Plan

Next Steps
The City will transmit the approved plan to all necessary agencies for review and comment. After receipt of review comments from outside agencies, staff will evaluate comments and prepare responses, if required. Should additional substantive changes be required, it is recommended that the final draft plan be reviewed again by the Planning and Zoning Board prior to a final adoption hearing by the Board of Commissioners (anticipated in September or October 2024).

The entire Comprehensive Plan and supporting documents may also be viewed on Connect Tarpon Springs at the following link: https://connecttarponsprings.com/comprehensive-plan-update.

Supporting Documents
The following documents are included as attachments to this report:

- (1) Draft Ordinance 2024-03
- (2) Comprehensive Plan 2024
- (3) Future Land Use Map and Map Series
- (4) Future Land Use Categories and Rules Table
- (5) Definitions
- (6) Data & Analysis
- (7) Implementation Work Plan
- (8) Sustainability Crosswalk
- (9) Draft Ordinance 2024-03 Legal Advertisement Proof
- (10) Draft Ordinance 2024-03 Affidavit of Legal Advertisement Publication
- (11) Post Card Mailing to Affected Properties and 500-foot Buffer
- (12) Affected Property Owners and 500-foot Buffer Receiving Mailed Notice
- (13) Compiled Public Comment through June 8, 2024

Funding

N/A

Strategic Plan Objective

The 2040 Comprehensive Plan integrates with many goals and objectives of the City's Strategic Plan. The following graphic provides an overview of this integration:

2040 Comprehensive Plan

Tarpon Tomorrow: Planning for the Future, While Preserving the Past

Major Findings

Population to increase by approximately 2,600 persons from 25,849 to 28,465 persons by the year 2040.

The number of “households” is projected to increase by approximately 1,306 units through 2040.

The “functional” population (includes seasonal and utility service areas) is expected to increase from 34,789 (2020) to 36,915 by the year 2040

Total Employment is projected to increase by approximately 2,945 jobs from 16,932 (2020 estimate) jobs to 19,877 in 2050. The majority of job growth will continue to come from service sector employment.

The City has sufficient available land to accommodate expected population growth and economic expansion with no increases to density or intensity.

The City has sufficient water and sewer capacity to accommodate expected population growth and economic expansion over the 20-year planning horizon and beyond.

The population per square mile increased by 175 persons from 2,577 in 2010 to 2,752 in 2020.

Major Changes to the Plan

- Updated maps and data.
- Creation of a “Place Based Area Map”.
- Consolidation of Future Land Use Categories and re-naming of map categories to align with the Countywide Planning Authority.
- Removal of outdated policies or completed actions.
- Deletion of repetitive policies across multiple elements.
- Reorganization based on Strategic Plan Focus Areas.
- Updates based on community engagement and advisory board participation.

Plan Contents / Documents

- Comprehensive Plan (Introduction, Background, Findings, Population & Employment Projections, 13 Elements with Goals, Objectives & Policies)
- Map Series
- Future Land Use Categories and Rules
- Definitions
- Supplemental (not intended to be adopted)
  - Data and Analysis
  - Work Plan
  - Sustainability Crosswalk
  - Community Engagement Summary

COMPREHENSIVE PLAN ELEMENTS

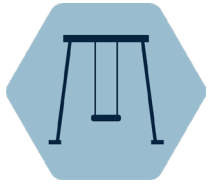
Housing

Future Land Use

Transportation

Coastal Management

Conservation


Recreation/Open Space

Lifelong Learning

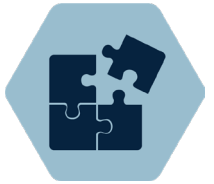
Historic & Cultural Resources

Utilities

Capital Improvements

Property Rights

Plan Administration


Intergovernmental & Interagency Coordination

PUBLIC ENGAGEMENT SUMMARY

- Connect Tarpon Springs on-line engagement page with documents, input opportunities and notifications of community meetings
- Workshop session with the Comprehensive Plan Steering Committee
- Fourteen (14) workshops and outreach events conducted with citizen advisory boards and community groups
- Thirteen (13) workshops conducted with the Planning and Zoning Board;
- Four (4) discussion sessions on the final draft plan with the Steering Committee, Planning and Zoning Board, advisory boards and Board of Commissioners
- Two (2) open house events on final draft plan for the general public.
- Over 5,400 postcards direct mailed to affected property owners; Staff responded to over 130 phone calls and emails

PLANNING & ZONING BOARD REVIEW

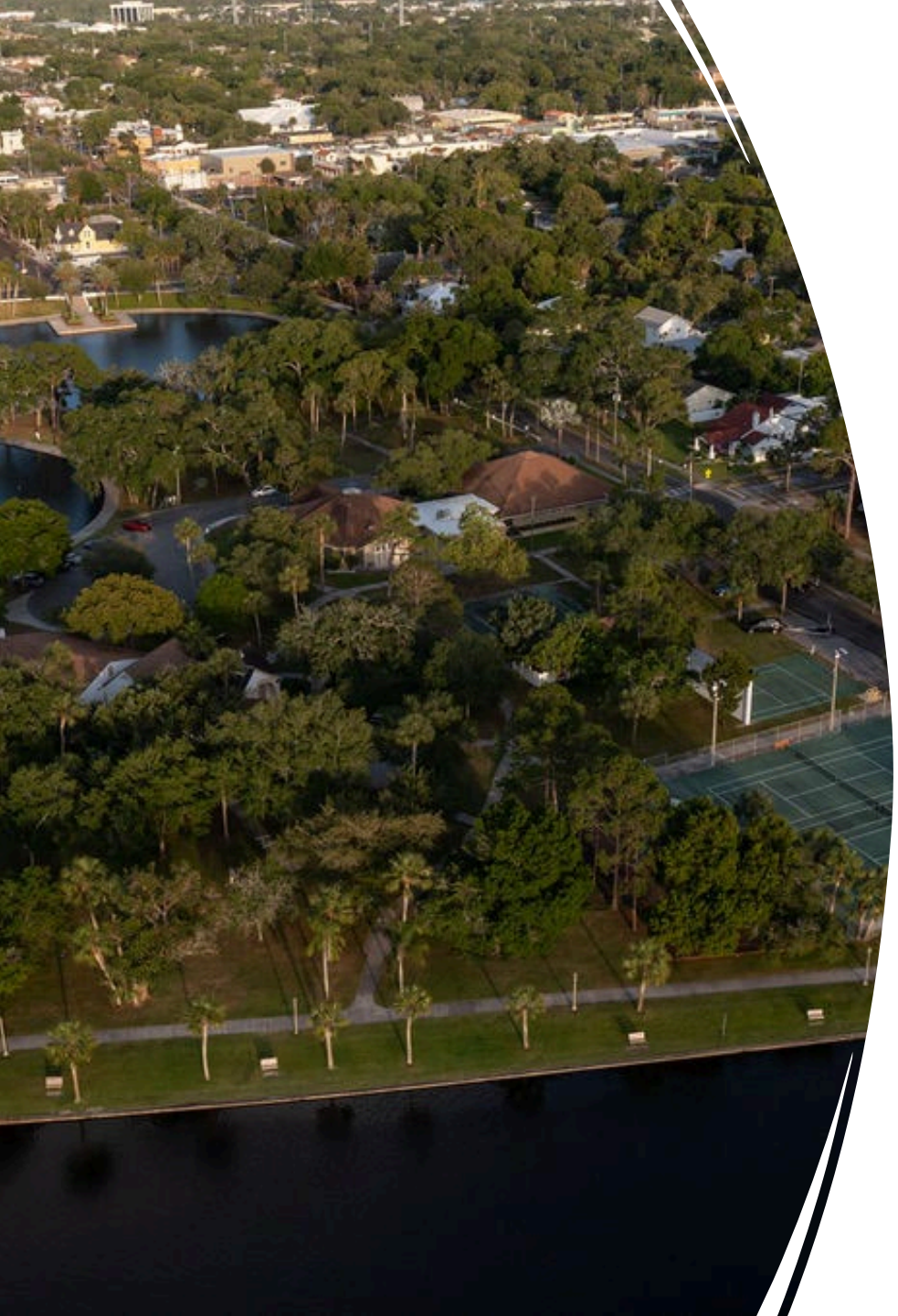
- The Planning and Zoning Board conducted a public hearing and recommended approval of Ordinance 2024-03 with a series of edits to the draft plan recommended by staff, and additional edits as a result of public participation at the meeting.
- Additional suggested edits included by staff (not reviewed by P&Z) include additional definitions and adding a residential density limitation for the Public/Semi Public map category (previously identified as Institutional with 12.5 UPA)
- All edits are identified in a summary table and are included in strikethrough underline in the actual affected documents.

RECOMMENDATION

Staff recommends approval of Ordinance 2024-03 repealing and replacing the Comprehensive Plan with identified edits included in the summary explanation table and as provided for in strikethrough/underline format in the associated documents.

The following documents shall be included/adopted as “Exhibit A” to Ordinance 2024-03:

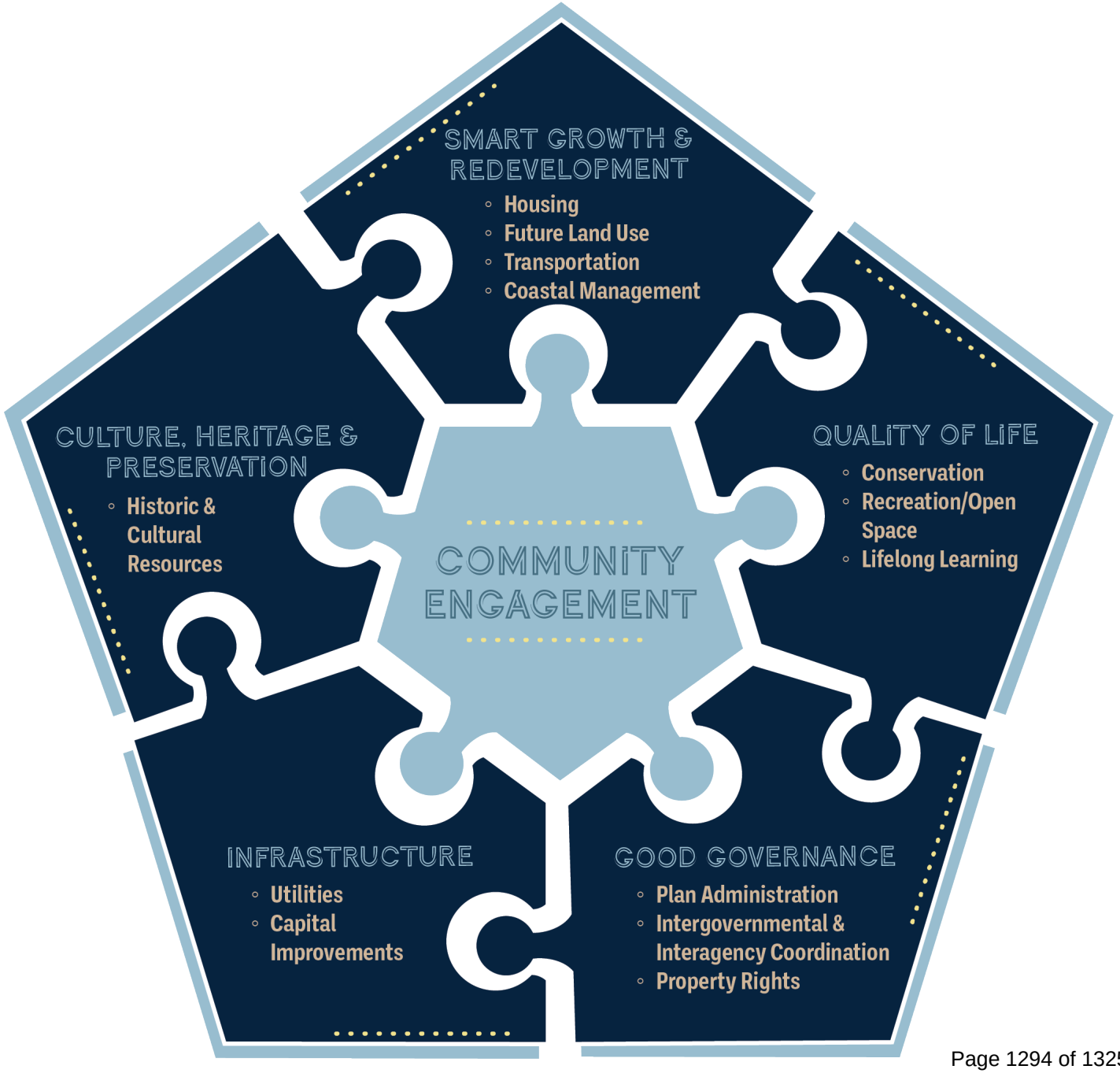
- Comprehensive Plan 2040
- Future Land Use Map & Map Series
- Future Land Use Categories and Rules
- Definitions



NEXT STEPS
TENTATIVE SCHEDULE

- Transmittal to Forward Pinellas, DEO and other reviewing agencies
- Respond to comments and/or ORC report from DEO
- Adoption hearing TBD (September 2024 target)

Strategic Plan Alignment



Population and Employment Projections

TABLE 1: Tarpon Springs Permanent Population Projections

	2010	2020	2025	2030	2040	2050
POPULATION	23,484	25,117	26,324	27,150	28,465	29,538

Source: Florida Housing Data Clearing House Population and Household Projections, 2022

TABLE 2: Functional Population Projections

	2020	2025	2040	2050
MUNICIPAL & SEASONAL POPULATION	30,885	31,898	32,289	32,313
MUNICIPAL, SEASONAL, & UTILITY SERVICE AREA POPULATION	34,789	36,180	36,915	36,963

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

TABLE 3: Employment Projections

YEAR	INDUSTRIAL EMPLOYMENT	COMMERCIAL EMPLOYMENT	SERVICE EMPLOYMENT	TOTAL EMPLOYMENT
2020	3,057	4,042	9,833	16,932
2050	3,020	4,743	12,114	19,877
% CHANGE	**-1.2%**	**17.3%**	**23.2%**	**17.4%**

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

Accommodating Population Growth

- The City's projected population through 2040 indicates a need for approximately 12,600 *total* housing units to accommodate existing and future households.
- *The City's current inventory of housing units (13,049 units) exceeds projected need*.
  - At the current time over 1,700 units are classified as vacant, of which over 900 are classified as seasonal or occasional use.
- Over 550 "pipeline" units approved and/or under construction
- Vacant land can accommodate over 3,300 additional units at current density allowances

TABLE 17: Projected Housing Need by Housing Type & Affordability

HOUSING TYPE	AFFORDABILITY BASED ON AMI	2020	2040	CHANGE
Owner Occupied	Less than or Equal to 30% of AMI	777	909	132
Owner Occupied	Greater than 30% but Less than or Equal to 50% of AMI	783	917	134
Owner Occupied	Greater than 50% but Less than or Equal to 80% of AMI	1,402	1,641	239
Owner Occupied	Greater than 80% but Less than or Equal to 100% of AMI	831	972	141
Owner Occupied	Greater than 100% of AMI	4,757	5,566	809
Renter Occupied	Less than or Equal to 30% of AMI	580	663	83
Renter Occupied	Greater than 30% but Less than or Equal to 50% of AMI	584	667	83
Renter Occupied	Greater than 50% but Less than or Equal to 80% of AMI	603	688	85
Renter Occupied	Greater than 80% but Less than or Equal to 100% of AMI	210	239	29
Renter Occupied	Greater than 100% of AMI	301	344	43
TOTAL PROJECTED HOUSING NEEDS		**10,828**	**12,606**	**1,778**

Source: Florida Housing Data Clearing House; Comprehensive Plan Data, 2018-2022 5-Year Estimates

Vacant Lands Inventory and Pipeline Projects

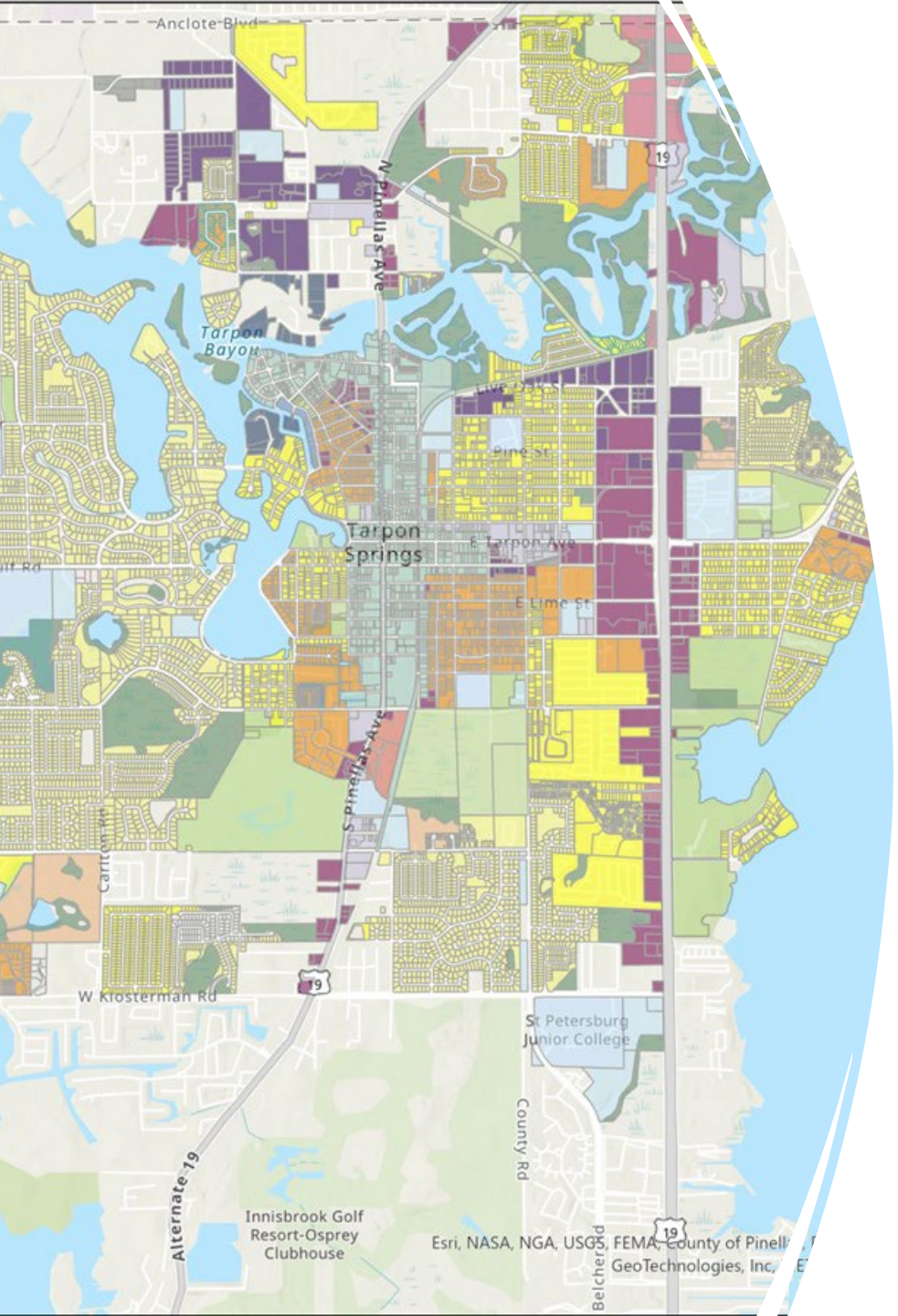
TABLE 19: Vacant Land by FLU Density

FLU (AS OF 2023)	TOTAL ACRES	UNITS/ACRE	POTENTIAL UNITS	POTENTIAL POPULATION ACCOMMODATED
Residential Medium	42.2	15	632	1,435
Commercial Limited *(Renamed: Retail & Services)*	2.1	15	32	73
Residential/Office/Retail *(Renamed: Retail & Services Limited)*	39.1	15	587	1,332
Commercial Recreation (Renamed: Retail & Services)	1.3	15	20	45
Community Redevelopment District (Renamed: Activity Center)	45.7	Varies	581	1,319
Commercial General (Renamed: Retail & Services)	12.2	15	183	415
Residential Low	85.3	5	427	969
Residential/Office General (Renamed: Office)	8.6	15	129	293
Residential Low Medium	0.7	10	7	16
Residential Urban	54.4	7.5	408	926
Commercial Neighborhood (Renamed: Retail & Services Neighborhood)	1.7	10	17	39
Residential Very Low	60.2	1	60	136
Institutional (Renamed: Public/Semi-Public)	20.0	12.5	250	568
TOTAL	**373.5**		**3,333**	**7,566**

Note: Mixed use and commercial categories represent a maximum number of units possible as a residential-only development.
Source: Estimate of population accommodated calculated based on vacant land acreage from 2021 FDOR parcel data, units per acre maximums by future land use category, and an assumed 2.27 persons per household multiplier.

TABLE 18: Approved Residential Projects *(after April 2023)*

PROJECT NAME	PRIMARY USE	UNITS	LOCATION
Anclote Harbor	Multifamily Apartments	404	42501 US Highway 19 N.
Eagle Creek	Single Family, Detached	50	NE Corner of E. Klosterman Rd. & S. Disston Ave.
North Lake Trail	Single Family, Detached	18	1215 Cypress St.
North Lake Estates	Single Family, Detached	44	North side of Keystone Rd. Approx. 3/4 miles from the Keystone Rd. & N. Highland Ave. Intersection & west of East Lake Dr.
Suzanna 1	Multifamily Apartments	6	NE Corner of Grosse Ave. & Boyer St.
Suzanna 2	Multifamily Apartments	7	NW Corner of Grosse Ave. & Lime St.
Tarpon Springs Apartments	Multifamily Apartments	8	SW Corner of E. Park St. & N. Safford Ave.
Live Oak at Anclote River Crossings	Single Family, Attached	10	NW Corner of Live Oak St. & Athenian Way
Kontos Tarpon Ave LLC	Multifamily Apartments	6	650 E. Tarpon Ave.
TOTAL APPROVED UNITS		**553**	**(1,255 PERSONS)**



Future Land Use Element

- Consolidated Future Land Use Map categories to more closely align with Countywide Plan Map / Rules
- No increases to residential density or floor area ratio in any FLU category
- Created a “Place-Based” Map to provide guidance on future land use and rezoning requests
- Heat Severity/Tree Canopy Preservation policies

- Future Land Use Map Categories consolidated and reduced from 27 to 21 categories and re-named for consistency with Countywide Plan (no actual changes to density or floor area ratios)*

TABLE 21: Future Land Use Map Category Changes, 2023

CURRENT CATEGORY	PROPOSED CATEGORY	NOTES
RVL (Residential Very Low)	RVL (Residential Very Low)	No Change
RS (Residential Suburban)	RS (Residential Suburban)	No Change
RL (Residential Low)	RL (Residential Low)	No Change
RU (Residential Urban)	RU (Residential Urban)	No Change
RLM (Residential Low Medium)	RLM (Residential Low Medium)	No Change
RM (Residential Medium)	RM (Residential Medium)	No Change
R/OL (Residential/Office Limited)	O (Office)	Combined with R/OG *(currently no properties have this designation)*
R/OG (Residential/Office General)	O (Office)	Renamed
CN (Commercial Neighborhood)	R&SN (Retail & Services Neighborhood)	Renamed
R/O/R (Residential/Office/Retail)	R&SL (Retail & Services Limited)	Renamed *
CL (Commercial Limited)	R&S (Retail & Services)	Combined with CG
CG (Commercial General)	R&S (Retail & Services)	Renamed
CR (Commercial Recreation)	R&S (Retail & Services)	Combined with CG
CG-F (Commercial General - Fishing)	R&S-WD (Retail & Services Water Dependent)	Renamed

* The Retail and Services Limited (R&SL) Category includes previous Residential Office Retail (ROR) Category which allowed a .20 F.A.R. for Retail and .30 F.A.R. for office. The proposed R&SL category will allow a .30 FAR for all uses.

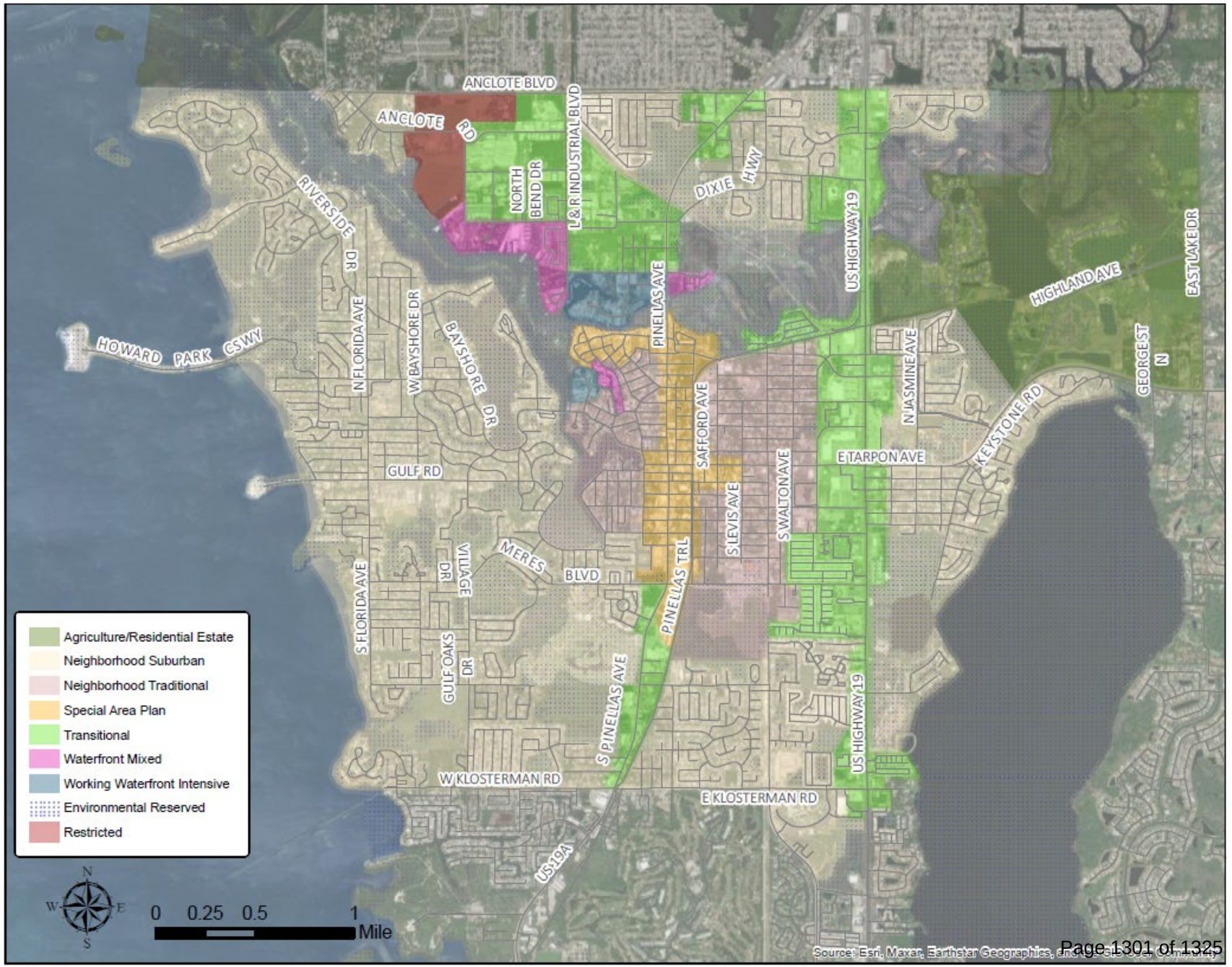
- Future Land Use Map Categories consolidated and reduced from 27 to 21 categories and re-named for consistency with Countywide Plan (no actual changes to density or floor area ratios)

Table 21 (Continued from previous slide)

IL (Industrial Limited)	E (Employment)	Renamed
IG (Industrial General)	I (Industrial)	Renamed
IG-WF (Industrial General - Waterfront)	IE-WD (Industrial/Employment - Water Dependent)	Renamed
I (Institutional)	P/SP (Public/Semi-Public)	Renamed
T/U (Transportation/Utility)	P/SP (Public/Semi-Public)	Combined with I
CRD (Community Redevelopment District)	AC (Activity Center)	Renamed
PR-MU (Planned Redevelopment-Mixed Use)	PRD (Planned Redevelopment District)	Renamed
R/OS (Recreation/Open Space)	R/OS (Recreation/Open Space)	No Change
P (Preservation)	P (Preservation)	No Change
RFO (Resort Facilities Overlay)	RFO (Resort Facilities Overlay)	No Change
RFM (Resort Facilities Medium)	R (Resort)	Renamed *(currently no properties have this designation)*
RFH (Resort Facilities High)	R (Resort)	Combined with RFM *(currently no properties have this designation)*
-	MMC (Multimodal Corridor)	New Category
W/DF (Water/Drainage Facilities)	-	Removed *(currently no properties have this designation)*
MU (Mixed Use)	-	Removed *(currently no properties have this designation)*
IND (Industrial)	-	Removed *(currently no properties have this designation)*

FLU 2.1.1: When making decisions to amend the Future Land Use Map or Zoning Atlas, the **Place Based Area Map** and area descriptions shall be considered.

FIGURE 4: Place Based Area Map



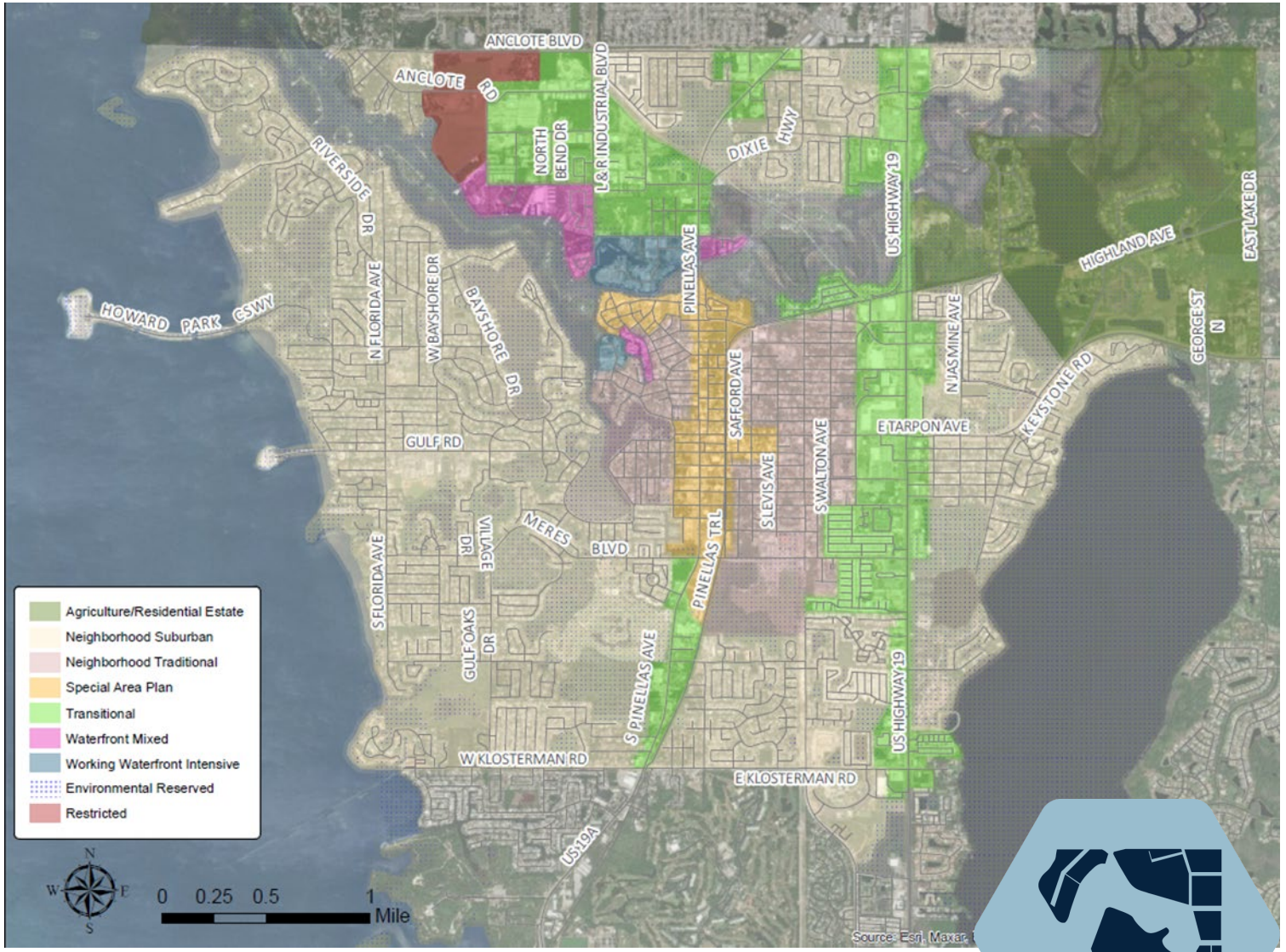
Placed-Based Area Map

Agriculture/Residential Estate: Incorporated areas in the eastern area of the City, and adjacent unincorporated areas of Pinellas County, characterized by agricultural and estate residential development patterns where large lots (minimum 0.5 - 2 acres), hobby farms, horse farms, dog kennels, and a more rural lifestyle is possible.

Neighborhood Suburban: Established suburban neighborhoods with limited infill opportunities. These areas may have historically developed at lower than allowable density as designated by the Future Land Use Map. Opportunities for new housing include accessory dwelling units and evolution of single-family homes to 1, 2, 3, and 4 family units and context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units

Neighborhood Traditional: Areas characterized by early traditional development patterns with well established street grids, connectivity and walkability. Ideally these areas would be best preserved through conservation districts, form-based codes, and context sensitive infill development that could include housing types of 1, 2, 3, and 4 family dwellings, cottage courts and accessory dwellings. These areas provide easy accessibility to the Sponge Docks and Downtown and are desirable for those seeking a more urban lifestyle with easy access to destinations, restaurants and shopping.

Special Area Plan: Areas guided by existing Special Area Plan(s) that supersede traditional Future Land Use Map categories. These areas include the Sponge Docks, Downtown/CRA, and the Meres Town Center.



Placed-Based Area Map

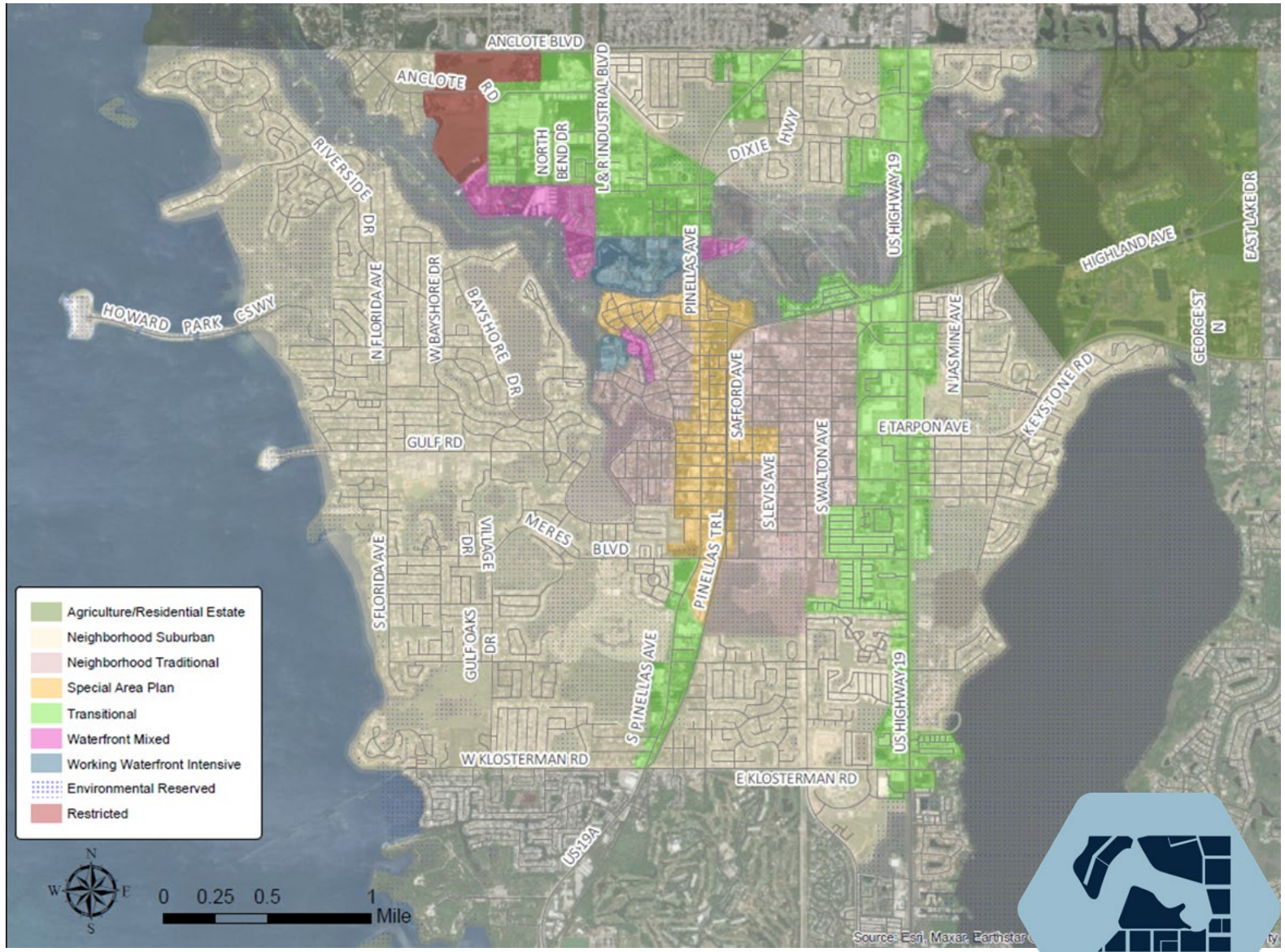
Transitional: Areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the US 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas.

Waterfront Mixed: Areas characterized by water dependent uses such as marinas, commercial fishing, sponging, and charter boats. Limited residential, low-impact tourist related uses, and accessory uses that support the working waterfront nature of the areas is appropriate but should not dominate the future development of the area.

Working Waterfront Intensive: Marine industrial areas characterized by intensive marine related industries such as boat building, boat repair and storage with less intensive marine accessory uses such as boat launching and traditional wet and dry slip marinas.

Environmental Reserved: Anclote River, Gulf of Mexico, and bayou shoreline areas either currently protected, or that should be protected through acquisition, conservation easements, or other similar methods, when opportunity exists. These areas include lands subject to sea level rise and coastal flooding, natural habitat areas and wetlands. The Environmental Reserved Areas may overlay other Place-Based Areas on the Map.

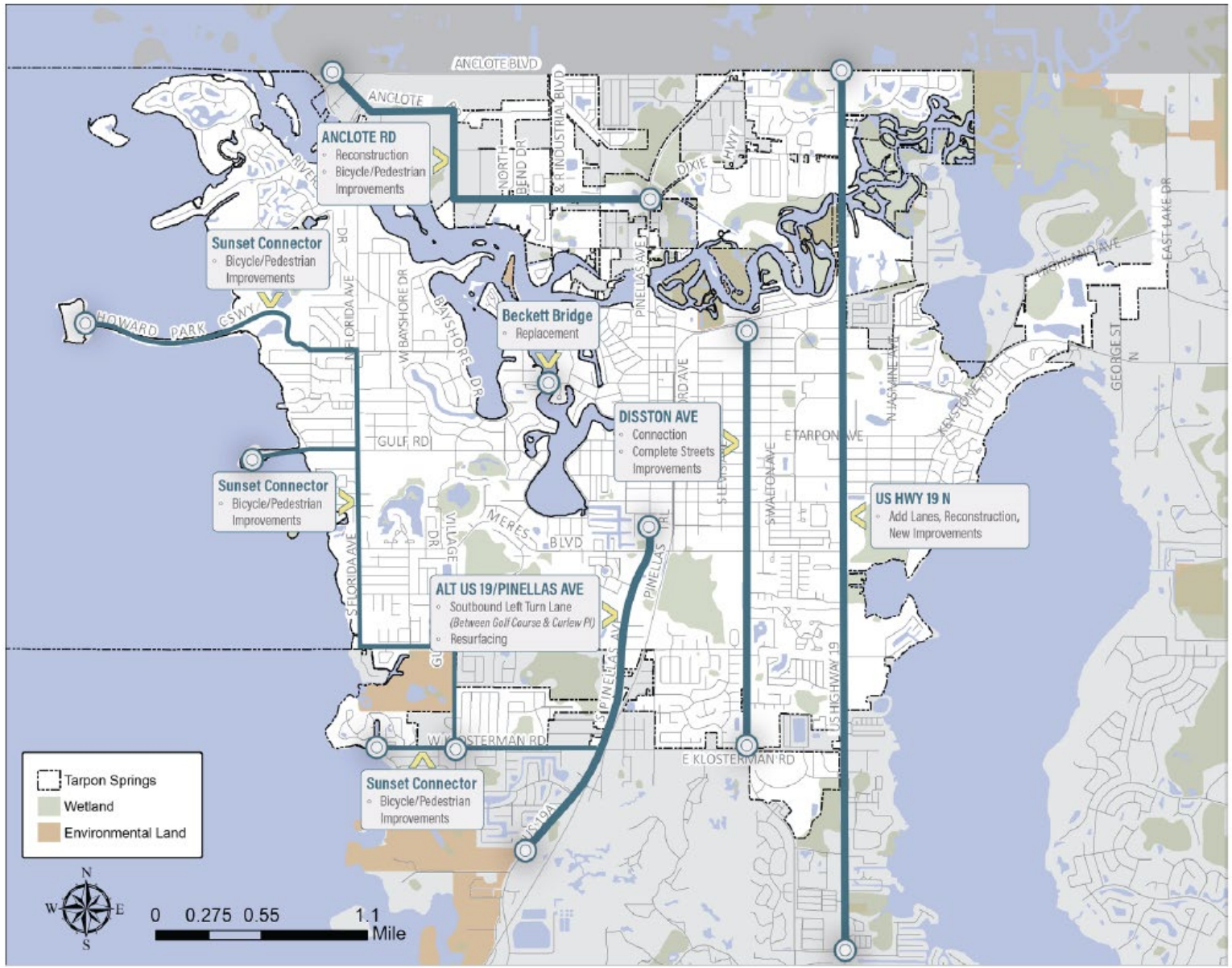
Restricted: This area is restricted by recorded covenants limiting development to industrial or employment type uses.



Transportation

- Establishes safety as the highest priority
- Recognizes the need to minimize the potential for transportation related deaths and serious injuries through planning, design and engineer, enforcement and education.
- Directs the update of the 2007 MMTD Quality of Service Analysis to support a more comprehensive City-wide Multimodal Master Plan

FIGURE 11: Programmed/Committed Transportation Projects

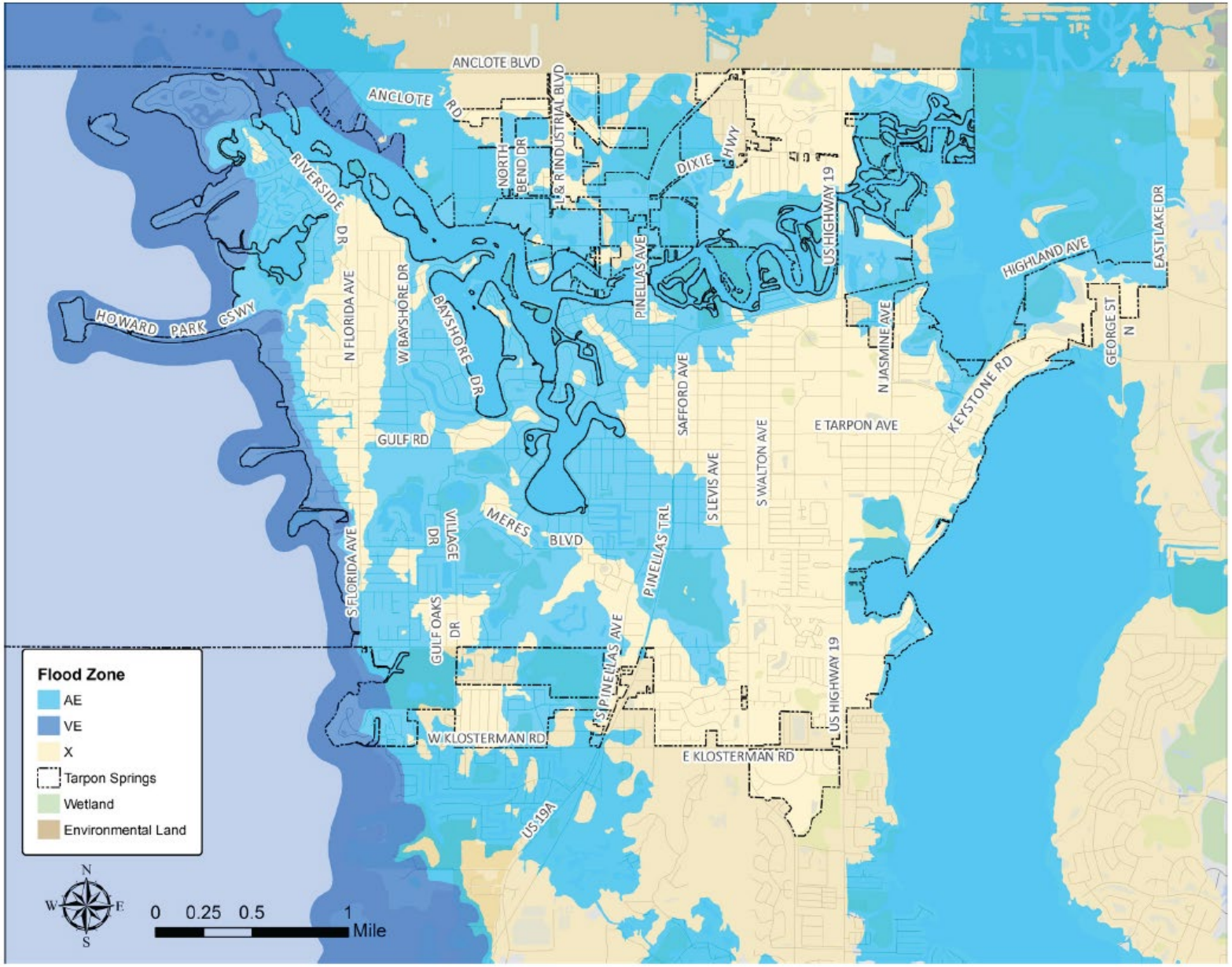


Coastal Management

Provides guidelines for determining the suitability of development; sets forth policies to reduce risk to life, property, and infrastructure, and increase resilience to coastal flooding and the impacts of sea-level rise.

- Coastal Management and Conservation Element split into separate elements

FIGURE 18: FEMA Floodplain

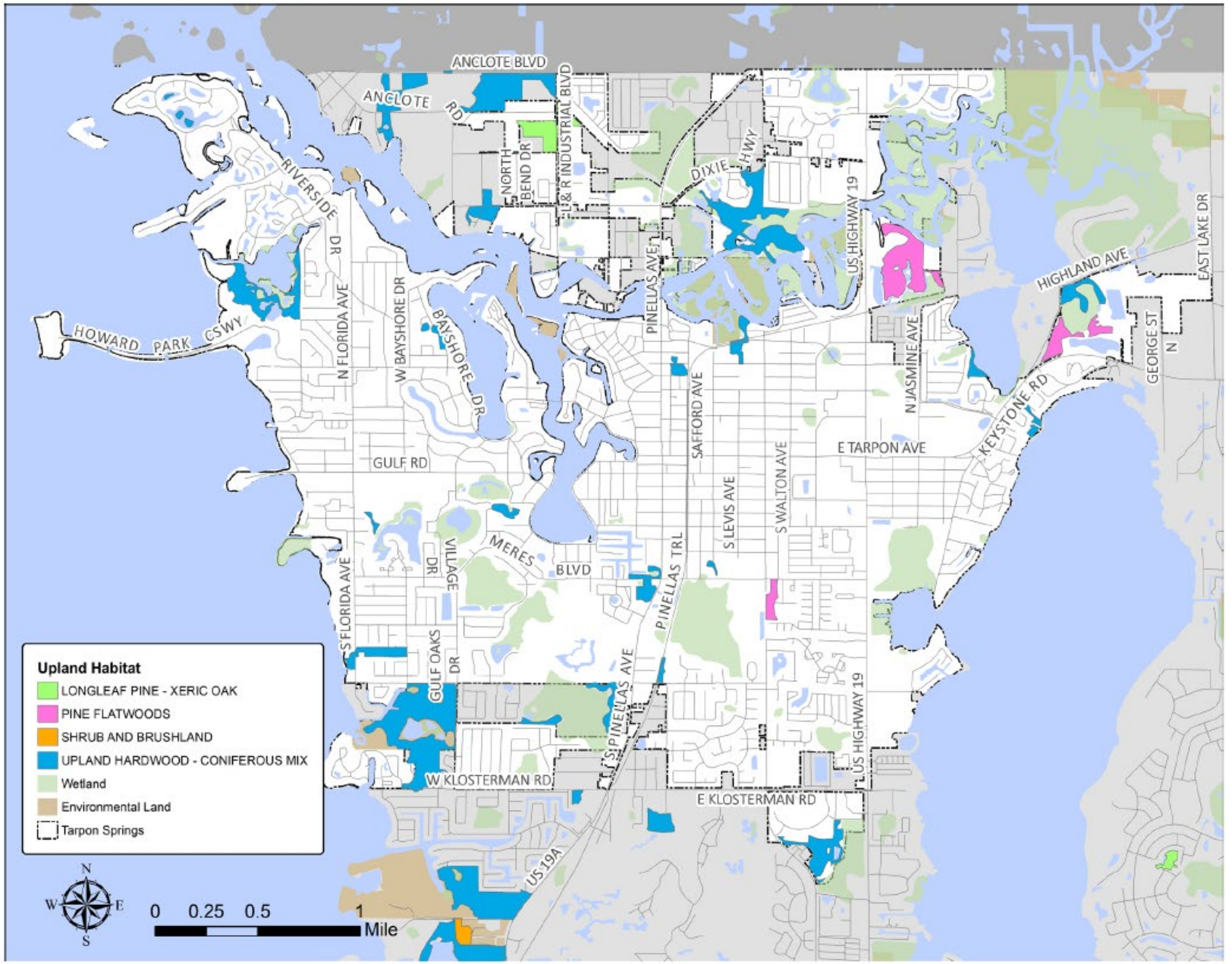


Conservation

Establishes goals, objectives, and polices to guide decision-making to protect natural resources

- Increase wetland buffers
- Decrease allowable impacts to wetlands
- Closely aligns with Sustainability Action Plan

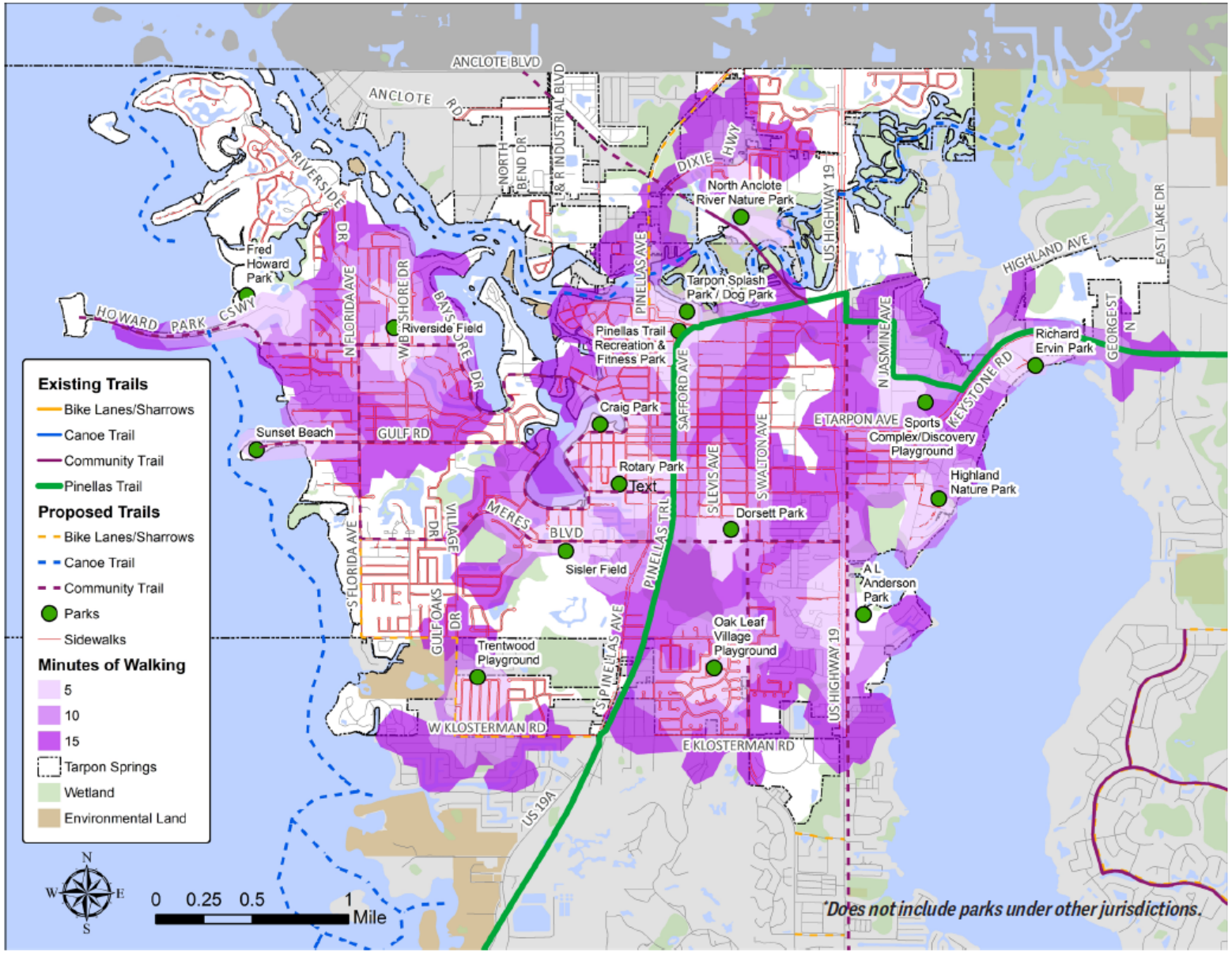
FIGURE 30: Wetland & Upland Areas



Recreation Open Space

- Maintains previously developed LOS standards
- Call for Parks & Recreation Master Plan
  - ➢ Will provide update for LOS Standards
- Evaluated accessibility of existing parks
  - ➢ Tool for identifying where future parks should be prioritized to meet existing deficits in mini-parks

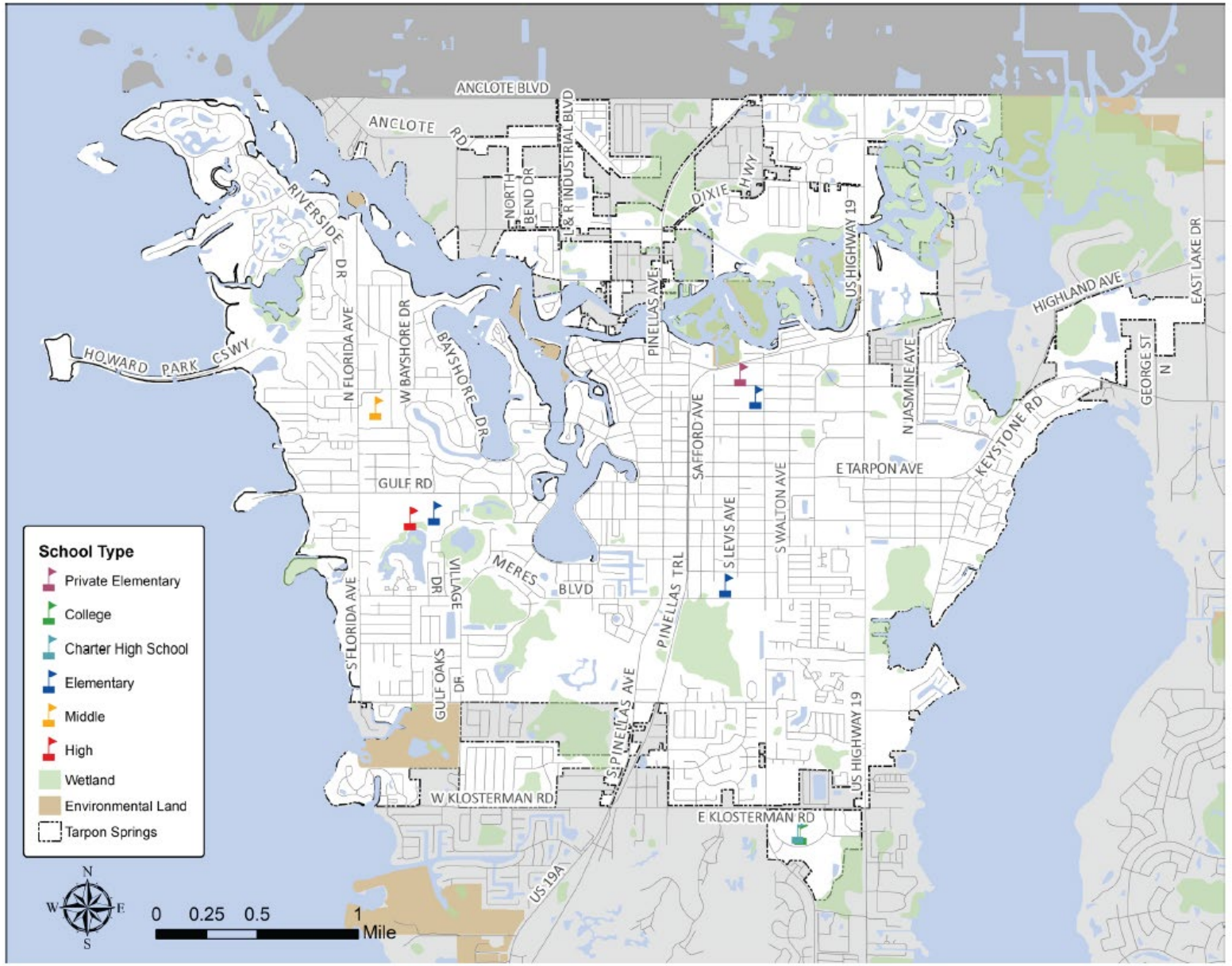
FIGURE 35: Parks & Recreation Level of Service Accessibility



Lifelong Learning

- New policy addressing coordination in changes to school facilities.
- New objective and policies incorporating sustainability and location efficiency of educational facilities.
- New policies addressing coordination with both public and private schools and local government.
- New goal, objectives, and policies addressing workforce development and equitable access to education.

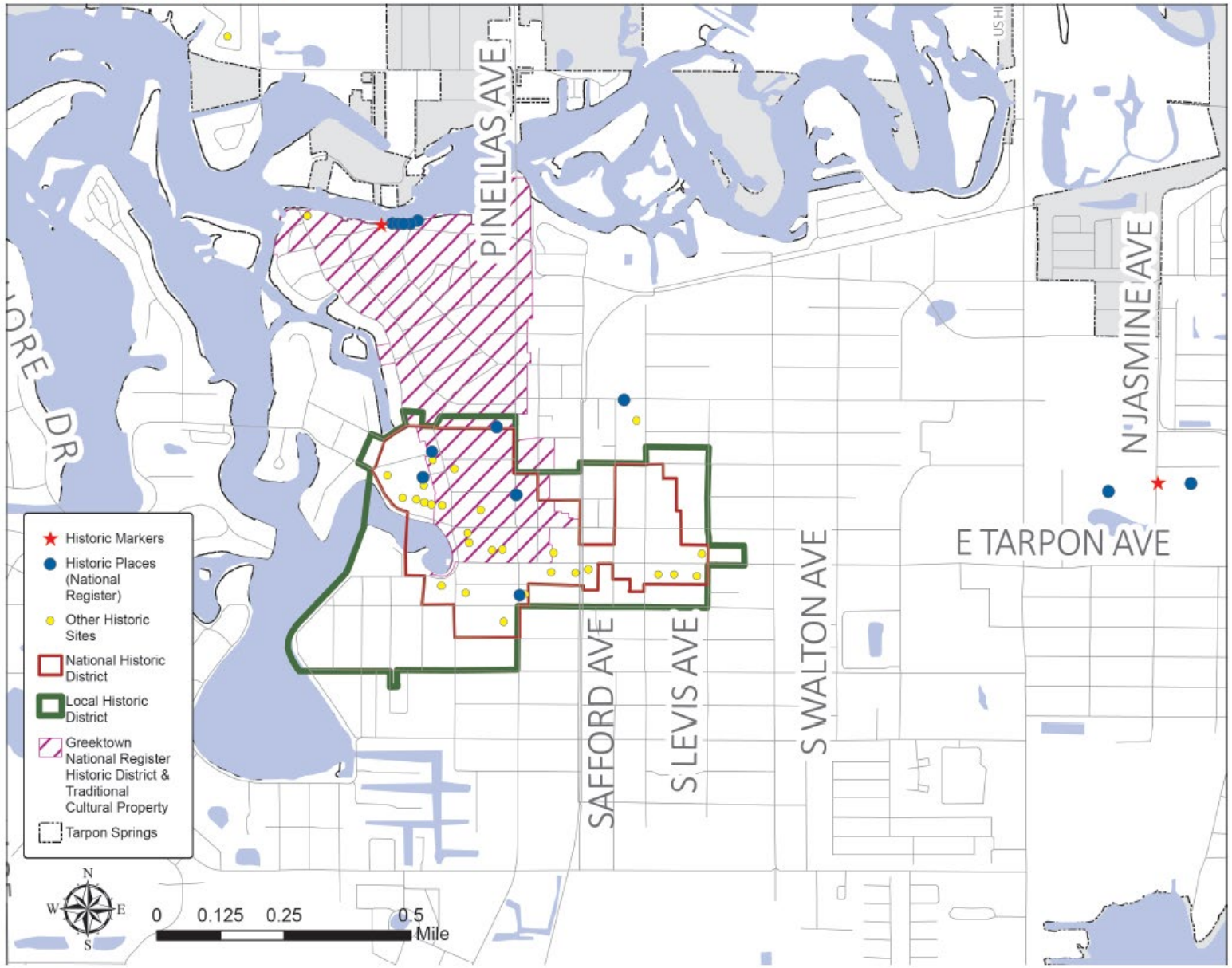
FIGURE 36: Schools



Historic and Cultural Resources

- Expanded to include cultural resources
- New goal to recognize the diversity of cultural traditions and foster artistic expression.
- New policies to encourage additional preservation plans and regulatory tools.
- New policies to consider additional incentives for preservation.
- New policy to implement the Adaptation and Resiliency Plan for the Historic District, Sponge Docks and Hope-Athens Greek Community.

FIGURE 37: Historic Resources



Utilities

The Utilities Element addresses potable water distribution, wastewater collection, stormwater runoff handling, and disposal of solid waste.

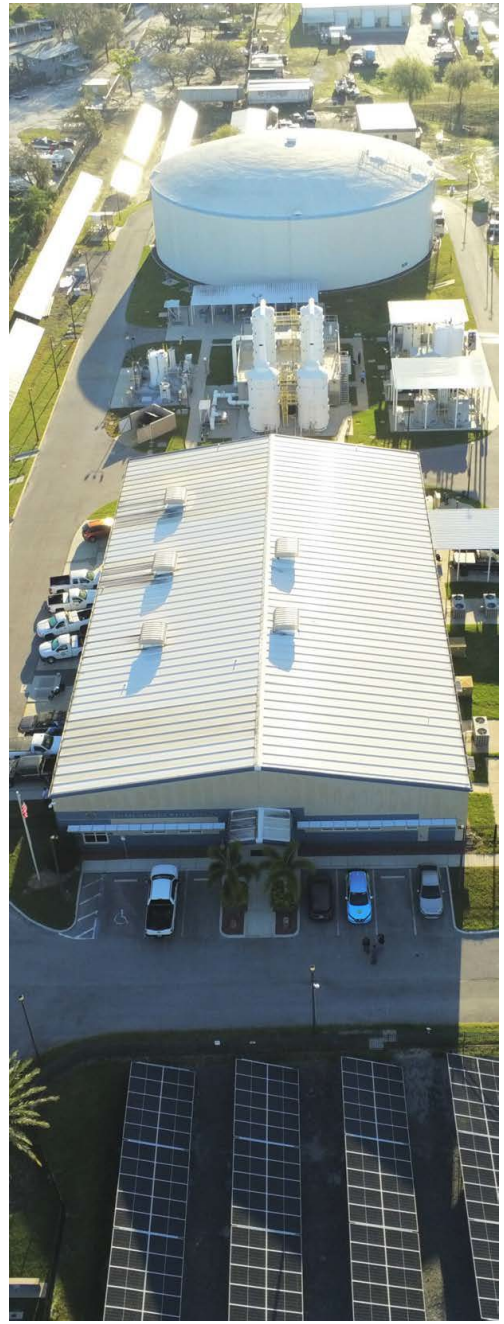
The City ‘s capacity to serve its current and future citizen populations with respect to all four of these public facilities is intact and exceeded.

The challenge that will define planning going forward is the condition and stability of infrastructure for service delivery.

Water delivery, wastewater collection and stormwater handling/conveyance infrastructure systems are in some cases incomplete, but are primarily experiencing significant aging, similar to other older cities in Pinellas County.

Future focus will involve:

- Continuing to strive for greater efficiency and stability of user impacts on a per capita basis;
- Investing in Citywide studies and master planning, both alone and in conjunction with other governmental entities;
- Pursuit of outside funding to augment and spread the burden of costs for facility maintenance and improvements;
- Programming and implementation of a capital program for proactive facility upgrades and replacements.



Capital Improvements

The purpose of the Capital Improvements Element (CIE) is to:

1. Evaluate the need for public facilities in support of all elements of the Comprehensive Plan;
2. Identify capital projects needed to maintain adopted Level of Service (LOS) standards;
3. Estimate the costs and timing of improvements for which the local government has fiscal responsibility;
4. Identify applicable projects within the Metropolitan Planning Organization's (MPO) transportation improvement program; and
5. Identify sources of funding for construction of improvements.

Capital Improvements

Tarpon Springs has set Level of Service standards for five services: water, sewer, solid waste, parks and recreation, hurricane shelter. A sixth service, transportation, is subject to mobility management regulations through participation with the Forward Pinellas MPO.

For Tarpon Springs capital needs over the current 5-year planning horizon include:

- Public safety needs such as new building facilities and major equipment.
- Potable water, wastewater, solid waste/sanitation improvements such as building facilities and major equipment.
- Transportation improvements such as roadway, sidewalk, trail, or transit construction projects and facilities equipment.
- Recreation improvements such as facilities construction projects and equipment.

Property Rights

The Property Rights Element states how private property rights considerations factor into local government decision-making processes. It is required by Statute. No changes proposed.

The Element states that city shall ensure that regulatory and land use decisions are based on:

- The public safety, health and welfare of the residents, institutions, and businesses of the city as a whole.
- The goals, objectives and policies of the comprehensive plan.
- Minimizing threats to health safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
- Protection and enhancement of natural, historical and man-made resources for use by citizens and visitors.
- Established private property rights

Plan Administration & Work Plan

The purpose of the Plan Administration Element is to establish guidelines for the effective administration of the Comprehensive Plan in accordance with the requirements of the Community Planning Act, and other applicable law. This element includes guidelines on plan implementation, public participation, and plan monitoring.

A workplan is provided to ensure required updates to the Land Development Code and other actions are accomplished to fully implement the goals, objectives and policies of the Comprehensive Plan.

Intergovernmental & Interagency Coordination

The Intergovernmental Coordination Element (IC) coordinates the policies and activities set forth in the City's Comprehensive Plan with adjacent local governments, regional agencies (including water supply), state agencies, nongovernmental organizations, private service providers, and other relevant entities.

- Pasco County
- Pinellas County
  - County Construction Licensing Board
  - Emergency Management
  - Fire & Emergency Services
  - Water & Navigation Board
  - Forward Pinellas/MPO
- Pinellas County School Board
- Pinellas Suncoast Transit Authority
- Southwest Florida Water Management District
- Tampa Bay Regional Planning Council
- Department of State (CLG)
- Florida Department of Economic Opportunity
- Florida Department of Transportation
- Clearwater Gas Service (Now Suburban Propane)
- Duke Energy
- Bright House Networks (Now Spectrum)
- Frontier Communications
- Wide Open West (WOW)

Public Services Department

Memorandum

Date: September 6, 2024

To: Honorable Mayor and Board of Commissioners

Through: Mark LeCouris, City Manager
Thomas Kiger, Public Services Director

From: Jamie Taylor, Recreation Superintendent
Howard Hunt, Golf Course Manager

Subject: Resolution 2024-37, Changes in Fees for the Golf Course Division
Recommendation for Approval

Recommendation

It is recommended that the Board of Commissioners approve the subject Resolution 2024-37 related to updates to fees at the golf course as further described herein.

Background

The golf course continues to evaluate its business operations and make updates to reinvest in the success of the course and maintain the long-term financial health of the course for the public benefit. Over the last three years, the course has benefitted from nationwide interest in golf and has increased play to over 60,000 rounds annually over the previous three years. The increase in golf play and staff efforts to improve course conditions have resulted in profitable golf operations. The course is now debt-free and looking to build on this financial success. The City hopes to maintain this success by reinvesting in golf facilities and staying ahead of business trends.

The City has already started reinvesting into the golf course with a self-funded $250,000 tee box renovation, and staff have retained an architect to develop a conceptual design for a new clubhouse. Our PGA golf professional staff also continue to evaluate business practices, operational costs, and pricing. At this time, staff are proposing updates to golf course rates to ensure golf revenue keeps up with operational and capital expenses and ensure that the golf course remains financially healthy over time as the golf industry evolves. Staff approached this update with three goals: 1) ensure that revenues will be able to continue to self-fund golf operations and protect the City general fund from financial liability; 2) develop revenues to reinvest in golf facilities and address historical deferred capital items; 3) continue to work to offer the best value in golf, particularly for City residents.

Financials and Market Evaluation

The golf course proposal includes updates to the standard fees for tee times, simplifying the winter and summer rate schedule, and maintaining or improving select rates to address affordability for local residents. Rates have not been updated since 2022, and these updates are needed to match current market conditions and projected increases over time in operational expenses. Anticipated operational costs changes to be addressed include continued annual

increases in minimum wage per state law, renewal of the golf cart lease in 2024, and the scheduled course maintenance contract renewal in 2025, which will likely result in a 10% to 15% increase in course maintenance costs. As such, staff are proposing rate updates of $3 to $7 per round that will result in an anticipated $400,000 in increased annual revenue to self-fund operations and additional capital improvements. The resolution also provides guidance allowing for periodic rate evaluation and updates by the City Manager, to address the modern golf industry where markets can change rapidly, and many courses are implementing real-time dynamic pricing policies that adjust prices on a day-to-day and hour-to-hour basis.

Staff have also done an extensive survey of area golf course rates to evaluate how our rates compare to nearby municipal and public golf courses, and ensure that the Tarpon Springs Course remains an affordable value for golf to the public. Our rates are currently significantly lower than the general market, and our morning rates are between **$11 to $29 lower per round** (depending on the time-of-day) than nearby municipal golf courses in St. Petersburg, Clearwater, and Tampa. After the adoption of the new rates, Tarpon Springs golf rates will continue to be an excellent value in comparison to nearby municipal courses. **For example, our new summer morning rates will be:**

- **$8 lower than the Clearwater's Chi Chi Rodriguez course,**
- **$4 lower than Saint Peterburg's Mangrove Bay course, and**
- **$22 lower than the Tampa Sports Authority's Rocky Point Golf course.**

A detailed comparison to nearby courses is provided in **Exhibit B**.

Affordability

Staff also took steps to enhance affordability for city residents while continuing to grow the game and support the next generation of golfers. The proposed rate updates include the following steps to help maintain affordable golf opportunities for the public:

1. **Increase the City Resident discount from $3 per round to $4 per round**
2. **Keep the Junior rate flat at $17 for 18 holes to support youth and family golf**
3. **Create a new affordable Weekday Afternoon League rate to increase opportunities for affordable leagues for local community groups**

The City also continues to offer several affordable rates that many courses have discontinued during the recent golf boom. The City plans to continue to offer:

- Year-round early bird rates;
- A discounted 9-hole rate for afternoon play; and
- Walking Rates with a discount of up to $10 per round.

Combined with the City Resident discount, these policies will provide continued opportunities for affordable golf for residents and the general public.

Recommendation

Staff recommend that the Board approve **Resolution 2024-37**, as well as **Exhibit A**, which shows the detailed rate proposal. The updated rates will take effect October 1, 2024. This will help to ensure the long-term financial health of the golf course, provide funding for continued reinvestment in golf facilities, protect the City from financial liability, and help to ensure that Tarpon Springs Golf Course remains the best value option for golfers in Tarpon Springs, Pinellas County and the greater Tampa Bay area into the future.

Exhibit A- FY25 Tarpon Springs Golf Course Rates

Proposed Fees		
Fee Description	Summer	Winter
18 Hole Green Fees		
Morning - Ride	$41	$52
Morning - Walking	$31	$42
Afternoon - Ride	$37	$38
Afternoon - Walking	$28	$29
Twilight - Ride	$30	$34
Twilight - Walk	$24	$28
9 Hole Green Fees		
Early Bird Ride	$32	$35
Early Bird Walking	$25	$27
Ride	$33	$35
Walking	$25	$27
Cart Fees (Members)		
18 holes	$20	$20
9 Holes	$17	$17
Special Rates		
Junior	**$17**	**$17**
CTS Discount Card* **	**Free**	**Free**
CTS Resident Discount	**$4 Off**	**$4 Off**
League Weekday 18	$37	$47
League Weekend 18	$39	$49
League Weekday 18 (Afternoon)	**$32**	**$36**

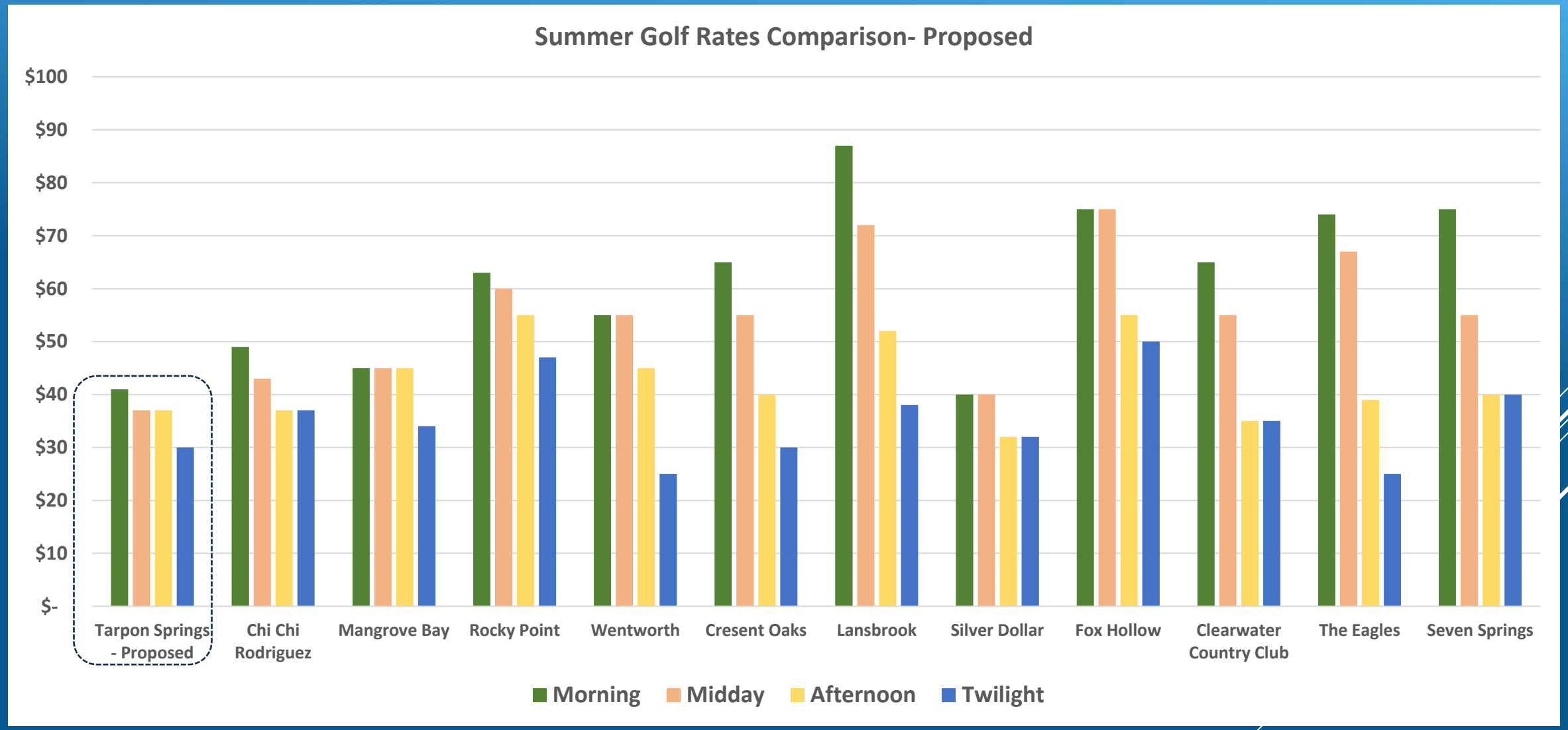
Times:
Morning Rate: From open to noon (summer) or 1:00pm (Winter)
Afternoon Rate: From noon (summer) or 1:00pm (Winter) until start of Twilight Rate as set by course management.
9 hole walk or ride is allowed: before 8:15 A.M. and after 10:30 during Summer and after 12:30 during Winter
18 hole walk is allowed: after 11:00 during Summer and after 12:30 during Winter
***Discount Card entitles holder to $4 off regularly priced Green Fees before 3pm between January 1st and December 31st.
Discount Card does NOT apply to already discounted rates, such as leagues and Special Rates.
Above prices include tax
Rates Effective October 1, 2024

Exhibit B: Golf Course Rate Updates

Prepared by the Public Services Department

September 17, 2024

MARKET COMPARISON: PROPOSED GOLF RATES (SUMMER)



GOLF RATE UPDATES: PROPOSED VS CURRENT FEES

Current Fees			
Fee Description	**Summer**	**Fringe**	**Winter**
18 Hole Green Fees			
Morning - Ride	$34	$39	$45
Morning - Walking	$24	$25	$35
Afternoon - Ride	$31	$31	$31
Afternoon - Walking	$22	$22	$22
Twilight - Ride	$27	$26	$27
Twilight - Walk	$20	$21	$22
9 Hole Green Fees			
Early Bird Ride	$25	$27	$28
Early Bird Walking	$18	$20	$20
Ride	$25	$28	$29
Walking	$18	$21	$21
Cart Fees (Members)			
18 holes	$15	$15	$15
9 Holes	$12	$12	$12
Special Rates			
Junior	$17	$17	$17
CTS Discount Card***	**Free**	**Free**	**Free**
CTS Resident Discount	**3$ Off**	**3$ Off**	**3$ Off**
League Weekday 18	$30	$33	$38
League Weekend 18	$32	$37	$43
League Weekday 18 (Afternoon)	**NA**	**NA**	**NA**

Proposed Fees		
Fee Description	**Summer**	**Winter**
18 Hole Green Fees		
Morning - Ride	$41	$52
Morning - Walking	$31	$42
Afternoon - Ride	$37	$38
Afternoon - Walking	$28	$29
Twilight - Ride	$30	$34
Twilight - Walk	$24	$28
9 Hole Green Fees		
Early Bird Ride	$32	$35
Early Bird Walking	$25	$27
Ride	$33	$35
Walking	$25	$27
Cart Fees (Members)		
18 holes	$20	$20
9 Holes	$17	$17
Special Rates		
Junior	**$17**	**$17**
CTS Discount Card* **	**Free**	**Free**
CTS Resident Discount	**$4 Off**	**$4 Off**
League Weekday 18	$37	$47
League Weekend 18	$39	$49
League Weekday 18 (Afternoon)	**$32**	**$36**

AFFORDABILITY – GROWING THE GAME

- Affordability Updates:
  - Increase City Resident Discount from $3 to $4
  - Keep the Junior Rate at $17 for 18 holes
  - Create a new affordable Weekday Afternoon League Rate

Rate / Course	Tarpon Springs	Chi Chi Rodriguez	Mangrove Bay	Rocky Point	Wentworth	Seven Springs
Resident Discount	✓	✗	✗	✗	✗	✗
Junior Rate	✓	✓	✓	✓	✗	✗
Early Bird	✓	✗	✓	✗	✗	✗
9-Hole Rate	✓	✗	✓	✗	✗	✗
Walking Rate	✓	✗	✓	✓	✗	✗
Twilight Rate	✓	✓	✓	✓	✓	✓
Discount Card / Membership	✓	✓	✓	✓	✓	✓

SO YOU WANT TO TAKE YOUR DAUGHTER GOLFING THIS SATURDAY…

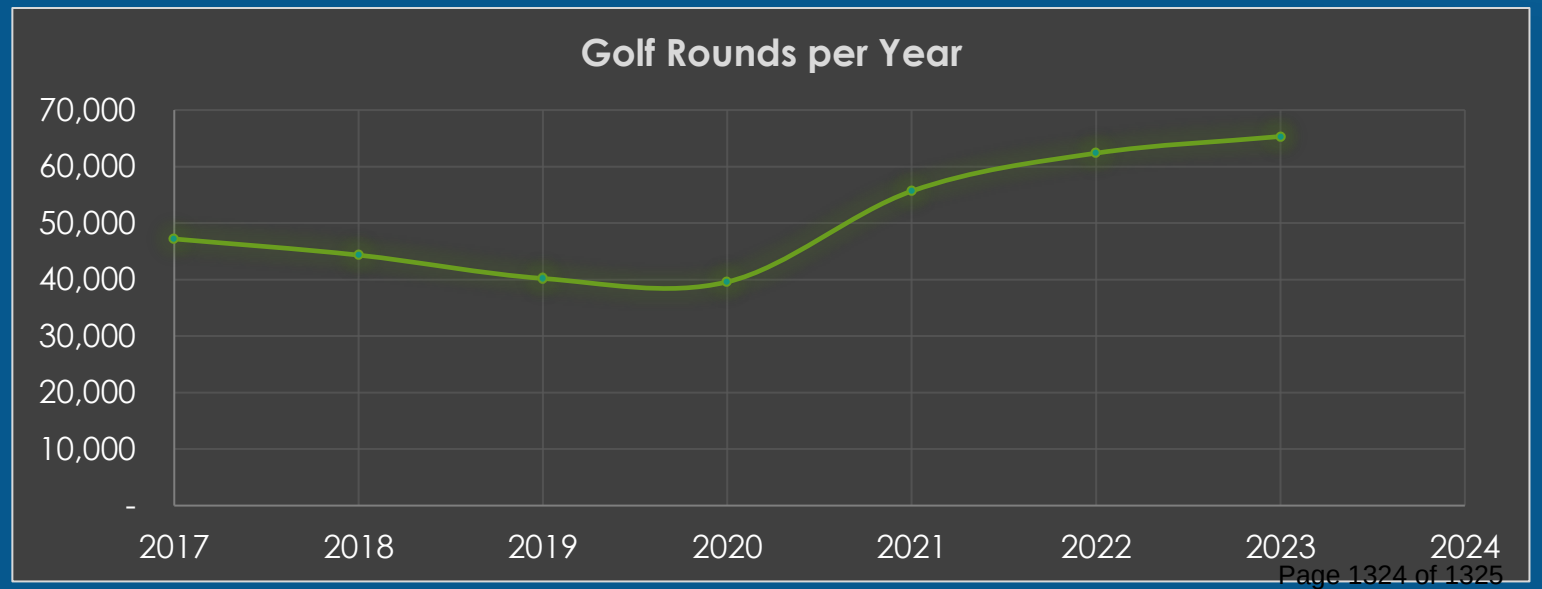
Rate / Course	Cost	Options
Tarpon Springs Golf Course (Morning)	**$65**	(2) Morning tee times: One Junior, City Discount, with Cart
Seven Springs Champion Course	$118	(2) Morning Tee times
Mangrove Bay (18-holes)	$89.88	(2) Morning Tee times with Cart Fee
Wentworth	$110	(2) Morning Tee times
Chi Chi Rodriguez	$46	(2) Tee times, Twilight, One Junior
Tarpon Springs Golf Course (Twilight)	**$41**	(2) Tee times, Twilight, One Junior, walking
AMC Movie Tickets	$42.75	(1) Adult, (1) Child, Large Popcorn, (2) drinks

GOLF COURSE CAPITAL IMPROVEMENTS – *RE-INVESTING IN SUCCESS*

- Tee Box Renovations:
  - Completed August 2024
  - Expand and renovate tee boxes to accommodate increase in rounds played
- Clubhouse:
  - Architect and Engineer are working on design options
  - Goals:
    - New facility, more parking
    - Expand space to host tournaments and events
    - Design and Construction in 2025 or 2026

Tee box 11: 2023

Tee box 11: Now



RESOLUTION No. 2024-37

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, AUTHORIZING INCREASES IN THE GOLF COURSE FEES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the golf course is an enterprise fund and golf course fees are the primary source of income to pay for golf course operation, including labor and golf course maintenance, and

WHEREAS, such golf course fees should be revisited and revised as needed based upon market conditions, course amenities, and conditions, and

WHEREAS, city staff has conducted a survey of golf course fees and determined that an increase in the golf course fees is needed and proposes the increases set forth in the attached Exhibit A; and

WHEREAS, the golf industry is rapidly evolving and competing golf courses now update golf rates utilizing real time dynamic pricing; and

WHEREAS the City Manager has recommended that the Board of Commissioners approve the changes to the golf course fees.

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

Section 1. The golf course fees as reflected in the attached Exhibit A are hereby ratified and approved.

Section 2. The City Manager is directed to periodically review and update golf course rates and policies to meet emerging market conditions and respond to competition from local courses and rates of play. Periodic base rate adjustments or rate discounts of up to 15% of base rates shall be based on market research, operational needs, the recommendation of golf course professional staff and department leadership, and approved by the City Manager.

Section 3. This resolution shall become effective October 1, 2024.