



City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

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

PLANNING AND ZONING BOARD AGENDA MONDAY, OCTOBER 21, 2024 6:30 PM - CITY HALL AUDITORIUM

1. PLEDGE OF ALLEGIANCE

2. REFLECTION

3. CALL TO ORDER / ROLL CALL

4. ORGANIZATIONAL MEETING

- a. Election of Officers

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. ORDINANCES AND RESOLUTIONS

- a. **ORDINANCE 2024-01**; Land Development Code Amendment: Amending Article VII, Heritage Preservation, and, Providing for Creation of Neighborhood Conservation Overlay Districts (Application 22-112); Legislative. **DEFERRED TO A DATE CERTAIN OF NOVEMBER 18, 2024.**
- b. **ORDINANCE 2024-08**: Annexation, Future Land Use Map Amendment, and Zoning Atlas Amendment for property located at 249 and 251 Anclote Road (Application 24-51); Quasi-Judicial.

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[OCTOBER 21, 2024 / NOVEMBER 5, 2024]

STAFF REPORT – OCTOBER 14, 2024

Application No. / Project Title: #24-51

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: Merlin Seamon / Sea Bass, LLC d.b.a. Belle Harbour Marina

Property Size: 0.375 acres

Current Zoning: Pinellas County – C-2 (General Commercial and Services)

Proposed Zoning: WDII (Waterfront Marine Industry Development District)

Current Land Use: Pinellas County – E (Employment)

Proposed Land Use: IG (Industrial General)

(Current Comprehensive Plan)

Proposed Land Use: I (Industrial)

(2045 Comprehensive Plan)

Location / Parcel ID: 249 and 251 Anclose Road / 12-27-15-11214-006-0015
12-27-15-11214-007-0003

ORDINANCE NO 2024-08

BACKGROUND SUMMARY:

The applicant is requesting annexation of approximately 0.375 acres of developed property in conjunction with a proposed Future Land Use Map (FLUM) amendment from Pinellas County E (Employment) to City of Tarpon Springs IG (Industrial General), and, a rezoning of the property from Pinellas County C-2 (General Commercial and Services) to City of Tarpon Springs WDII (Waterfront Marine Industry Development District). The application does not state a purpose for the annexation request. The parcel at 249 Anclose Road is built with a single family detached dwelling. The adjacent parcel at 249 Anclose Road is being used for boat storage.

PRELIMINARY STAFF RECOMMENDATION:

Staff cannot identify any significant negative long-term planning issues with annexation of this property. The Board of Commissioners should be aware of, and consider the following, in making a determination:

- The existing single family residence at 249 Anclose Road (east parcel) is currently, and would continue upon annexation, to be a legal non-conforming use. The western parcel (251 Anclose Road) would not conform with the lot width in the proposed zoning. However, these conditions alone are not expected to place an undue burden on the City.
- Neither parcel has direct public roadway or public utilities access. However, these services are available nearby (Anclose Road and Bayou Drive). The burden would be on the owner/redeveloper of the parcels to extend services to the properties.



- Pinellas County does not currently have any active code enforcement cases for either of the two parcels included in the annexation request.
- The annexation and expansion of these properties to the proposed Future Land Use Map and zoning designations would expand the existing working waterfront and waterfront-dependent character of this area. This is consistent with the current and 2045 Future Land Use Map and the Place Based Area Map.

Given the above, staff recommends that the Board of Commissioners consider the request and act to approve or deny **Ordinance 2024-08** to:

1. annex approximately 0.375 acres into the City of Tarpon Springs municipal boundary,
2. amend the Future Land Use Map (FLUM) from Pinellas County land use designation E (Employment) to City of Tarpon Springs land use designation IG (Industrial General), and,
3. amend the Official Zoning Atlas from Pinellas County zoning designation C-2 (General Commercial and Services) to City of Tarpon Springs zoning designation WDII (Waterfront Marine Industry Development District).

Note that the annexation and rezoning requests are quasi-judicial decisions of the BOC. The FLUM amendment is a legislative decision. Each should be deliberated as such. Since the FLUM amendment and rezoning are dependent on the annexation decision, all three actions may be executed in the single ordinance.

CURRENT PROPERTY INFORMATION:

Use of Property:	Developed with a single family dwelling and boat storage
Site Features:	Buildings, fencing, gravel drive/parking/storage, few trees
Vehicle Access:	The property gains access from Anclote Road through the adjacent Pinellas County-owned Belle Harbour Marina property.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	WDII (Waterfront Marine Industry Development District)	IG (Industrial General)
South:	Pinellas County E-1 (Employment-1)	Pinellas County E (Employment)
East:	Pinellas County C-2 (General Commercial and Services) Pinellas County E-2 (Employment-2)	Pinellas County E (Employment)
West:	WDII (Waterfront Marine Industry Development District)	IG (Industrial General)

PLANNING CONSIDERATIONS:

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

1. The subject property is located in unincorporated Pinellas County and is zoned C-2 (General Commercial and Services) with an Employment (E) Future Land Use Map (FLUM) designation. The applicant is seeking voluntary annexation into the City of Tarpon Springs. The property is



bordered on the north and west sides by the Belle Harbour Marina, a Pinellas County-owned property located within the municipal limits of Tarpon Springs.

2. The Belle Harbour Marina property is located in the WDII (Waterfront Marine Industry Development) zoning district and the Industrial General (IG) FLUM category. The applicant has requested zoning and FLUM amendments to match the marina property. A corresponding amendment to the Countywide Map from Employment (E) designation to Industrial (I) designation would need to be requested.
3. The property is developed with a single family detached dwelling built in 1935 (east parcel – 249 Anclote Road) and with boat storage (west parcel – 251 Anclote Road). The single family detached dwelling is a legal nonconforming use and would remain so upon annexation. Historical aerial photography shows that the boat storage use of the western property was initiated after 2011 and expanded with demolition of a previously existing building at some point between 2014 and 2017. The applicant's undated survey shows this building on the property. Pinellas County review/permitting status for these activities was not investigated. Upon request, Pinellas County identified no active code enforcement case for either of the two properties included in the request.
4. The two properties that are a part of this request are located in an area of metes and bounds parcels. Neither of these two properties directly front on a public or private roadway and both must gain utilities and ingress/egress across other private property. While the County and City can provide access and utilities to these two parcels via existing facilities (i.e., Anclote Road), the owner/redeveloper of these parcels will need to confirm/obtain appropriate easements and construct compliant infrastructure to extend the services to these parcels.
5. The property is located in the Coastal High Hazard Area. The current Pinellas County FLUM designation allows transient density for lodging only. The requested FLUM amendment would remove all density (including transient density) from the property.

REVIEW STANDARDS / STAFF ANALYSIS - ANNEXATION:

Section 208.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 171.043, Florida Statutes provide standards for annexations. These standards, along with planning staff's analysis are provided below:

1. **Whether the property in question would create a municipal or county enclave upon annexation; i.e.: whether the area to be annexed is contiguous to the City's boundaries and is reasonably compact.**

Staff Analysis: The property is contiguous to the existing Tarpon Springs municipal limits on the north and west sides and will not create an enclave.

2. **Whether the property in question would reduce a "Type A" enclave as identified in the City's Interlocal Service Boundary Agreement with Pinellas County.**

Staff Analysis: Florida Statutes Section 171.031(13)(a) defines an enclave as "Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality." This is referred to as a "Type A" enclave per the Interlocal Service Boundary Agreement (ISBA) with Pinellas County. The agreement was executed to provide



flexibility with regard to statutory annexation processes in order to promote sensible service boundaries within the highly urban character of Pinellas County. The flexibility provided allows the City to annex noncontiguous properties that are in a Type A enclave notwithstanding the statutory annexation standards.

The subject property is located within a "Type A" enclave. However, the property already qualifies for annexation because it is contiguous with the municipal boundaries. Annexation of this property will reduce the "Type A" enclave.

3. The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.

Staff Analysis: The property has the following public facilities service characteristics:

- The City has been providing potable water service to the property at 249 Anclote Road (single family residence) since 1986. There is an existing City potable water main traversing the length of Anclote Road in this area. Water service at 249 Anclote Road is apparently metered on Bayou Drive to the east via an existing 2-inch line extension along that street. The service meter is therefore connected to the existing residence through adjacent private property, perhaps through an existing easement or agreement (The City has not confirmed a record of the easement).

The adjacent property at 251 Anclote Road (boat storage) does not show any records of utilities, although a previous building on the property was apparently demolished at some point between 2014 and 2017. The Pinellas County Property Appraiser lists the 251 Anclote Road property as "vacant residential" for appraisal purposes.

The City has the ability to provide potable water service from the line on Anclote Road. However, the method of connection for each of these two properties depends on the provision of easements over adjacent properties as neither one has direct roadway frontage.

- The City is the wastewater service provider for this area. Wastewater for the 249 Anclote Road parcel (single family residence) is presumably being handled via an on-site sewage disposal system (septic tank) as the City has no record of service for that address. The properties at 307 Anclote Road (Belle Harbour Marina on County-owned parcel) and at 215 Anclote Road (southeast corner of Anclote Road and Bayou Drive) are both served with sanitary sewer. However, the other metes and bounds parcels along and adjacent to Bayou Drive are not served, so the built properties are presumably on septic tanks. The City has the capacity and the infrastructure (pressure main on Anclote Road) to serve the two properties requesting annexation. However, as with potable water service, the method of connection depends on the provision of easements over adjacent properties as neither one has direct roadway frontage.
- Anclote Road is under the jurisdiction of Pinellas County. Bayou Drive to the east is under the jurisdiction of the City of Tarpon Springs. Both parcels proposed for annexation currently gain access via a driveway extending from Anclote Road, through the Pinellas County-owned



Belle Harbour Marina parcel. An easement or other instrument memorializing the access has not been provided to the City.

- The property is within the City's solid waste service area. The City has the ability to provide solid waste service to these properties from Anclote Road.
 - It is not known whether any on-site stormwater handling facilities exist on the site. None are discernable on aerial photography. A future redevelopment of the property would be required to provide for stormwater handling in accordance with the City's Land Development Code.
 - The property is already located within the Tarpon Springs Fire District. The City has the ability to provide law enforcement services for this property.
- 4. The history or status of any Pinellas County code enforcement actions or violations that may cause an undue burden on the City. Such actions include, but are not limited to unpermitted construction, FEMA violations, nonconforming uses and illegal or prohibited uses.**

Staff Analysis: Pinellas County was contacted with a request for any open code enforcement cases. The County confirmed that there are no active/open cases associated with either of the two properties proposed for annexation.

5. Whether the property in question is consistent with the City's Comprehensive Plan.

Staff Analysis: The owner has requested a FLUM designation of Industrial General (IG) under the current Comprehensive Plan. The applicant is aware that the name of this designation will change to Industrial (I) when the 2045 Comprehensive Plan goes into effect. The City's 2045 Comprehensive Plan was adopted on September 17, 2024. The plan has been transmitted to, and is currently under review by, the state land planning agency. It is expected to be approved and become effective by November 14, 2024, prior to the second reading of Ordinance 2024-08.

The single family detached dwelling is inconsistent with the current Pinellas County Employment FLUM category and will continue to be inconsistent with the City's current Industrial General (IG) FLUM category and pending Industrial (I) category. As a legal nonconforming use, it may continue but the structure cannot be expanded or replaced. The boat storage use is consistent with both current and proposed FLUM designations. Tables on pages 5-6 of this staff report show the allowable uses under the current and pending Comprehensive Plans.

It is noted that the adopted 2045 Comprehensive Plan (effective date pending) also calls for evaluation of FLUM amendments in the context of the Place-Based Area Map:

Future Land Use Element Goal 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."

The property is located in the "Working Waterfront Intensive" area on this map, which is described as follows:



“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.”

This general characterization was established to recognize the intense boat building, repair and parts manufacturing occupying the Island Avenue peninsula, the collection of marinas (wet and dry slip) in the area (e.g., Belle Harbour, Anclote Isles, Freedom Boat Club, etc.), and similar uses. The applicant has requested a FLUM amendment (Industrial) that would be consistent with the current and long-term character of this area as depicted in the Place Based Area Map. The adopted 2045 Future Land Use Categories & Rules Table shows the Industrial FLUM category relationship to the “Working Waterfront Intensive” Place Based Area.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

Current (2025) Comprehensive Plan: The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the County and current City FLUM categories are compared below:

	Current FLU: Pinellas County – Employment (E)	Proposed FLU: Tarpon Springs – Industrial General (IG)
INTENT:	It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.	
PRIMARY USES:	Research/Development-Light; Research/Development-Heavy; Manufacturing-Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse (no self storage)	<u>Policy 2.5.2:</u> The primary use shall be light industrial, and business/research parks. Heavy industrial uses may be permitted after a conditional use review for compatibility.
MAX. DENSITY:	50 dwelling units/acre for lodging only	0 dwelling units / acre
MAX. FLOOR AREA RATIO:	0.65	0.60
MAX. IMPERVIOUS SURFACE:	0.85	0.90



Pending (2045) Comprehensive Plan: The City’s 2045 Comprehensive Plan was adopted on September 17, 2024. The plan has been transmitted to, and is currently under review by, the state land planning agency. It is expected to be approved and become effective by November 14, 2024. The standards for the Pinellas County Employment (E) and pending City Industrial (I) FLUM categories are compared below:

	Current FLU: Pinellas County – Employment (E)	Proposed FLU: Tarpon Springs – Industrial (I)
INTENT:	It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.	
PRIMARY USES:	Research/Development-Light; Research/Development-Heavy; Manufacturing-Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse (no self storage)	<u>Permitted Uses:</u> • Manufacturing, light / medium / heavy • Business/research parks • Marina facilities • Research/development, light/ heavy • Wholesale/distribution • Storage/warehouse
MAX. DENSITY:	50 dwelling units/acre for lodging only	0 dwelling units / acre
MAX. FLOOR AREA RATIO:	0.65	0.60
MAX. IMPERVIOUS SURFACE:	0.85	0.90

Staff Analysis: With the change in the FLUM from Pinellas County’s Employment (E) category to the City’s Industrial General (IG) category (current) and Industrial (I) category (pending), the current allowable density of zero (0) permanent dwelling units per acre would continue. The County Employment category currently allows for transient (lodging) density. The City’s designations do not provide for transient density. The change would also allow the floor area ratio to decrease slightly (from 0.65 to 0.60) and the impervious surface ratio to increase slightly (from 0.85 to 0.90).



REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

A summary comparison of the zoning district standards is provided below:

	Current Zoning: Pinellas County – C-2	Proposed Zoning: City - WDII
Permitted/Conditional Uses:	A wide array of uses allowable.	<u>Permitted</u> : boat yards, commercial fishing establishments and related processing and packing, marinas, marine salvage and construction establishments. <u>Conditional</u> : community service uses, heavy utility service, industrial workshops and services, light manufacturing, off-shore tour vessels, seaports, warehouses, wholesale trade.
Max. Density	24 dwelling units per acre	0 dwelling units per acre
Max. Non-Residential Floor Area	0.55	0.60
Max. Impervious Surface Ratio	n/a	0.85
Min. Open Space	n/a	10%
Lot Standards:		
Min. Lot Area	10,000 square feet	5,000 square feet
Min. Lot Width	80 feet	50 feet
Min. Lot Depth	100 feet	80 feet
Max. Height	75 feet (limited to 45 feet within 50 feet of residential zoning)	40 feet
Setbacks:		
Front Yard	5 feet	10 feet
Side Yard	0 feet (20 feet required abutting a residential district)	10 feet
Side Street	n/a	10 feet
Rear Yard	0 feet (20 feet required abutting a residential district)	0 feet (25 feet when adjoining a residential district)



Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

Staff Analysis: See the above analysis of the FLUM amendment to the current IG (Industrial General) category and the pending I (Industrial) category. The proposed WDII (Waterfront Marine Industry Development) zoning district is consistent with these categories. It is also consistent with the goals, objectives and policies of both the current and the pending Comprehensive Plans.

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

Staff Analysis: The property is currently built with a single family detached dwelling and with boat storage. This area of riverfront can primarily be characterized as industrial marine and tourist-oriented marine. It includes marinas, commercial marine facilities, and, industrial marine facilities. The collection of metes and bounds (unplatted) parcels of which the applicant's property is a part also includes six other homes built between 1925 and 1954. The County's current FLUM designation of Employment does not allow for permanent residential density. This would continue under the proposed City FLUM designation, so there is a long-term goal to phase permanent density out of this area.

The proposed WDII (Waterfront Marine Industry Development) zoning district is appropriate and compatible with the existing and planned uses in this area which are focused on marine industry-related and working waterfront employment. The existing single family dwelling (eastern parcel) may continue as a legal nonconforming use. The dwelling's east side setback is shown as 6.2 feet on the undated survey provided by the applicant. This would be a legal nonconforming condition in the WDII district. A change in the building's use could be accommodated without expanding that nonconformity. The western parcel (251 Anclote Road) does not conform to the required minimum parcel width standards of the WDII district. If it were to be redeveloped in the future, it may be required to be combined with an adjacent parcel.

3. The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

Staff Analysis: The proposed amendment will provide for continuation and expansion of the working and tourist-oriented waterfront in accordance with the current and pending Comprehensive Plans. There are City facilities serving this area. The City does not anticipate additional costs to provide for public facilities.

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



facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.

Staff Analysis: The City has the capacity and ability to serve the property with all public facilities. The owner/redeveloper will be responsible for extending those facilities across private property to serve the existing and planned development. The proposed annexation will not adversely affect the City's ability to provide standard public facilities and will not degrade levels of service for any facilities. There are some nonconformities associated with the property. However, those are not expected to place an undue burden on City resources. There are no active code enforcement cases associated with the property.

TECHNICAL REVIEW COMMITTEE:

TRC reviewed this project on August 1, 2024, for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. The applicant was given the option of supplying additional information. No new information has been provided to date. There were no further comments from the TRC.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide Presentation
2. Application
3. Surveys
4. Draft Ordinance 2024-08

BELLE HARBOUR MARINA #24-51

Planning & Zoning Board – October 21, 2024

Board of Commissioners – November 5, 2024

(Second Reading Date To Be Determined)





SITE AND CONTEXT



SITE AND CONTEXT



SITE AND CONTEXT

**BELLE
HARBOUR
MARINA**

**BOAT
STORAGE**

**SINGLE
FAMILY
DWELLING**

BAYOU DRIVE

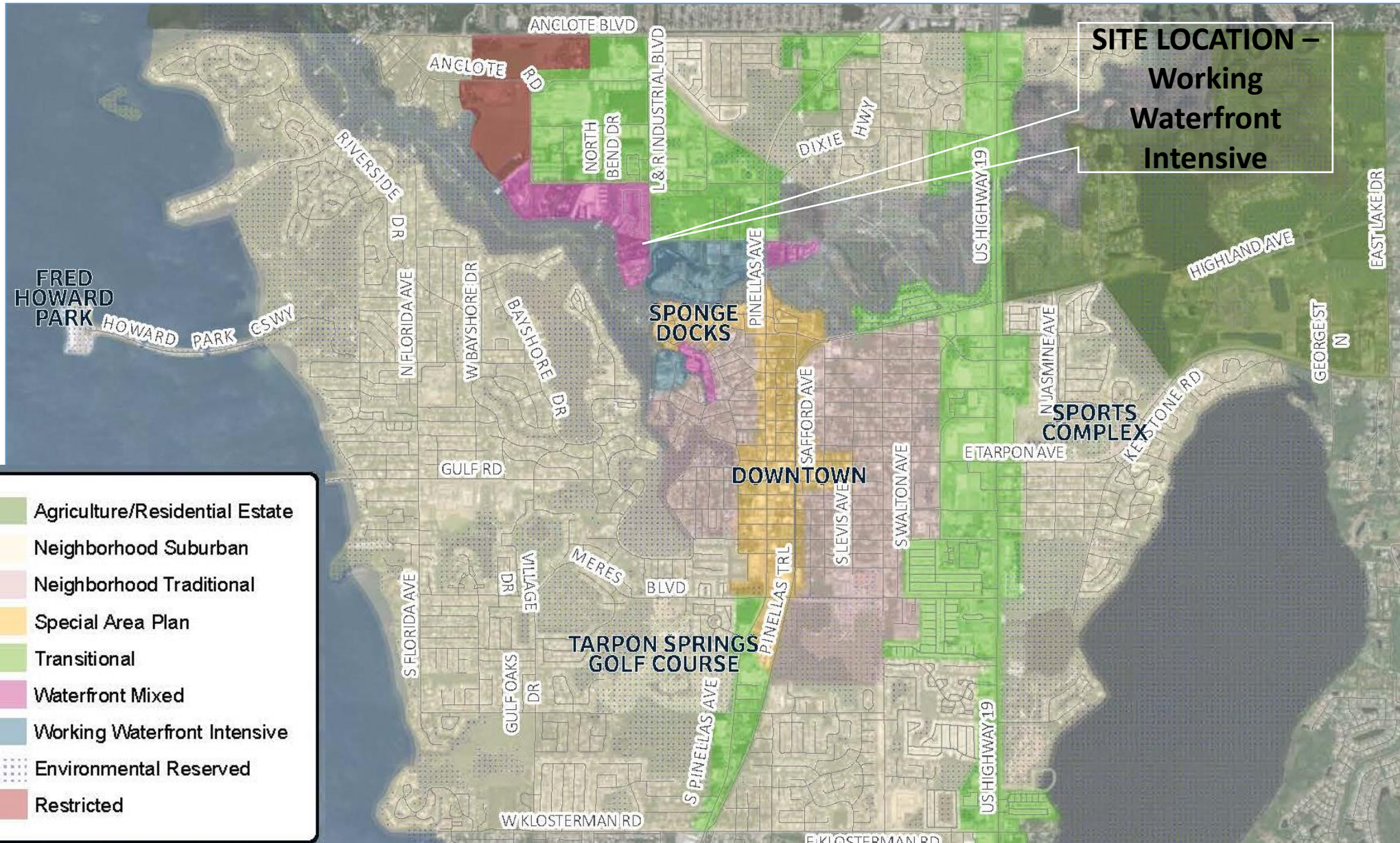
SITE LOCATION, FUTURE LAND USE



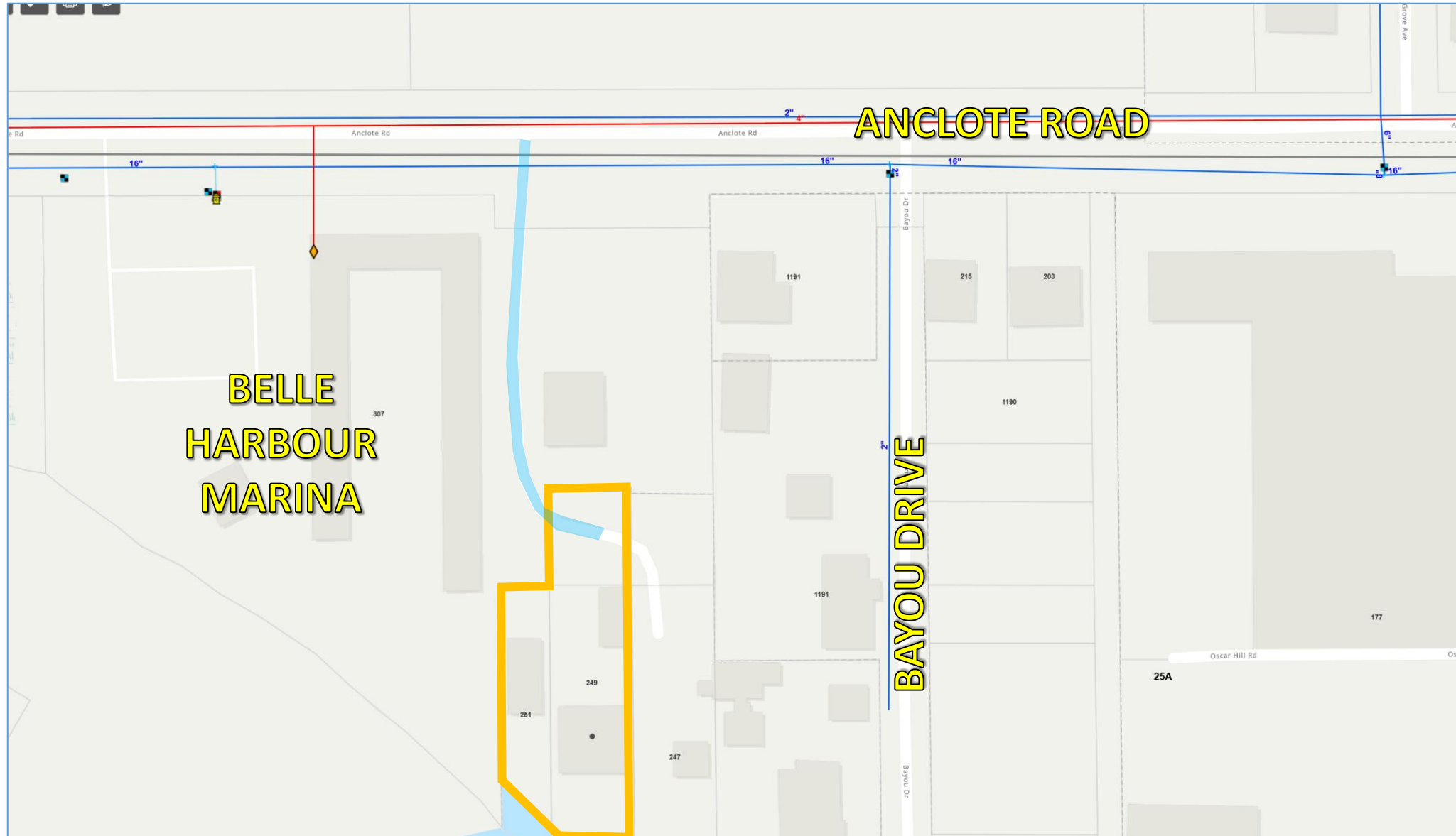
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



SITE LOCATION, PLACE-BASED AREA MAP



REVIEW CRITERIA – UTILITIES/ROADWAY ACCESS



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT





SUMMARY OF REQUESTS

#24-51 – 249 and 251 Anclothe Road

1. Annex

- 0.375 acres into City of Tarpon Springs

2. Future Land Use Map Amendment (FLUM)

- Current: E (Pinellas County – Employment)
- Proposed: IG (City of Tarpon Springs – Industrial General)
- Proposed 2045 Comprehensive Plan: I (City of Tarpon Springs – Industrial)

3. Rezoning

- Current: C-2 (Pinellas County – General Commercial and Services)
- Proposed: WDII (Tarpon Springs – Waterfront Marine Industry Development District)
- **Applicant / Owner**: Merlin Seamon / Sea Bass, LLC d.b.a. Belle Harbour Marina
- **Current Use**: single family detached dwelling; boat storage

REVIEW CRITERIA - ANNEXATION

- 1) Annexation of the property would not create a municipal or county enclave, is contiguous to the City's boundaries, and, is reasonably compact.
- 2) This property is within a "Type A" enclave but is contiguous with the municipal boundaries. Annexation will reduce the Type A enclave.
- 3) City facilities are available to the property and the City has the ability to serve the property upon annexation. Utilities and roadway access would be available from Anclothe Road (a Pinellas County roadway). The owner/developer must extend these services across adjacent private property.
- 4) Pinellas County has no active code enforcement case on the subject property. The property has an existing legal nonconforming single family detached dwelling. That use will continue as legal and nonconforming after annexation. The nonconformity will not place undue burden on City facilities or services.
- 5) The property is consistent with the proposed Future Land Use Map category. The existing nonconforming use may continue until removed or redeveloped.



REVIEW CRITERIA – FLUM AMENDMENT

- 1) The proposed Industrial General (IG) Future Land Use Map (FLUM) designation is consistent with the policies of the current (2025) Comprehensive Plan and the FLUM designations of the surrounding area.
- 2) The Industrial (I) FLUM designation is consistent with the policies of the pending (2045) Comprehensive Plan and with the Place Based Area Map overlay of “Working Waterfront Intensive.”
- 3) Upon approval of the annexation at first reading, an application will be filed for a Countywide Map amendment from Employment (E) to Industrial (I).
- 4) It is noted that with the change from Pinellas County Employment (E) FLUM and from Forward Pinellas Employment (E) categories, transient (lodging) density will be removed.

REVIEW CRITERIA - REZONING

- 1) The WDII (Warefront Marine Industry Development) zoning district is consistent with the IG (Industrial General) and Industrial (I) FLUM designations and the associated Comprehensive Plan policies.
- 2) The WDII district is appropriate to and compatible with the predominant uses in the area. The existing nonconforming single family dwelling would be allowed to continue until removed/redeveloped.
- 3) The amendment would provide for efficient and orderly growth as it would bring this parcel into the City under the appropriate long-term designation on both the FLUM and the Zoning Atlas and expand/continue the working waterfront character of this area.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, potable water, solid waste, drainage, law enforcement and fire protection. The property does not front on a roadway, so roadway access and utilities would have to be extended to the property across other private property.



PRELIMINARY STAFF RECOMMENDATION

#24-51 – ORDINANCE 2024-08: The Board should consider the following:

- the property's nonconformities (no active Code Enforcement case),
- the lack of direct roadway and utilities access,
- the potential to continue and expand the working waterfront.

Staff recommends that the Board ***act to approve or deny Ordinance 2024-08 to:***

- Annex +/- 0.375 acres into Tarpon Springs
- Amend the Future Land Use Map from Pinellas County E (Employment) to City of Tarpon Springs Industrial General (IG)
- Amend the Zoning Atlas from Pinellas County C-2 (General Commercial and Services) to City of Tarpon Springs WDII (Waterfront Marine Industry Development) zoning district.

Public Notice – This item was advertised as required. No responses were received.

ORDINANCE 2024-08

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.36 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD (APPLICATION 24-51); AMENDING THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD FROM PINELLAS COUNTY EMPLOYMENT (E) CATEGORY TO CITY OF TARPON SPRINGS INDUSTRIAL GENERAL (IG) CATEGORY; AMENDING THE OFFICIAL ZONING ATLAS FOR PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD FROM PINELLAS COUNTY C-2 (GENERAL COMMERCIAL AND SERVICES DISTRICT) TO CITY OF TARPON SPRINGS WDII (WATERFRONT MARINE INDUSTRY DEVELOPMENT DISTRICT) PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said property has requested to annex said property described in Exhibit A; and,

WHEREAS, the parcel is contiguous to the City of Tarpon Springs municipal boundary and is located within the City's planning area; and,

WHEREAS, annexation of the property will not create an enclave; and,

WHEREAS, the City of Tarpon Springs can provide services to the property; and,

WHEREAS, the owner of said property has applied to amend the Future Land Use Map designation of the property from the Pinellas County E (Employment) category to the City of Tarpon Springs I (Industrial General) category; and,

WHEREAS, the permitted uses within the IG (Industrial General) land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has applied to re-zone the property from the Pinellas County C-2 (General Commercial and Services) zoning district to the City of Tarpon Springs WDII (Waterfront Marine Industry Development) zoning district; and,

WHEREAS, the proposed WDII (Waterfront Marine Industry Development) zoning district is consistent with the proposed Future Land Use Map category of IG (Industrial General); and,

WHEREAS, the planned uses within the WDII District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Ordinance on October 21, 2024; and,

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

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

Section 1. FINDINGS: ANNEXATION

1. That this Ordinance will not create an enclave upon annexation.
2. That the property is located in a “Type A” enclave as identified in the City’s Interlocal Service Boundary Agreement with Pinellas County.
3. That annexation of the property will not have an adverse impact upon public facilities.
4. That the City will be able to provide public services to the property upon annexation.
5. That the history or status of any Pinellas County code enforcement actions, violations and/or nonconforming uses of the property will not cause undue burden on the City.
6. That the property is consistent with the City’s Comprehensive Plan and Future Land Use Map.

Section 2. FINDINGS: FUTURE LAND USE MAP AMENDMENT

1. That this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. That this amendment to IG (Industrial General) Future Land Use Map designation is appropriate.

Section 3. FINDINGS: ZONING ATLAS AMENDMENT

1. That this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.
2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 4. ANNEXATION

In accordance with Chapter 171.044, F.S. the property described in Exhibit A is hereby annexed from unincorporated Pinellas County into the corporate limits of the City of Tarpon Springs and the boundaries of Tarpon Springs are hereby redefined to include the described property.

Section 5. FUTURE LAND USE MAP DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Industrial General for the property described in Exhibit A.

Section 6. ZONING ATLAS DESIGNATION

The Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described in Exhibit A.

Section 7. EFFECTIVE DATE

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

ORDINANCE 2024-08 EXHIBIT A

A lot 50 feet in width, extending Southward from a street to be opened 30 feet in width to the water of the Bayou or old channel of the Anclote River, and more particularly described as follows: Beginning at a stake located 280 feet West of the East boundary line of Lot 6 of Bridge Subdivision according to a map of the same recorded in Plat Book 4, Page 103, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, and 250 feet South of the South line of the present Anclote Road; running thence South parallel to the East boundary of said Lot Six (6), 280 feet distant therefrom for a distance of approximately 180 feet to the water edge; thence Westerly with the Bayou or River to a stake; thence North parallel with the first described line for a distance of about 145 feet to a stake in the South line of a 30-foot street; thence East with the same 50 feet to the place of beginning, Pinellas County, Florida.

and

Being a lot 30 feet wide and extending Southward, from a street to be opened 30 feet wide, to the waters of the Bayou or old channel of Anclote River, or more particularly described as follows: Beginning at a stake located 330 feet West of the Easterly boundary of Block 6 of Bridge Subdivision of that part of Section 12, Township 27 South, Range 15 East, lying North of the Anclote River, according to the map of said subdivision recorded in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, (of which Pinellas County was formerly a part of) in Plat Book 4, Page 103, and 250 feet South of the South line of the present 30 foot Anclote Road, for a point of beginning, and running thence South, parallel to the East boundary of Block 6, and 330 feet distance therefrom for a distance of about 145 feet to the waters edge, thence Westerly with the bayou or river to a stake, thence North parallel to the first described line for a distance of 120 feet; thence East 30 feet to place of beginning, being a apart of Block 6 and 7 of Bridge Subdivision.

THE WEST 50.13 FEET OF THE FOLLOWING DESCRIBED PARCEL.

THAT PORTION OF BLOCK 6 AND BLOCK 7, BRIDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 103, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE WEST A DISTANCE OF 230.00 FEET; THENCE SOUTH 230.00 FEET TO THE POINT OF BEGINNING; THENCE S. 88 DEGREES 07' 41" W., 100.00 FEET; THENCE N. 00 DEGREES 04' 59" E., 58.04 FEET; THENCE S. 89 DEGREES 58' 02" EAST, 50.13 FEET; THENCE S. 00 DEGREES 00' 00" W., 4.36 FEET; THENCE 89 DEGREES 58' 02" E., 49.74 FEET; THENCE 00 DEGREES 00' 00" W., 50.72 FEET TO THE POINT OF BEGINNING.

CITY OF TARPON SPRINGS, FLORIDA
Annexation Application

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 Sea Bass LLC DBA Belle Harbour Marina		Email merle@shoredev.com	
Address 307 Anclothe Rd			
City Tarpon Springs		State FL	Zip 34689
Phone 7272431493	Fax N/A	Cellular 7272431493	

Applicant

Name Merlin Seamon		Email merle@shoredev.com	
Address 1161 Marina Dr			
City Tarpon Springs		State FL	Zip 34689
Phone 7272431493	Fax N/A	Cellular 7272431493	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Project Name Belle Harbour Marina Expansion		
Property Location or Address 249 and 251 Anclothe Rd		
Legal Description (attach additional sheets as necessary) See Survey		
Tax Parcel Number(s) 12-27-15-11214-007-0003 12-27-15-11214-006-0015	Site Acreage .36	Percentage of City

Land Use & Zoning Information

Present Designations of Property (County)		Proposed Designations for Property (City)	
Land Use Category	Zoning District	Land Use Category IG Waterfront	Zoning District WDII
Land Use Plan Amendment Required? ☐ YES ☒ NO		If yes, Countywide Plan Amendment Required? ☐ YES ☒ NO	

The following MUST be furnished with this application: [incomplete applications will not be accepted]

- ☒ Completed original application with digital copies of all application documents
- ☒ \$500.00 advertising fee
- ☒ Property survey including legal description, signed and sealed by a professional land surveyor
- ☒ Proof of ownership (warranty deed, title certification, etc.)

CITY OF TARPON SPRINGS, FLORIDA
Annexation Application

The following is an excerpt from the City's Comprehensive Zoning and Land Development Code regarding annexation applications.

§ 208.00 ANNEXATIONS.

- (A) This section is intended to supplement the requirements of F.S. Ch. 171.
- (B) Voluntary applications to annex shall be filed by the property owner of record and shall be filed with the Planning and Zoning Department on forms provided by the Director and shall include the required fee established by this Code.
- (C) The Director shall forward all applications to the City's Technical Review Committee (TRC) for an administrative and completeness review.
- (D) Upon receiving a determination from the Technical Review Committee (TRC) that the application is complete and ready for processing the Director shall notice the application for public hearing before the Planning and Zoning Board and Board of Commissioners.
- (E) Notice for public hearing shall constitute written legal notice in accordance with the requirements of this Article.
- (F) The Planning and Zoning Board shall hold a public hearing on the application for the purpose of submitting a written recommendation to the Board of Commissioners.
- (G) The Board of Commissioners shall review the application and recommendation of the Planning and Zoning Board and render a decision based upon the following factors and approval shall be in the form of an ordinance:
 - (1) Whether the property in question would create a municipal or County enclave upon annexation.
 - (2) The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.
 - (3) Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.
- (H) Upon annexation the area annexed shall be subject to all laws, ordinances, and regulations in force in the City and shall be entitled to the same privileges and benefits of other parts of the City.
- (I) The area annexed shall be subject to the regulations of the Pinellas County land use plan and zoning code until the area is zoned and designated with a land use district by the City to comply with its Comprehensive Plan.

CITY OF TARPON SPRINGS, FLORIDA
Annexation Application

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 Merlin Seamon
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: _____	Title Holder/Property 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 _____ day of _____, A.D., 20 ____
by Merlin E. Seamon
by _____, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: _____
Signature: _____
Stamp: _____

Prepared by and return to:
Herbert Elliott
Attorney at Law
1111 Riverside Drive
Tarpon Springs, FL 34689

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2017129234 04/26/2017 at 03:16 PM
OFF REC BK: 19605 PG: 2102-2103
DocType:DEED RECORDING: \$18.50
D DOC STAMP: \$350.00

Parcel ID No. 12/27/15/11214/006/0006(portion)
Consideration: \$50,000.00

WARRANTY DEED

This Indenture, made this 21st day of April, 2017, Between, Alexander M. Joanow, a single man, individually and as Trustee of the Alexander M. Joanow Revocable Living Trust, u/t/d May 23, 2012, 1163 Bayou Drive, Tarpon Springs, Florida, 34689, Grantor, and

Sea Bass, LLC, a Florida Limited Liability Company, 331 Anclote Road, Tarpon Springs, Florida 34689, Grantee,

Witnesseth that said Grantor, for and in consideration of the sum of **** TEN DOLLARS ****, has granted, bargained and sold to the said Grantee, its heirs and assigns forever, the following described land in Pinellas County, Florida:

SEE EXHIBIT A

The above property is vacant land.

and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has unto set his hand and seal the day and year first above written.

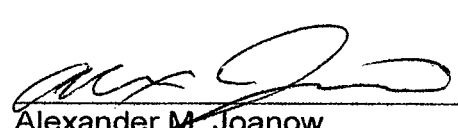
Signed, sealed, and delivered in our presence:

Witness 1:

Printed:

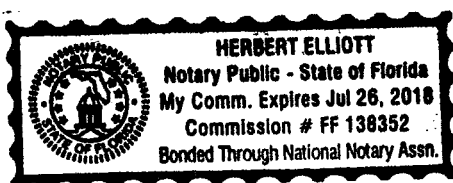
Witness 2:

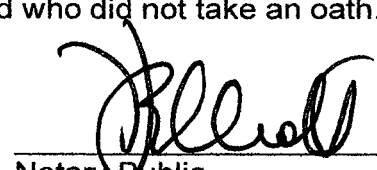
Printed:


Alexander M. Joanow
Individually and as Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21st day of April, 2017, by Alexander M. Joanow, who is personally known to me, and who did not take an oath.




Notary Public
My Commission Expires:

Prepared by and Return to:
Robin Sweller
Roland D. Waller, Esq.
5332 Main Street
New Port Richey, FL 34652
727-847-2288
File No.: 35566.01

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **September, 2013** between

Frank Morin and Anna Tarabocchia
whose post office address is
16423 Ivy Lake Drive, Odessa, FL 33556
grantor, and

Sea Bass, LLC, a Florida corporation
whose post office address is
307 Anclote Road, Tarpon Springs, FL 34689
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of **Two Hundred Sixty Thousand and 00/100 Dollars** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County Florida** to-wit:

A lot 50 feet in width, extending Southward from a street to be opened 30 feet in width to the water of the Bayou or old channel of the Anclote River, and more particularly described as follows: Beginning at a stake located 280 feet West of the East boundary line of Lot 6 of Bridge Subdivision according to a map of the same recorded in Plat Book 4, Page 103, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, and 250 feet South of the South line of the present Anclote Road; running thence South parallel to the East boundary of said Lot Six (6), 280 feet distant therefrom for a distance of approximately 180 feet to the water edge; thence Westerly with the Bayou or River to a stake; thence North parallel with the first described line for a distance of about 145 feet to a stake in the South line of a 30-foot street; thence East with the same 50 feet to the place of beginning, Pinellas County, Florida.

and

Being a lot 30 feet wide and extending Southward, from a street to be opened 30 feet wide, to the waters of the Bayou or old channel of Anclote River, or more particularly described as follows: Beginning at a stake located 330 feet West of the Easterly boundary of Block 6 of Bridge Subdivision of that part of Section 12, Township 27 South, Range 15 East, lying North of the Anclote River, according to the map of said subdivision recorded in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, (of which Pinellas County was formerly a part of) in Plat Book 4, Page 103, and 250 feet South of the South line of the present 30 foot Anclote Road, for a point of beginning, and running thence South, parallel to the East boundary of Block 6, and 330 feet distance therefrom for a distance of about 145 feet to the waters edge, thence Westerly with the bayou or river to a stake, thence North parallel to the first described line for a distance of 120 feet; thence East 30 feet to place of beginning, being a apart of Block 6 and 7 of Bridge Subdivision.

BOUNDARY SURVEY
SECTION 12 TOWNSHIP 27 SOUTH RANGE 15 EAST

DESCRIPTION :

A LOT 50 FEET IN WIDTH EXTENDING SOUTHWARD FROM A STREET TO BE OPENED 30 FEET IN WIDTH TO THE WATER OF THE BAYOU OR OLD CHANNEL OF THE ANCLOTE RIVER; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE LOCATED 280 FEET WEST OF THE EAST BOUNDARY LINE OF LOT 6 OF BRIDGE SUBDIVISION ACCORDING TO A MAP OF THE SAME FILED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND 250 FEET SOUTH OF THE SOUTH LINE OF THE PRESENT ANCLOTE ROAD; RUNNING THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID LOT SIX (6), 280 FEET DISTANT THEREFOR FROM A DISTANCE APPROXIMATELY 180 FEET TO THE WATER EDGE; THENCE WESTERLY WITH THE BAYOU OR RIVER TO A STAKE; THENCE NORTHERLY TO THE SOUTH LINE OF THE SAME LOT SIX (6) AT A STAKE IN THE SOUTH LINE OF A 30 FOOT STREET; THENCE EAST WITH THE SAME 50 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS BUT NOT WARRANTED. (PINELLAS COUNTY, FLORIDA).

PARCEL IDENTIFICATION NUMBER 12-27-15-11214-006-0015

AND BEING A LOT 30 FEET WIDE AND EXTENDING SOUTHWARD, FROM A STREET TO BE OPENED 30 FEET WIDE, TO THE WATERS OF THE BAYOU OR OLD CHANNEL OF ANCLOTE RIVER, OR MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE LOCATED 330 FEET WEST OF THE EASTERLY END OF BRIDGE SUBDIVISION OF THAT PART OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST, LYING NORTH OF THE ANCLOTE RIVER, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA (OF WHICH PINELLAS COUNTY WAS FORMERLY A PART OF) IN PLAT BOOK 4, PAGE 103, AND 250 FEET SOUTH OF THE SOUTH LINE OF THE PRESENT 30 FOOT ANCLOTE ROAD, FOR A POINT OF BEGINNING, AND RUNNING THENCE SOUTH, PARALLEL TO THE EAST BOUNDARY OF BLOCK 6 AND 330 FEET DISTANCE THEREFROM FOR A DISTANCE OF 100 FEET TO THE WATER EDGE, THENCE WESTERLY FOR A DISTANCE OF 100 FEET TO A STAKE, THENCE NORTH PARALLEL TO THE FIRST DESCRIBED LINE FOR A DISTANCE OF 120 FEET; THENCE EAST 30 FEET TO PLACE OF BEGINNING, BEING A PART OF BLOCK 6 AND 7 OF BRIDGE SUBDIVISION, TOGETHER WITH ALL RIPARIAN RIGHTS.

PRELIMINARY

SURVEY ABBREVIATIONS

[illegible]

NOTE: Elevations shown that are based on National Geodetic Vertical Datum.
NOTE: Unless otherwise stated the property description shown herein was provided by client.
NOTE: Underground installations or improvements, including foundations, have not been located except as shown herein.

NOTE: This flood determination is based on the Flood Insurance Rate Map, Federal Emergency Management Agency. This determination does not imply that the referenced property will or will not be free from flooding or damage. Property in a special flood hazard area may be damaged by a flood greater than that predicted on the F.I.R.M. or from local drainage problem not shown on the map. This determination does not create liability on the part of this company, or any officer or any employee thereof, for any damage that results from reliance on this determination.

NOTE: Above ground improvements including building overhangs have not been located except as shown herein.

NOTE: This survey was prepared without the benefit of a title search and may be subject to easement, right-of-ways, and other matters of record.

NOTE: Prior to construction and / or reliance on flood zone note, the building department should be contacted for verification of flood zone.

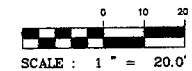
NOTE: The property shown herein may be subject to the rules, regulations, ordinances and / or jurisdictions of local state and / or federal agencies. The requirements of said rules, regulations, ordinances and / or the limits of said jurisdictions are not shown.

REVISIONS

CERTIFIED TO:
XXXXXXXXXX
XXXXXXXXXX

LEGEND

- SET CONCRETE MONUMENT
- POUND CONCRETE MONUMENT
- SET 1/2" IRON ROD L.B. # 4154
- POUND IRON ROD
- ▲ SET NAIL & DISK # 4154
- △ POUND NAIL



**BAY LAND
SURVEYING**
CERTIFICATE OF AUTHORIZATION L.E. # 4161

6154-A SPRINGER DR.
PORT RICHEY, FLORIDA 34668

PHONE : 727-845-1738
FAX : 727-844-3058
MOBIL : 727-243-8860

DRAWN BY:

DAVE

DATE OF DRAWING:

18004

SURVEY:

DATE OF FIELD WORK:

10004

CREW CHIEF

[illegible]

WORK ORDER NO.:

SECRET
1

OF	1	SHEETS
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.		

David K. Prevot
DAVID K. PREVOT
SURVEYOR AND MAPPER #4934

DAVID K. PREYOT
SURVEYOR AND MAPPER #4934

AC = ACRES
 A/C = AIR CONDITIONER
 ALUM = ALUMINUM
 AVE = AVENUE
 BLDG = BUILDING
 B/P = BRICK PAVING
 BLD = BUILDING
 BNDY = BOUNDARY
 C = CALCULATED
 C = CENTERLINE
 CB = CHORD BEARING

CD = CHORD DISTANCE
 CONC = CONCRETE
 CS = CONCRETE SLAB
 COR = CORNER
 COV = COVERED
 CY = CUBIC YARD
 DL = DRIVE
 DRA = DRAINAGE RETENTION AREA
 DUCOW = DRAINAGE RIGHT-OF-WAY
 E = EAST
 ELEC = ELECTRIC

ELV = ELEVATION
 ELY = EASTLY
 ENCL = ENCLOSURE
 EOP = EDGE OF PAVEMENT
 EPT = EASEMENT
 FLD = FLOOD
 H = HEDGE
 H.O.L. = HOLE OR LESS
 N = NORTH
 NLY = NORTHLY
 OVA = OVER ALL

SURVEY ABBREVIATIONS

CU = OVERHEAD UTILITY LINE
 O.U.L. = OFFICIAL RECORD BOOK
 P.C. = POINT OF CURVATURE
 P.E. = POLE EQUIPMENT
 P.I. = POINT OF INTERSECTION
 P.L. = PLANTER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF REVERSE CURVE
 P.P.M. = PERMANENT REFERENCE POINT
 R = RECORD
 RAD = RADIUS

R.R. = RAILROAD
 R.R.C. = RIGHT-OF-WAY
 S = SOUTH
 SCL = SCREENED
 SLY = SECTION
 SLY = SOUTHERLY
 TRANS = TRANSFORMER
 TWP = TOWNSHIP
 TYP = TYPICAL
 W = WEST

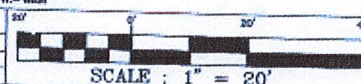
WLY = WESTLY
 WY = WITNESS
 ± = MORE OR LESS (or plus or minus)
 * = DIMENSIONS
 * = DIMENSIONS WHICH USED IN BEARINGS
 * = DIMENSIONS WHICH USED IN BEARINGS
 * = DIMENSIONS WHICH USED IN BEARINGS

REY CONCRETE FOUNDATION
 FOUND CONCRETE FOUNDATION
 RET 1/2" FROM ROAD L.S. @ 4054

LEGEND

FOUNDED (IRON ROD)
 SET FOUNDED & CORNER @ 4054
 FOUND HALL

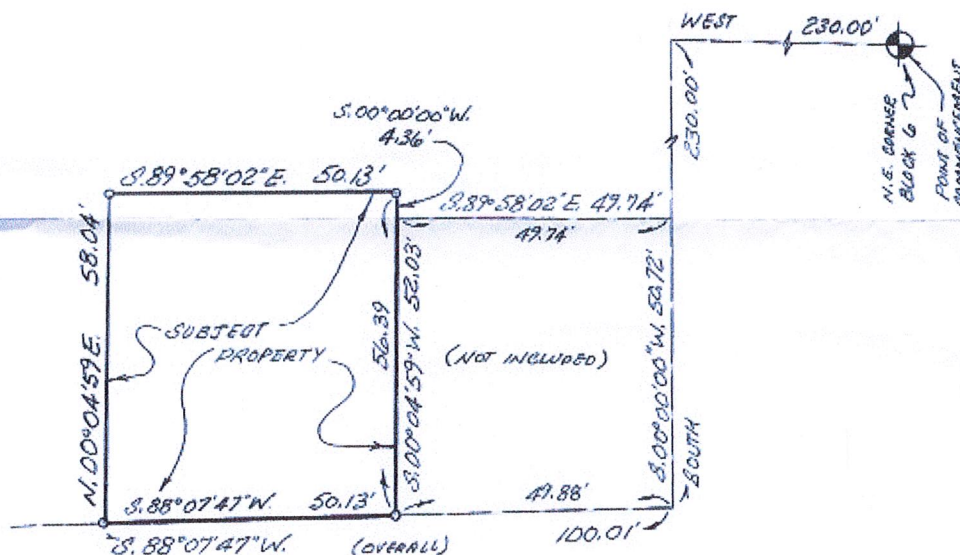
REVISIONS



DESCRIPTION:

THE WEST 50.13 FEET OF THE FOLLOWING DESCRIBED PARCEL.

THAT PORTION OF BLOCK 6 AND BLOCK 7, BRIDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 103, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE WEST A DISTANCE OF 230.00 FEET; THENCE SOUTH 230.00 FEET TO THE POINT OF BEGINNING; THENCE S. 88 DEGREES 07' 41" W., 100.00 FEET; THENCE N. 00 DEGREES 04' 59" E., 58.04 FEET; THENCE S. 89 DEGREES 58' 02" E., 50.13 FEET; THENCE S. 00 DEGREES 00' 00" W., 4.36 FEET; THENCE 89 DEGREES 58' 02" E., 49.74 FEET; THENCE 00 DEGREES 00' 00" W., 50.72 FEET TO THE POINT OF BEGINNING.



NOTE: Elevation shown thus $\triangle$ are based on National Geodetic Vertical Datum.
 NOTE: Unless otherwise stated the property description shown herein was provided by client.
 NOTE: Underground installations or improvements, including foundations, have not been located except as shown herein.
 NOTE: This flood determination is based on the Flood Insurance Rate Map, Federal Emergency Management Agency. This determination does not imply that the referenced property will or will not be free from flooding or damage. Property in a special flood hazard area may be damaged by a flood greater than that predicted on the F.I.R.M. or from local drainage problem not shown on the map. This determination does not create liability on the part of this company, or any officer or any employee thereof, for any damage that results from reliance on this determination.

NOTE: Above ground improvements including building overhangs have not been located except as shown herein.
 NOTE: This survey was prepared without the benefit of a title search and may be subject to easement, right-of-way, and other matters of record.
 NOTE: Prior to construction and / or reliance on flood zone note, the building department should be contacted for verification of flood zone.
 NOTE: The property shown herein may be subject to the rules, regulations, ordinances and / or jurisdictions of local state and / or federal agencies. The requirements of said rules, regulations, ordinances and / or the limits of said jurisdictions are not shown herein, unless stated otherwise.

DATE OF FIELD SURVEY: 4-7-17
 DATE OF DRAWING: 4-20-17
 CERTIFIED TO:

SEABASS, LLC

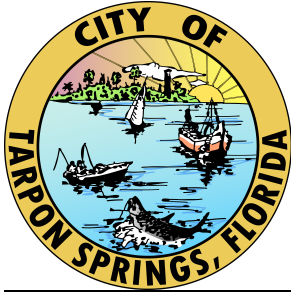
BAY LAND SURVEYING
 CERTIFICATE OF AUTHORIZATION LB. # 4164

6154-A SPRINGER DR.
 PORT RICHEY, FLORIDA 34668
 PHONE : 727-845-1738
 FAX : 727-844-3059
 MOBIL : 727-243-6660

BOUNDARY SURVEY: 4-7-17
 WORK ORDER NUMBER: 17-341AR

Unless it bears the signature and the original related seal of a Florida licensed surveyor and inspector, this map / report is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

David K. Prevot 4-20-17
 DAVID K. PREVOT, SURVEYOR AND MAPPER #4934



City of Tarpon Springs

TRC Comment Report

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

Project	24.51 PNZ - Belle Harbour Marina Expansion
Project Address	249-51 Anclote Rd Tarpon Springs, FL 34689 United States
Files and Attachments	Survey 2.pdf Design Development Application.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Fema

[Comment 00010 | Application.pdf]

Megan Araya

Flood Zone: AE-9 & AE-10

Fire

[Comment 00001 | Survey 2.pdf]

Kevin Wodrich

Not enough information to leave comments.

K. Wodrich, Fire Marshal 7/23/24

Planning and Zoning

[Comment 00002]

Patricia McNeese

This document contains comments resulting from the August 1, 2024 meeting of the Technical Review Committee.

[Comment 00003]

Patricia McNeese

The applicant is requesting annexation into the City of Tarpon Springs. [Section 208.00](#) of the Land Development Code (LDC) provides for 5 review criteria for annexations, summarized below:

1. The property is adjacent to the municipal limits and would not create an enclave.
2. The property is currently located in a "Type A" enclave as identified in the City's Interlocal Service Boundary Agreement with Pinellas County, so annexation of this property would reduce the enclave.
3. Both properties are in the Tarpon Springs Fire District. It appears that City utilities for both water and sewer exist along Anclote Road in this area. Status of facilities service to be reviewed and discussed by the Technical Review Committee (TRC).
4. Staff has submitted a public records request to Pinellas County requesting status of code enforcement actions, if any. See additional separate comment regarding nonconformities.
5. Consistency with the Comprehensive Plan will be determined based on the results of the above research.

[Comment 00004]

Patricia McNeese

Both parcels are currently located in Pinellas County Future Land Use Map (FLUM) category, Employment (E), and in the county zoning district, General Commercial and Services (C-2). The applicant has requested a City FLUM designation of Industrial General (IG) and zoning of WDII (Waterfront Marine Industry Development). The requested designations are consistent with the surrounding annexed area.

The property is in the Employment category on the Countywide Map. Upon approval of first reading of the annexation ordinance, the City will apply for a change to the "Industrial" category on the Countywide Map.

[Comment 00005]

Patricia McNeese

The Pinellas County Property Appraiser lists the current use at 249 Anclote Road as "single family home" built in 1935. Single family detached residential is not an allowable use in the current Pinellas County C-2 zoning or in the proposed Tarpon Springs WD-II zoning. Due to the age of the existing structure, predating current codes, it is classified as a legal nonconforming use.

The Appraiser lists the current use at 251 Anclote Road as "vacant." Aerial photography shows that it appears to currently be used for boat storage. Historical aerial photography shows that boat storage on this parcel appears to have been initiated in 2011 and that the building shown on the applicant's survey was demolished by 2017.

[Comment 00006]

Patricia McNeese

The location of the parcel represented by Survey 1 could not be determined. It appears that it may be the north end of the eastern parcel?

Survey 2 is not dated or signed/sealed.

[Comment 00007]

Patricia McNeese

The applicant is encouraged to provide a narrative stating the reason(s) for the annexation request and future plans for the property, if any.

[Comment 00008]

Patricia McNeese

This item will be scheduled for the September 16, 2024 meeting of the Planning and Zoning Board and for the October 1, 2024 Board of Commissioners meeting (tentative). The City will then apply for a Countywide Map amendment. Upon approval of the Countywide Map amendment (anticipated in December 2024), second reading of the ordinance will be scheduled. The date may be affected by restrictions on annexations associated with upcoming elections.

Note: If the applicant would like to submit additional materials to accompany this application, please do so by August 16, 2024 in order to remain on the above hearing schedule.

[Comment 00009]

Patricia McNeese

It appears that there may be no utilities (water/sewer) serving this property. How is the property currently served? (well, septic, etc.).

Reviewers

Kevin Wodrich
kwodrich@tsfr.us

Patricia McNeese
(727) 942-5611
pmcneese@ctsfl.us

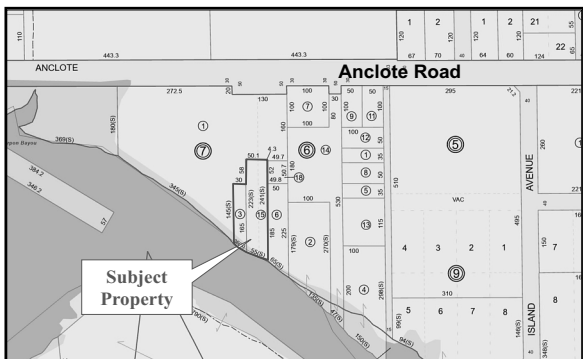
Megan Araya
(727) 942-5604
maraya@ctsfl.us

NOTICE OF PROPOSED ANNEXATION OF PROPERTY INTO CITY OF TARPON SPRINGS

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2024-08

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.36 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD (APPLICATION 24-51); AMENDING THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD FROM PINELLAS COUNTY EMPLOYMENT (E) CATEGORY TO CITY OF TARPON SPRINGS INDUSTRIAL GENERAL (IG) CATEGORY; AMENDING THE OFFICIAL ZONING ATLAS FOR PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD FROM PINELLAS COUNTY C-2 (GENERAL COMMERCIAL AND SERVICES DISTRICT) TO CITY OF TARPON SPRINGS WDII (WATERFRONT MARINE INDUSTRY DEVELOPMENT DISTRICT) PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinances will be held before the **Planning and Zoning Board** and the **Board of Commissioners** on the following dates:

Monday, October 21, 2024 at 6:30 P.M.

Tuesday, November 5, 2024 at 7:30 P.M. (1st Reading)

ALL PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

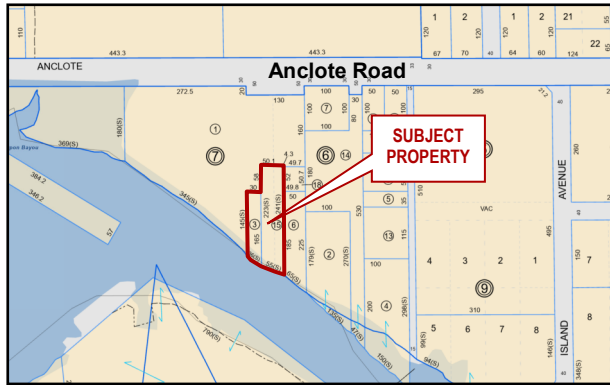
Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

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

**NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ANNEXATION
APPLICATION #24-51**

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

«AddressBlock»



Application Description: An ordinance of the City of Tarpon Springs, Florida annexing 0.36 acres, more or less, of real property, amending the Future Land Use Map from Pinellas County designation E (Employment) to City of Tarpon Springs designation IG (Industrial General), and, amending the official zoning atlas from Pinellas County Zoning designation C-2 (General Commercial and Services) to City of Tarpon Springs designation WDII (Waterfront Marine Industry Development) for two properties located at 249 Anclothe Road and 251 Anclothe Road.

(Please Reference Application #24-51)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, October 21, 2024 at 6:30 p.m.** and the Board of Commissioners will hold one public hearings on **Tuesday, November 5, 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 www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.