



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
REVISED 5/9/2025 AGENDA
TUESDAY, MAY 13, 2025
6:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Jewish American Heritage Month (**Vice Mayor Mike Eisner**)
2. National Safe Boating Week (**Mayor John Koulianos**)
3. National Public Works Week (**Mayor John Koulianos**)

PUBLIC COMMENTS

COMMISSION COMMITTEE UPDATES (Mayor John Koulianos, Vice Mayor Mike Eisner)

CONSENT AGENDA

4. Special Event(s)
 - a. Hippie Fest 2025 (**Bob Robertson Interim Public Works Director**)
 - b. 37th Annual Sponge Docks Seafood Festival 2025 (**Bob Roberston Interim Public Works Director**)
 - c. 4th of July Picnic 2025 (**Bob Robertson Interim Public Works Director**)
 - d. Juneteenth Event 2025 (**Bob Robertson Interim Public Works Director**)
5. Satisfaction/Release of Liens (**Irene Jacobs City Clerk**)
6. Authorization to Discontinue Fluoride in Water Supply (**Charles Rudd City Manager**) (**ADDENDUM**)
7. Award File No. 250173-C-PH, Aftermarket Vehicle Parts and Supplies (**Bob Robertson Interim Public Works Director, Derrick Harris Fleet Operation Coordinator, Janina Lewis Procurement Services Director**)
8. Approve Amendment 3 to File No. 230012-P-JL, Disaster Debris Removal (**Janina Lewis Procurement Services Director**)
9. Approve Change Order No. 1, for File No. 250062-C-JL, Comprehensive Disaster Recovery Management (**Janina Lewis Procurement Services Director**)

BUSINESS ITEMS

10. Discussion and Appointment of BOC Representation to General Employees Pension Board (**Mayor John Koulianos**)
11. Appointments to Heritage Preservation Board (**Irene Jacobs City Clerk**)

12. Appointments to Planning and Zoning Board (**Irene Jacobs City Clerk**)
13. Appointments to Board of Adjustment (**Irene Jacobs City Clerk**)
14. Appointments to Budget Advisory Committee (**Irene Jacobs City Clerk**)
15. Appointments to Parks and Recreation Advisory Board (**Irene Jacobs City Clerk**)
16. Discussion and Direction on Little Anclote Channel Park (**Renea Vincent Planning & Zoning Director**)

ORDINANCES AND RESOLUTIONS

17. **Resolution 2025-37**; Ratification of Executive Orders 2025-34, and 2025-36 Extending a Declaration of State of Emergency for Tarpon Springs due to Hurricane Helene (**Charles Rudd City Manager**)
18. **Resolution 2025-38**; Ratification of Executive Orders 2025-35, and 2025-37 Extending a Declaration of State of Emergency for Tarpon Springs due to Hurricane Milton (**Charles Rudd City Manager**)
19. **Resolution 2025-39**; Termination of the State of Local Emergency as a result of Hurricanes Helene and Milton (**Charles Rudd City Manager**)
20. **Resolution 2025-36**; Support of Application to the Florida Division of Historical Resources Special Category Grant (**Tom Kiger Public Services Director, Jamie Taylor Recreation Superintendent**)
21. **Resolution 2025-41**; Reimbursement Resolution (**Ron Harring Finance Director**)
22. **Ordinance 2025-04 (2nd Reading)**; Rezoning of property located between N. Highland Ave. and Keystone Road (Application 24-79)(**Quasi-Judicial**)(**Renea Vincent Planning & Zoning Director**)
23. Application for Annexation, Land Use, and Zoning for property located at 249 and 251 Anclote Road (Application 24-51); **Quasi-Judicial (Renea Vincent Planning & Zoning Director)**
 - a. **Ordinance 2024-08 (2nd Reading)** Annexation
 - b. **Ordinance 2024-10 (2nd Reading)** Future Land Use Map Amendment
 - c. **Ordinance 2024-09 (2nd Reading)** Rezoning
24. **Resolution 2025-29**; Conditional Use for a childcare center located at 301 N. Pinellas Avenue (Application 25-21)(**Quasi-Judicial**)(**Renea Vincent Planning & Zoning Director**)
25. **Resolution 2025-40**; Appeal of Heritage Preservation Board Decision for demolition of a contributing structure located at 154 Read Street(Application 25-13)(**Quasi-Judicial**)(**Renea Vincent Planning & Zoning Director**)
26. **Ordinance 2025-06 (1st Reading)**; Land Development Code Amendment; Amending Article II District Regulations Section 25.12 HB Highway Business District (Application 25-23)(**Legislative**)(**Renea Vincent Planning & Zoning Director**)
27. **Ordinance 2025-02 (2nd Reading)**; Land Development Code Amendment; Amending Article IV Special Regulations, Section 59.00 Docks, Piers, and Shoreline Stabilization Structures (**Legislative**)(**Renea Vincent Planning & Zoning Director**)
28. **Ordinance 2025-03 (2nd Reading)**; Land Development Code Amendment; Amending Article XI Sign Regulations, Section 192.02 Temporary Banners (**Legislative**)(**Renea Vincent Planning & Zoning Director**)

BOARD AND STAFF COMMENTS

ADJOURNMENT

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, Jewish immigrants to America, ever since their first arrival to our shores in the 16th century, have played a central role in the creation, growth, freedom, prosperity, and strength of the United States of America; and

WHEREAS, this month, the City of Tarpon Springs joins Americans of all backgrounds in celebrating the foundational contributions of Jewish Americans to the fabric of our nation; and

WHEREAS, we recognize the enduring faith, perseverance, and resilience of the Jewish people and lift up the many ways that Jewish Americans enrich our culture, politics, civil society, and countless other areas; and

WHEREAS, as we celebrate these accomplishments, we must also recognize the bigotry and violence that Jews have faced throughout history, and that shamefully persist to this day; and

WHEREAS, we will continue to lead the fight to confront racial, ethnic, and religious hate across our society with education and empathy; and

WHEREAS, this Jewish American Heritage Month, let us pay tribute to the many and varied contributions of the Jewish people to our community and celebrate our common commitment to pluralism, cultural diversity, and religious freedom.

NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim the month of May 2025 as

Jewish American 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 13th day of May 2025.

City Clerk & Collector

Mayor

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, on average, 650 people die each year in boating-related accidents in the U.S.; and

WHEREAS, the vast majority of these accidents are caused by human error or poor judgement and not by the boat, equipment, or environmental factors; and

WHEREAS, safe boating begins with preparation. The Coast Guard estimates that human error accounts for most boating accidents and that life jackets could prevent nearly 75 percent of boating fatalities; and

WHEREAS, through basic boating safety procedures; carrying lifesaving emergency distress and communications equipment, wearing life jackets, attending safe boating courses, participating in free boat safety checks can help ensure boaters on America's coastal, inland, and offshore waters stay safe throughout the season; and

WHEREAS, National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters, the City of Tarpon Springs recognizes the support of Tarpon Springs Flotilla 070-11-09 of the United States Coast Guard Auxiliary and our federal, state, and local safe boating partners in their effort to educate the public and promote safe boating.

NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim the week of May 17-23, 2025 as

NATIONAL SAFE BOATING WEEK

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida to be affixed this 13th day of May 2025.

City Clerk & Collector

Mayor

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of Tarpon Springs; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Tarpon Springs to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

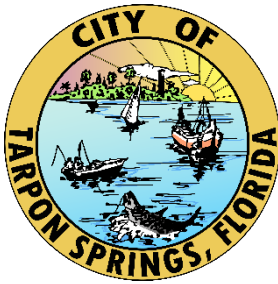
NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim the week of May 18 through May 24, 2025 as

National Public Works Week

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida to be affixed this 13th day of May 2025.

City Clerk & Collector

Mayor



**Public Works Department
Office of the Director**

To: Mayor and Board of Commissioners

From: Bob Robertson, Interim Public Works Director

Date: May 6, 2025

Subject: Special Event – Tarpon Springs Merchants Association
Hippie Fest: August 16, 2025

Recommendation:

That the Mayor and Board of Commissioners approve the Tarpon Springs Merchants Associations' special event application for the "Hippie Fest" on August 16, 2025, and the temporary closure of Dodecanese Blvd. (Athens to Roosevelt) and Hope St. (Dodecanese Blvd. to Hellas Parking Lot). The use of the City's new property on Roosevelt. The grass area on both sides of Hill St., City parking lot on the Docks, Greek Island Imports parking lot and Louis Houllis parking lot.

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 hours of the event will be from 2:00 p.m. to 10:00 p.m., with setup beginning at 10:00 a.m. and cleanup ending by midnight. This event will consist of VW bugs, music, vendors, food, and beverages (beer/wine). Proceeds will be used to pay expenses, and for advertising events.

The sponsor has sent out notifications to area businesses that may be affected by this event, and set-up/clean-up will be their responsibility.

It is understood that for the Sponsor to receive a permit to proceed, he/she must comply with the following:

- A Certificate of Insurance in the amount of \$1,000,000 naming the City as an "additional insured".

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 to confine 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: May 2, 2025

Name of Event: Hippie Fest

Date(s) of Event: August 16, 2025

Alternate Date(s): N/A

Hours of Event: 2:00-9:00 PM

Set up/break down time needed: Set up tent (Hill Street): 8/15 – 9am to 5pm, Breakdown tent (Hill Street): 8/18 by 5 pm

Set up vendors: 8/16 – 10 am Breakdown vendors: by 11 pm

Type/Purpose of Event: Fundraiser for the Tarpon Springs Merchants Association. Event will include food vendors, vendors, music and love bugs (cars).

Location of Event (include map for parade/procession routes with assembly and disband points): Sponge Docks – Dodecanese from Athens to Roosevelt, Hope Street from Dodecanese to Hellas parking lot and Hill Street from Hope to Roosevelt. City's new property on Roosevelt and grass area on both sides of Hill Street. (Band, bounce house, vendors and kids' recreation area will be in these areas.)

If Closure of a City Parking Lot is needed, please check: Mother Meres ___ Tarpon Ave. ___ Orange St. ___ Court/Lemon ___ Hill & Roosevelt X

Other: Greek Island Imports parking lot and Louis Houllis parking lot. We will be getting the necessary paperwork from the owners for approval. Also City parking lot on the Docks (where public restrooms are).

Disposition of Proceeds: Pay for expenses of the event and advertising for other events.

Applicant Information:

Name of Organization: Tarpon Springs Merchants Association

Registered Nonprofit Org.: Yes ☒ No ☐

Organizations Address: P O Box 2793, Tarpon Springs FL 34688

Individual to Contact: Carol Rodriguez (Telephone #) 845-661-5518 (email) carolaer@ymail.com

Alternative Contact: Reggie Gibson (Telephone #) 727-543-1593 (email) tarponspringsflorida@gmail.com

Suzi King (SIK Promotions) 727-417-5494 (email) suzfest@gmail.com

General Information:

Number of Vendors: 125-150 (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):

Parking lots and side streets.

Approximate Number of Attendees: 5000

Entrance Fee: \$ N/A

Location for Attendee Parking: Parking lots and side streets

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

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

Will Music be Provided: Yes ☒ No ☐ Hours of Play: 2-9 PM Band: ☒ DJ: ☒ Other: Singles & Duos

Type & Location of Toilet Facilities: Requesting City Restroom. Location tbd. Also use the public restroom in the City's parking lot.

Tent or Other Structure: Yes ☒ No ☐ Type of Structure: Pop Up Tent Style

How will Structure be Secured: As Required

Solid Waste Collection/Disposal: Yes ☒ No ☐ Dumpster: ☐ Roll off: ☐ Other: Will hire City employee from 1:00 pm until finished.

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: Beer & Wine There will be 2 beer locations – one under the tent on Hill Street and the other on Dodecanese by the statue.

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: As needed per TSPD

Cones: ☒ How many: As needed per TSPD

Portable Stage: Location: n/a

Electricity Needed: ☒ Where: City Poles

Public Restrooms: ☒ Hours of Opening/Closing: 10:00 am to 11:00 pm August 16th. Sponge Exchange to stay open until 11:00 pm.

Street Banners: ☒ Locations: In front of Mother Meres Parking Lot, corner of Alt. 19 & Dodecanese Blvd. and US 19

Additional City Trash Cans: ☒

Directional Parking Signs: Locations:

Other: Will hire City maintenance employee from 12:30 pm until finished. Will need big generator for the bands, two (2) City light towers, tables, and chairs. Would also like to have lights strung by the boats on the statue side of the docks and the bike racks temporarily removed on the Sponge Exchange side and statue side (they are in the way of vendor spaces).

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

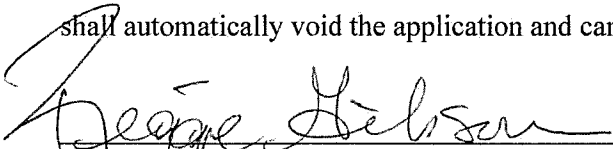
If not, when will it be sent:

Is the Certificate of Insurance Attached: Yes ☐ No ☒ If not, when will it be sent: Insurance has already been provided.

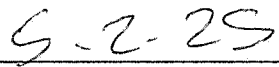
I (we) agree that it is my (our) responsibility to clean up after the conclusion of the special event: Yes ☒ No ☐

I agree to provide a Post Special Report within 10 calendar days subsequent to the event: Yes ☒ No ☐ Failure to do so may result in forfeiture of deposit.

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



City of Tarpon Springs Deposit Forfeiture Policy

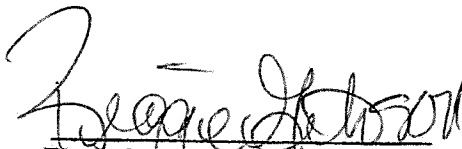
Event Sponsor agrees to return City property to the exact condition it was in prior to the event. This includes the removal of all items placed on City property by the Sponsor including, but not limited to tents, port-o-lets, ice machines, tables, vehicles, concession stands, trash, etc.

If the Event Sponsor does not comply with cleanup by the date outlined on the Special Event Application, the \$100 deposit will not be returned, and the Sponsor's next event will require double the deposit amount. This procedure will continue until the Event Sponsor complies with the Special Event requirements.

Please note, deposits will be withheld and additional money may be due for any and all damages to City property caused the Special Event.

Event Sponsor Signoff:

I have read and agree to the conditions above:


Event Sponsor Signature

5-2-25
Date

Untitled Map

- Dodecanese Blvd. to be closed from Athens St to Roosevelt Blvd.
- Vendors will be on the north side of Dodecanese Blvd. part of the way and on the south side the rest of the way.
- Hope Street will be closed from Dodecanese Blvd. to the beginning of Hellas parking lot.
- Vendors will be placed on either side of Hope St.
- Louis Houllis' parking lot will be closed for vendors.
- Greek Island Imports parking lot will be closed for vendors.
- Hill Street will be closed from Hope St to Roosevelt Blvd.
- Vendors, band, beer/wine tent, bounce house & kids' recreation area located in the City's new property on Roosevelt and grassy area on Hill St.
- Music area (DJ) on the left side of statue opposite the Sponge Exchange.
- Beer/wine tent (#2) will be placed near music area opposite the Sponge Exchange.

Legend

 Dodecanese Blvd



EVENT LOCATION

SPONGE DOCKS – DODECANESE BLVD.
FROM ATHENS ST. TO ROOSEVELT BLVD.,
HOPE ST. FROM DODECANESE BLVD. TO
THE BEGINNING OF HELLAS PARKING LOT
AND HILL ST. FROM HOPE ST. TO
ROOSEVELT BLVD. ALSO CITY'S NEW
PROPERTY ON ROOSEVELT BLVD. AND
GRASS AREA ON BOTH SIDES OF HILL ST.
(BAND, BOUNCE HOUSE, VENDORS AND
KIDS' RECREATION AREA WILL BE IN
THESE AREAS.)



TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

Tarpon Springs Police Extra Duty Detail Application Rules

Thank you for inquiring about the availability of off-duty officers for security services or other related functions. In compliance with Tarpon Springs Police Department General Order #122, this application is required to engage the extra-duty services of police officers for public safety, health and welfare services in addition to those already provided to the public. It is understood that this is a non-binding agreement. The Police Department may cancel this request without advance notice or cause at any time. The Tarpon Springs Police Department will attempt to place officers during the requested dates and hours. Because of emergencies, inability to find an Officer to work this detail or other unforeseen circumstances, this request may not be filled when requested. The Tarpon Springs Police Department will not permit an Officer to work an assignment that is deemed as a conflict of interest.

The following represents the hourly rate associated with this service, beginning October 1, 2022

Fees

\$50.00 (per hour) Regular \$60.00 per hour for requests received \$60.00 (per hour) Premium
within 72 hours of the date of the event

There is a three (3) hour minimum on all off duty employment.

In accordance with the current collective bargaining agreement between the City of Tarpon Springs and the Pinellas County Police Benevolent Association Inc., the following holidays will be charged at a Premium rate:

Thanksgiving Day
Christmas Eve Day (December 24)
Christmas Day (December 25)
New Years Eve (December 31)
New Years Day (January 1)

Cancellations

Job cancellations must be made at least two (2) hours **prior** to the scheduled starting time of the detail (with exception of a natural disaster) and must be called in to the Patrol Supervisor at 727-938-2849.

The (3) hour minimum shall apply to cancellations not meeting this requirement. If the time worked is greater than half the assigned time, the officer will be paid for the full time of the assignment scheduled.

Regina L. [Signature]
Applicant's signature of understanding





TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

Payment

Invoices for services rendered for off-duty work will be sent to the vendor after the event has occurred, unless otherwise specified. All compensation due for services performed by Tarpon Springs Police personnel will be paid by Cash, Check or Money Order only to;

The City of Tarpon Springs

Attn. Collections

P.O. Box 5004

Tarpon Springs, FL. 34688-5004

(727)942-5612

Officers are prohibited from accepting cash and/or check payments. Any employer failing to meet this deadline may be refused further details.

At large events, the hiring entity shall be required to employ a sufficient number of officers to ensure safe and efficient law enforcement coverage, as determined by the Operations Major or his/her designee. The special detail coordinator shall make a minimum manpower requirement determination to ensure proper security and safety of agency members and the community. The Operations Major or his/her designee shall determine appropriate manpower allocation for all events where alcohol is served. For events that require five or more officers, it will be required to have one supervisor for every five officers needed.

If the event becomes larger than expected or stated, then the on duty officer or supervisor may request the event is terminated early for safety reasons, or at the approval of the applicant call more officers in to assist.

Contact the Special Events Coordinator Sgt. Taurean Mathis for additional information:
Office Phone number: 727-938-2849 ext. 1656 or by e-mail tmathis@tspd.us


Applicant's signature of understanding



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 938-2849
WWW.TSPD.US

"A Full Service Accredited Law Enforcement Agency"





TARPON SPRINGS POLICE DEPARTMENT

Hippie Fest

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

Extra Duty Detail Application

Business Name: T.S. Merchants Assn. Phone Number: 727-543-1593

Address of event: Spunge Docks - see attached

Applicant Name: Reggie Citson Phone Number: 727-543-1593

Applicant's Address: 9000 Verona Pl., T.S. 34689

Applicant's Date of birth: 10-2-57 Email address: tarponspringsflorida@gmail.com

Applicant's Driver's License Number: G125-733-57-8620 State: FL

Contact Person at the event: Carol 845-661-5518 Reggie 727-543-1593

* Suzi King 727-477-5494
Type of event: Fundraiser for future advertising of T.S.

Will alcohol be served at the event? ☒ YES ☐ NO Number of expected Participants: 5000

Requested Officer Duties (please be specific):

Setup tent (H. 11 Street) - 8/15-9 AM to 5 PM, Breakdown tent - 8/18 by 5 PM,
Vendor set up - 8/16 - 10 AM, Vendor breakdown - 8/16 - by 11 PM
Close roads, No parking signs up, Walk Event

How Many Officers do you require: _____ Police Vehicle Required: YES ☐ NO ☐

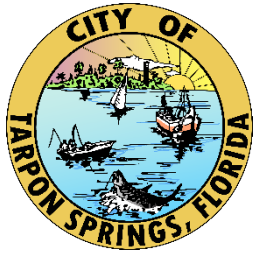
Starting Date: 8/16/25 Ending Date: 8/16/25 Starting Time: 2:00 PM Ending Time: 9:00 PM

Buy signing this form, I agree that, I have read and understand the entire agreement and agree to pay for the services render, which are in writing or are verbally agreed upon in an emergency situation to prevent shutting down the event if it becomes too large.

Reggie Citson
Applicant's signature of understanding

Approved _____
or
Denied _____ by: _____ Date: _____





**Public Works Department
Office of the Director**

To: Mayor and Board of Commissioners
From: Bob Robertson, Interim Public Works Director
Date: May 6, 2025
Re: Special Event – Tarpon Springs Merchants Association
37th Annual Sponge Docks Seafood Festival
November 7-9, 2025

Recommendation:

That the Mayor and Board of Commissioners approve the “37th Annual Sponge Docks Seafood Festival” November 7-9, 2025. Location will be in The Sponge Docks. Dodecanese from Athens to Roosevelt, Hope Street from Dodecanese to Hellas parking lot and Hill Street from Hope to Roosevelt. Also, the City’s new property on Roosevelt and grassy area on both sides of Hill Street (band and vendors will be in these areas). Map included.

If a change to 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 hours of the event will be 12:00 p.m. to 9:00 p.m. on Friday, 10:00 a.m. to 9:00 p.m. on Saturday and 10:00 a.m. to 5:00 p.m. on Sunday. Set-up of large tent, port-o-lets and generators will be done on Thursday, and all cleanup will be completed by Monday. The event will consist of vendors, music, kids’ area, and food/beverages (beer/wine) will be sold. Proceeds will be used to pay event expenses, and advertising future events.

All set-up and clean-up will be the event sponsor’s 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: May 2, 2025

Name of Event: 37th Annual Sponge Docks Seafood Festival

Date(s) of Event: November 7-9, 2025

Alternate Date(s): n/a

Hours of Event: November 7th (12-9pm), November 8th (10am-9pm), November 9th (10am-5pm)

Set up/break down time needed: November 6th (9am-5pm) Event planner to set up big tent, their generators, larger food trucks in new City lot, etc. November 7th (6am) For vendors; November 9th (8pm) Breakdown for vendors; November 11th (8am-2pm) Event planner to breakdown (tent, their generators, etc.)

Type/Purpose of Event: Fundraiser for the Tarpon Springs Merchants Association. Event will include food vendors, vendors, music, bounce houses, kid's area.

Location of Event (include map for parade/procession routes with assembly and disband points): Sponge Docks – Dodecanese from Athens to Roosevelt, Hope Street from Dodecanese to Hellas parking lot and Hill Street from Hope to Roosevelt. Also the City's new property on Roosevelt and grassy area on both sides of Hill Street (band and vendors will be in these areas).

If Closure of a City Parking Lot is needed, please check: Mother Meres ____ Tarpon Ave. ____ Orange St. ____
Court/Lemon ____ Hill & Roosevelt X

Other: Greek Island Imports parking lot and Louis Houllis parking lot. We will be getting the necessary paperwork from the owners for approval. Also the City parking lot on the Docks (where public restrooms are located) and the parking lot across the grassy area by Rusty Bellies.

Disposition of Proceeds: Pay for expenses of event and advertising for future events.

Applicant Information:

Name of Organization: Tarpon Springs Merchants Association

Registered Nonprofit Org.: Yes ☒ No ☐

Organizations Address: P O Box 2793, Tarpon Springs FL 34688

Individual to Contact: Carol Rodriguez (Telephone #) 845-661-5518 (email) carolaer@ymail.com

Alternative Contact: Reggie Gibson (Telephone #) 727-543-1593 (email) tarponspringsflorida@gmail.com

Suzi King (SIK Promotions) 727-417-5494 (email) suzfest@gmail.com

General Information:

Number of Vendors: 350 (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):

Public parking lots and street parking.

Approximate Number of Attendees: 5000

Entrance Fee:\$ n/a

Location for Attendee Parking: Parking lots, street parking, Splash Park or Tarpon Tower (renting one of the Jolley Trolley's for transport).

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

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

Will Music be Provided: Yes ☒ No ☐ Hours of Play: Same as event hours Band: ☒ DJ: ☒ Other:

Singles & Duos

Type & Location of Toilet Facilities: Requesting the City's portable restrooms and will also use the public restrooms in the City's parking lot. Will hire City maintenance worker to make sure electric is up and running and clean and stock restrooms Friday from 12-9 pm, Saturday from 10am-9pm and Sunday from 11 am to 5 pm.

Tent or Other Structure: Yes ☒ No ☐ Type of Structure:

How will Structure be Secured: As required

Solid Waste Collection/Disposal: Yes ☒ No ☐ Dumpster: ☐ Rolloff: ☒ Other: Will hire City employee(s) for Friday from 1pm until finished, Saturday from 12pm until finished and Sunday from 11am until finished.

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: Beer and wine. Two locations – one on Dodecanese Blvd. and one on the new City property on Roosevelt under tent.

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: 25

Cones: ☒ How many: 25

Portable Stage: ☐ Location: n/a

Electricity Needed: ☒ Where: Stage and throughout the park.

Public Restrooms: ☒ Hours of Opening/Closing: 11/6 – 9am to 5pm, 11/7 – 6am to 10pm, 11/8 – 9am to 10 pm, 11/9 – 9am to 8pm

Street Banners: ☒ Locations: City approved locations

Additional City Trash Cans: ☒ Along Dodecanese and in the new City property on Hill & Roosevelt.

Directional Parking Signs: ☒ Locations: City approved locations

Other: Requesting City's big generator for the band, 2 light towers, tables and chairs. Would also like the bike racks temporarily removed on the Sponge Exchange side and statue side (they will be in the way of vendor spaces).

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

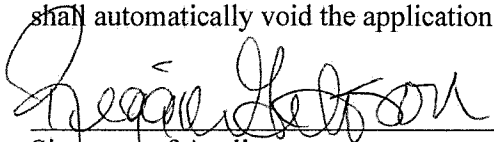
If not, when will it be sent:

Is the Certificate of Insurance Attached: Yes ☐ No ☒ If not, when will it be sent: When received from insurance company.

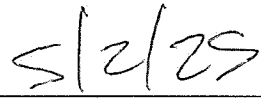
I (we) agree that it is my (our) responsibility to clean up after the conclusion of the special event: Yes ☒ No ☐

I agree to provide a Post Special Report within 10 calendar days subsequent to the event: Yes ☒ No ☐ Failure to do so may result in forfeiture of deposit.

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

Untitled Map

Legend

 Dodecanese Blvd

- Dodecanese Blvd. to be closed from Athens St to Roosevelt Blvd.
- Vendors will be on the north side of Dodecanese Blvd. part of the way and on the south side the rest of the way.
- Hope Street will be closed from Dodecanese Blvd. to the beginning of Hellas parking lot.
- Vendors will be placed on either side of Hope St.
- Louis Houllis' parking lot will be closed for vendors.
- Greek Island Imports parking lot will be closed for vendors.
- Hill Street will be closed from Hope St to Roosevelt Blvd.
- Vendors, band, beer/wine tent, bounce house & kids' recreation area located in the City's new property on Roosevelt and grassy area on Hill St.
- Music area (DJ) on the left side of statue opposite the Sponge Exchange.
- Beer/wine tent (#2) will be placed near music area opposite the Sponge Exchange.



A

EVENT LOCATION

SPONGE DOCKS – DODECANESE BLVD.
FROM ATHENS ST. TO ROOSEVELT BLVD.,
HOPE ST. FROM DODECANSES BLVD. TO
THE BEGINNING OF HELLAS PARKING LOT
AND HILL ST. FROM HOPE ST. TO
ROOSEVELT BLVD.

ALSO, THE CITY’S NEW PROPERTY ON
ROOSEVELT BLVD. AND GRASS AREA ON
BOTH SIDE OF HILL ST. (BAND AND
VENDORS WILL BE PLACED THERE).

HOURS OF EVENT: November 7th (12-9pm),
November 8th (10am-9pm), November 9th (10am-5pm)

SET UP: November 6th (9am-5pm) – Event planner to set up big tent, their generators, larger food trucks in the new City lot, etc. November 7th (6am) – Vendor set up starts.

BREAKDOWN: November 9th (8pm) Vendor breakdown ends. November 11th (8am-2pm) – Event planner to breakdown their tent, generators, etc.



City of Tarpon Springs Deposit Forfeiture Policy

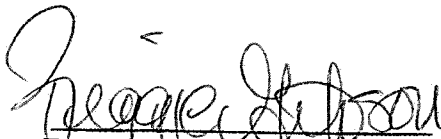
Event Sponsor agrees to return City property to the exact condition it was in prior to the event. This includes the removal of all items placed on City property by the Sponsor including, but not limited to tents, port-o-lets, ice machines, tables, vehicles, concession stands, trash, etc.

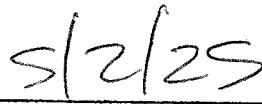
If the Event Sponsor does not comply with cleanup by the date outlined on the Special Event Application, the \$100 deposit will not be returned, and the Sponsor's next event will require double the deposit amount. This procedure will continue until the Event Sponsor complies with the Special Event requirements.

Please note, deposits will be withheld and additional money may be due for any and all damages to City property caused the Special Event.

Event Sponsor Signoff:

I have read and agree to the conditions above:


Event Sponsor Signature


Date



TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

Tarpon Springs Police Extra Duty Detail Application Rules

Thank you for inquiring about the availability of off-duty officers for security services or other related functions. In compliance with Tarpon Springs Police Department General Order #122, this application is required to engage the extra-duty services of police officers for public safety, health and welfare services in addition to those already provided to the public. It is understood that this is a non-binding agreement. The Police Department may cancel this request without advance notice or cause at any time. The Tarpon Springs Police Department will attempt to place officers during the requested dates and hours. Because of emergencies, inability to find an Officer to work this detail or other unforeseen circumstances, this request may not be filled when requested. The Tarpon Springs Police Department will not permit an Officer to work an assignment that is deemed as a conflict of interest.

The following represents the hourly rate associated with this service, beginning October 1, 2022

Fees

\$50.00 (per hour) Regular \$60.00 per hour for requests received \$60.00(per hour) Premium
within 72 hours of the date of the event

There is a three (3) hour minimum on all off duty employment.

In accordance with the current collective bargaining agreement between the City of Tarpon Springs and the Pinellas County Police Benevolent Association Inc., the following holidays will be charged at a Premium rate:

Thanksgiving Day
Christmas Eve Day (December 24)
Christmas Day (December 25)
New Years Eve (December 31)
New Years Day (January 1)

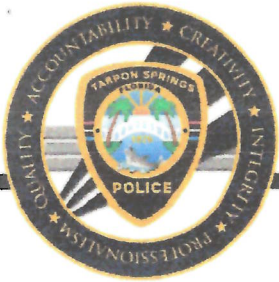
Cancellations

Job cancellations must be made at least two (2) hours **prior** to the scheduled starting time of the detail (with exception of a natural disaster) and must be called in to the Patrol Supervisor at 727-938-2849.

The (3) hour minimum shall apply to cancellations ~~not~~ meeting this requirement. If the time worked is greater than half the assigned time, the officer will be paid for the full time of the assignment scheduled.

Deanne Johnson
Applicant's signature of understanding





TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

Payment

Invoices for services rendered for off-duty work will be sent to the vendor after the event has occurred, unless otherwise specified. All compensation due for services performed by Tarpon Springs Police personnel will be paid by Cash, Check or Money Order only to;

The City of Tarpon Springs

Attn. Collections

P.O. Box 5004

Tarpon Springs, FL. 34688-5004

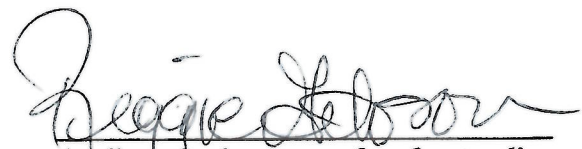
(727)942-5612

Officers are prohibited from accepting cash and/or check payments. Any employer failing to meet this deadline may be refused further details.

At large events, the hiring entity shall be required to employ a sufficient number of officers to ensure safe and efficient law enforcement coverage, as determined by the Operations Major or his/her designee. The special detail coordinator shall make a minimum manpower requirement determination to ensure proper security and safety of agency members and the community. The Operations Major or his/her designee shall determine appropriate manpower allocation for all events where alcohol is served. For events that require five or more officers, it will be required to have one supervisor for every five officers needed.

If the event becomes larger than expected or stated, then the on duty officer or supervisor may request the event is terminated early for safety reasons, or at the approval of the applicant call more officers in to assist.

Contact the Special Events Coordinator Sgt. Taurean Mathis for additional information:
Office Phone number: 727-938-2849 ext. 1656 or by e-mail tmathis@tspd.us


Applicant's signature of understanding



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 938-2849
WWW.TSPD.US

"A Full Service Accredited Law Enforcement Agency"





TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

Extra Duty Detail Application

Business Name: T.S. Merchants Assn. Phone Number: 727-543-1593
Address of event: Sponge Docks - see attached (A)
Applicant Name: Reggie Gibson Phone Number: 727-543-1593
Applicant's Address: 906 Verona Pl, TS 34689
Applicant's Date of birth: 10-25-57 Email address: tarponspingsflorida@gmail.com
Applicant's Driver's License Number: B125-733-57-8620 State: FL
Contact Person at the event: Carol 845-661-5518, Reggie 727-543-1593
* Suzi King 727-417-5494
Type of event: Fundraiser for future advertising of T.S.
Will alcohol be served at the event? ☒ YES ☐ NO Number of expected Participants: 5000
Requested Officer Duties (please be specific):
Setup/teardown - see attached (B)
Close Roads No Parking Signs Up
Week Event

How Many Officers do you require: see attached (B) Police Vehicle Required: YES ☐ NO ☐
Starting Date: see attached (B) Ending Date: see attached (B) Starting Time: see attached (B) Ending Time: see attached (B)

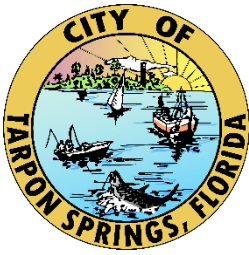
By signing this form, I agree that, I have read and understand the entire agreement and agree to pay for the services rendered, which are in writing or are verbally agreed upon in an emergency situation to prevent shutting down the event if it becomes too large.

Reggie Gibson
Applicant's signature of understanding

Approved
or
Denied

by: _____ Date: _____





**Public Works Department
Office of the Director**

To: Mayor and Board of Commissioners

From: Bob Robertson, Interim Public Works Director

Date: May 12, 2025

Subject: Special Event –Tarpon Springs Recreation Department
4th of July Picnic at Craig Park
July 4, 2025

Recommendation:

That the Mayor and Board of Commissioners approve the Tarpon Springs Recreation Departments' special event application for the "4th of July Picnic" on Friday, July 4, 2025, at Craig Park.

If a change to 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 event will begin at 10:00 a.m. and end at 1:00 p.m., and will include waterslides, games, and much more. Food and beverages will be given away.

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: 3/18/25

Name of Event: Fourth of July Picnic in the Park

Date(s) of Event: Friday, July 4, 2025

Alternate Date(s): None

Hours of Event: 10am-1pm

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

Type/Purpose of Event: A family event celebrating the 4th of July Holiday.

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: Craig Park Circle (Beekaman Lane) will be closed for Handicapped parking only by Recreation Staff

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: 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): Parking lot

Approximate Number of Attendees: 500-700 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: 9:45am-1pm Band: ☒ DJ: ☐ or

Other: _____

Type & Location of Toilet Facilities: Craig Park 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: Waterslides

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: Recreation will bring

Cones: ☐ How many: _____

Portable Stage: ☐ Location: _____

Electricity Needed: ☒ Where: At power pedestals around bandshell & Bandshell

Public Restrooms: ☒ Hours of Opening/Closing: 7am open time

Street Banners: ☐ Location: _____

Electric Message Board: ☒ Advertising event

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

Directional Parking Signs: ☐ Locations: _____

Other: **Will need large grill brought to Craig Park and 6 coolers and a staff person w/Kabota to help with ice. Please turn off sprinklers and make sure the water spigots work- 1- attached to Gro Group Classroom, 1 by Shuffleboard Courts, & 1 by the starburst mural.**

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

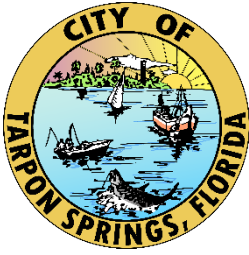
Is the Certificate of Insurance Attached: Yes ☐ No ☒ If not, when will it be sent: on file

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
Signature of Applicant

3/18/25
Date



**Public Works Department
Office of the Director**

To: Mayor and Board of Commissioners

From: Bob Robertson, Interim Public Works Director

Date: May 12, 2025

Subject: Special Event –Tarpon Springs Recreation Department
Juneteenth Event: June 21, 2025

Recommendation:

That the Mayor and Board of Commissioners approve the Tarpon Springs Recreation Departments' special event application for the "Juneteenth Event" on Saturday June 21, 2025, at Dorsett Park in collaboration with Union Academy Revitalization Committee

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

Background:

The event will begin at 10:00 a.m. and end at 1:00 p.m., and will include water slides, games, and much more. Food and beverages will be given away.

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: 4/17/2025

Name of Event: Juneteenth Event

Date(s) of Event: Saturday, June 21, 2025

Alternate Date(s): None

Hours of Event: 10am-1pm

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

Type/Purpose of Event: Juneteenth Event in cooperation with the Union Academy Revitalization Committee

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

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: 10-15 (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): Dorsett Parking lot

Approximate Number of Attendees: 500 Entrance Fee: \$ FREE

Location for Attendee Parking: Dorsett Park 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: 10am-1pm Band: ☐ DJ: ☒ or

Other: _____

Type & Location of Toilet Facilities: Dorsett Park Restrooms

Tent or Other Structure: Yes ☒ No ☐ Type of Structure: 10x10 tents, Larger tent with stakes

How will Structure be Secured: Tent weights

Solid Waste Collection/Disposal: Yes ☐ No ☒ Dumpster: ☐ Rolloff: ☐ Other: TSRD will throw in the 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: Waterslides

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: On practice field- will give detailed map

Electricity Needed: ☒ Where: At all outdoor outlets

Public Restrooms: ☒ Hours of Opening/Closing: 7 am open time

Street Banners: ☐ Location: _____

Electric Message Board: ☒ Advertising event

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

Directional Parking Signs: ☐ Locations: _____

Other: Large City Grill, Table and Chair Trailer, Please spray the field for ants before the 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
Signature of Applicant

4/17/25
Date

OFFICE OF THE CITY CLERK

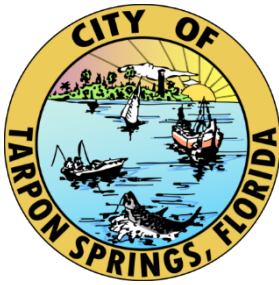
INTER-DEPARTMENTAL MEMO

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS

SUBJECT: SATISFACTION/RELEASE OF LIENS REGULAR SESSION May 13, 2025

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
Elaine Ruth Annis Estate	Utility Lien	41343-270300747
Ethel Mae Matthews, Estate	Utility Lien	4885-271809791
Antoinette Marie Coleman	Utility Lien	76227-271304732
Aaron J. Doerner	Utility Lien	79261-271809880



CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: City Commission

From: Charles Rudd, City Manager

Date: 5/9/2025

Subject: Fluoridation of water supply

As you know, Governor Desantis recently signed a bill that will require the city to stop adding Fluoride to our water supply. This law will become effective as of July 1, 2025. Staff is currently bound by our own Resolution directing us to add the Fluoride until the new law takes effect. I am seeking authorization to discontinue adding Fluoride effectively immediately, rather than waiting until July 1. Staff are currently calculating the cost of disposing of the remaining supply of Fluoride. They are also preparing a summary for me of the steps necessary to implement this change.

Staff recommends approval of the request to cease adding Fluoride to the water supply immediately rather than waiting until July 1st.



Memorandum

Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 250173-C-PH, Aftermarket Vehicle Parts and Supplies (**Bob Robertson Interim Public Works Director, Derrick Harris Fleet Operation Coordinator, Janina Lewis Procurement Services Director**)

Recommendation

Award File No. 250173-C-PH, Aftermarket Vehicle Parts and Supplies, Utilizing Sourcewell Contract No. 100124-ORA, to O'Reilly Auto Parts, in an annual estimated amount of \$40,000, for the period of May 20, 2025 through January 10, 2029 for the Public Works Department - Fleet Maintenance Division.

Background

The purpose of this contract is to purchase automotive and truck parts and services for Fleet for inventory and on an as-needed basis. O'Reilly Auto Parts has been utilized extensively for auto parts due to their quick turn-around time. This contract is effective from May 20, 2025 through January 10, 2029 and has three (3) one-year extensions available.

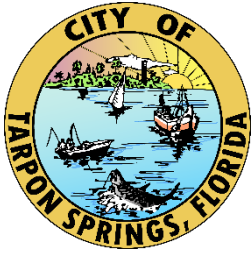
Sourcewell is a public agency serving as a municipal contracting agency under the enabling authority of Minnesota. All Sourcewell contracts have been awarded by virtue of a public competitive process. Sourcewell awards all contracts which can then be made available to local governments.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A



City of Tarpon Springs, Florida

Public Works Dept.
325 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5606

To: Janina Lewis, Procurement Director

Through: Bob Robertson, Interim Public Works Director 

From: Derrick Harris, Fleet Operation Coordinator

Date: April 29, 2025

Subject: Award File No. 250173-C-PH utilizing Sourcewell Contract No. 100124-ORA, Aftermarket Vehicle Parts and Supplies

RECOMMENDATION:

Award File No. 250173-C-PH to O'Reilly Auto Parts utilizing Sourcewell Contract No. 100124-ORA for the purchase of aftermarket vehicle parts and supplies in an estimated annual amount of \$40,000 for the period May 20, 2025 through January 10, 2029 for Fleet Maintenance.

BACKGROUND:

The purpose of this contract is to purchase automotive and truck parts and services for Fleet for inventory and on an as needed basis using a Sourcewell contract.

Sourcewell is a public agency serving as a municipal contracting agency under the enabling authority of Minnesota. All Sourcewell contracts have been awarded by virtue of a competitive public process. Sourcewell awards all contracts, which can then be made available to local governments.

FUNDING:

Funding will be provided through Departmental budgets and will be identified as orders are placed.



MASTER AGREEMENT #100124
CATEGORY: Aftermarket Vehicle Parts and Supplies
SUPPLIER: O'Reilly Auto Enterprises, LLC

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and O'Reilly Auto Enterprises, LLC, 233 South Patterson Ave., Springfield, MO 65802 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1:
General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

- 1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.
- 2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.
- 3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.
- 4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

- 5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on January 10, 2029, unless it is cancelled or extended as defined in this Agreement.
- a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.
- b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.
- 6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.
- 7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in (Solicitation #100124) to Participating Entities. In Scope solutions include:
- a) Aftermarket repair, replacement, and maintenance parts, supplies, and services for gasoline, diesel, compressed natural gas (CNG), propane, hybrid, and electric automobiles, sport utility vehicles (SUV), light duty trucks, medium duty trucks, heavy duty and vocational trucks, buses, and motorcycles.
- 8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.
- 9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.
- 10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.
- 11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.
- 12) **Open Market.** Supplier's open market pricing process is included within its Proposal.
- 13) Supplier Representations:**
- i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances and shall pass through all available Manufacturer warranties to the participating entity.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcwell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcwell if this certification changes at any time during the term of this Agreement.

16) **Supplier certifies that it is not a federal contractor and cannot accept purchases of Included Solutions with United States federal grants or other federal funds.** Participating Entities that wish to use United States federal grant or other federal funding to purchase solutions may not do so with Supplier. The following list applies only to the extent that the Included Solutions are not purchased with federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Vendor represents and warrants that it is an equal opportunity employer.

ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person

employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).**

Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties

declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery;

and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2: Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

- 1) **Authorized Sellers.** Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included

Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

- 2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
- Identify the applicable Sourcewell Agreement number;
 - Clearly specify the requested change;
 - Provide sufficient detail to justify the requested change;
 - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
 - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

- 3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
- Maintenance and management of this Agreement;
 - Timely response to all Sourcewell and Participating Entity inquiries; and
 - Participation in reviews with Sourcewell.

Sourcewell's Authorized Representative is its Chief Procurement Officer.

- 4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms, administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.
- 5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.
- 6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);

- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Sourcewell Participating Entity Account Number;
- Transaction Description;
- Transaction Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Transaction was invoiced/sale was recognized as revenue by Supplier.

If collected by Supplier, the Report may include the following fields as available:

- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;

- 7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.
- 8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.
- 9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.
- 10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.
- 11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

- 12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.
- 13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.
- 14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.
- 15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.
- 16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.
- 17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any negligent act or omission or any act or omission constituting willful misconduct in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.
- 18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.
- 19) **Grant of License.**
- a) **During the term of this Agreement:**
- i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.
- ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional

materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

- b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.
 - c) **Use; Quality Control.**
 - i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.
 - ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.
 - d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.
- 20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.
- 21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.
- 22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" Financial Strength rating of A- or better, with coverage and limits of insurance not less than the following:
- a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer

edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.

- \$1,500,000 each occurrence Bodily Injury and Property Damage
- \$1,500,000 Personal and Advertising Injury
- \$2,000,000 aggregate for products liability-completed operations
- \$2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), rRenewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's

obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3: Supplier Obligations to Participating Entities

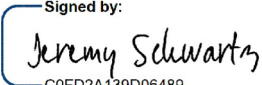
The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

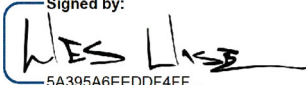
- 1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.
- 2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.
- 3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.
- 4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.
- 5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.
- 6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

- 7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.
- 8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell

O'Reilly Auto Enterprises, LLC

Signed by:

C0FD2A139D06489...
By: _____
Jeremy Schwartz
Title: Chief Procurement Officer
Date: 1/18/2025 | 9:16 AM CST

Signed by:

5A395A6EEDDF4FF...
By: _____
Wes Wise
Title: VP of Professional Sales
Date: 1/17/2025 | 3:26 PM CST

RFP 100124 - Aftermarket Vehicle Parts and Supplies

Vendor Details

Company Name: O'Reilly Auto Enterprises LLC

Does your company conduct business under any other name? If yes, please state: O'Reilly Auto Parts

Address: 233 S Patterson
Springfield, MO 65802

Contact: Robert Fulp

Email: coops@oreillyauto.com

Phone: 417-829-5822

HST#: 86-0221312

Submission Details

Created On: Tuesday August 13, 2024 09:12:04

Submitted On: Monday September 30, 2024 08:40:59

Submitted By: Robert Fulp

Email: coops@oreillyauto.com

Transaction #: 09e7b254-28e4-424c-a810-aa00fb1534e2

Submitter's IP Address: 66.119.29.113

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	O'Reilly Auto Enterprises, LLC	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Y	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	O'Reilly Automotive Stores, Inc., O'Reilly Auto Enterprises, LLC, O'Reilly Auto Parts	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	1R3Z4	*
5	Provide your NAICS code applicable to Solutions proposed.	441330	
6	Proposer Physical Address:	Corporate Address: 233 South Patterson Ave, Springfield, MO, 65802 We also have over 6,000 stores across the United States.	*
7	Proposer website address (or addresses):	Retail Site: www.oreillyauto.com Professional Site: www.firstcallonline.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Wes Wise VP of Professional Sales 233 South Patterson Ave, Springfield, MO, 65802 wwise@oreillyauto.com 417-520-4634	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Robert Fulp Strategic Accounts Administrative Manager 233 South Patterson Ave, Springfield, MO, 65802 rfulpii@oreillyauto.com 417-829-5822	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Joe Micko Senior Director of Strategic Accounts 233 South Patterson Ave, Springfield, MO, 65802 jmicko@oreillyauto.com 417-829-5866	*

Table 2A: Financial Viability and Marketplace Success (50 Points)

Line Item	Question	Response *	
-----------	----------	------------	--

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	O'Reilly Automotive, Inc. officially started in the auto parts business in Springfield, Missouri, in November of 1957. However, its historical background in the automotive business, as well as the family's quest for opportunity and advancement, may be traced back to a much earlier time. Michael Byrne O'Reilly immigrated to America in 1849, escaping from the hard times of the potato famine, which struck Ireland in 1845-46. Settling in St. Louis, he worked his way through school to earn a law degree, and then pursued a career as a title examiner. His son, Charles Francis O'Reilly, attended college in St. Louis and went to work in 1914 as a traveling salesman for Fred Campbell Auto Supply in St. Louis. By 1924, Charles had become familiar with the Springfield area, having traveled by train to sell auto parts throughout the territory. He recognized the region as an area of growth and opportunity and asked to be transferred there. By 1932, he had become manager of Link Motor Supply in Springfield. One of his sons, Charles H. (Chub) O'Reilly, had also joined the company. Together they provided the leadership and management that made Link the predominant auto parts store in the area. In 1957, Link planned a reorganization, which would have included the retirement of 72-year-old Charles F. O'Reilly, and the transfer of C. H. O'Reilly to Kansas City. Since neither agreed with these plans, they made the decision to form their own company, O'Reilly Automotive, Inc. They opened for business on December 2, 1957 with one store and 13 employees at 403 Sherman in Springfield. Their sales totaled \$700,000 in 1958, their first full year of business. Due to the hard work and ability of the original employees, several of whom were stockholders in the company, the business grew and prospered from its very first year. By 1961, the company's volume had reached \$1.3 million – the combined volume of O'Reilly Automotive Distributors, a division formed to serve independent automotive jobbers in the area. In March of 1975, annual sales volume rose to \$7 million, and a 52,000-square-foot facility at 233 S. Patterson was built for the O'Reilly/Ozark warehouse operation. By that time, the company had nine stores, all located in southwest Missouri. The long range plans and stability of the company were solidified by a public offering of company stock in April 1993. Since that time, the Company has grown through the opening of new stores, as well as through numerous mergers and acquisitions, and currently operates over 6,000 stores in 48 states, including Alaska and Hawaii, Puerto Rico, and stores in Mexico and Canada. Throughout this time the underlying spirit and philosophy of O'Reilly Automotive, Inc., has been one of growth and progress, both for the company and its team members. This remains the policy to which the company is dedicated today.	*
12	What are your company's expectations in the event of an award?	To grow our sales and market share within the public sector. We want to have offerings to our government customers that allows them to make compliant purchases in a streamlined, easy to use method to ensure the customer has nothing to worry about.	*
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	O'Reilly is a publicly traded company under the symbol 'ORLY'. Between 2020 and 2023, O'Reilly's net sales increased 36% due to organic store growth and customer retainment. We plan to continue this trajectory into the future. Please see the attached 10-K (O'Reilly Auto Parts 2023 Annual Report).	*
14	What is your US market share for the Solutions that you are proposing?	According to Forbes, O'Reilly has a 19% market share in aftermarket automotive parts and accessories.	*
15	What is your Canadian market share for the Solutions that you are proposing?	Although O'Reilly recently acquired Vast-Auto, a Canadian Auto Parts company, we are not fully integrated at this time and do not have this data available. Once we are fully integrated with our Canadian operations, we would be willing to provide this info.	*
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcwell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	O'Reilly has never entered any bankruptcy proceedings.	*

17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	We are a distributor/reseller and purchase automotive products in substantial quantities from over 900 suppliers. Our stores offer a wide selection of products for domestic and imported automobiles, vans and trucks. Our merchandise generally consists of nationally recognized, well-advertised, premium name brand products, such as AC Delco, Armor All, Bosch, BWD, Cardone, Castrol, Gates Rubber, Monroe, Moog, Pennzoil, Prestone, Quaker State, STP, Turtle Wax, Valvoline, Wagner, and Wix, and a wide selection of quality proprietary private label products, which span the entire good, better and best value spectrum, under our BestTest®, BrakeBest®, Import Direct®, Master Pro®, Micro-Gard®, Murray®, Omnispark®, O'Reilly Auto Parts®, Precision®, Power Torque®, Super Start®, and Ultima® brands. Our proprietary private label products are produced by nationally recognized manufacturers, meet or exceed original equipment manufacturer specifications and consist of house brands and nationally recognized proprietary brands, which we have acquired or developed over time. We are authorized to act as a distributor/dealer/reseller for all products that we offer. All O'Reilly stores are company owned and operated.	*
18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Aside from normal retail licenses and certifications for our stores to operate, we do not have nor are required to have any additional licenses or certifications.	*
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcwell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	O'Reilly has does not have any current or past debarments or suspensions.	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	O'Reilly has received recognition from industry leaders in both the automotive service industry and automotive aftermarket parts manufacturers. Recently, O'Reilly was recognized by Forbes magazine as one of America's Best Large Employers, Best Employer for New Grads (#395), Best Customer Service (#119), Best Brands for Social Impact (#199), and Best Employers for Veterans (#122).	*
21	What percentage of your sales are to the governmental sector in the past three years?	O'Reilly's sales to the government sector in the past three years has been 1% of total sales. This figure is based on government customers that have a registered account with O'Reilly. This does not figure in governmental walk in customer sales that are not tracked by customer type.	*
22	What percentage of your sales are to the education sector in the past three years?	We do not track educational sector sales at this time.	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	O'Reilly has national cooperative purchasing agreements with Sourcwell, TIPS, & NCPA (OMNIA Partners). For 2023, cooperative program sales amounted to \$84 million.	*
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	O'Reilly does not have any GSA or SOSA contracts or agreements.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcwell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Olathe, Kansas	John Page	913-971-9039	*
City of Houston, Texas	Jessica Vargas	832-393-8025	*
State of Missouri	Jeff Ball	573-526-7930	*

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcwell participating entities across the US and Canada, as applicable. Your

response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	We have approximately 775 full-time O'Reilly sales representatives strategically located across our market areas as part of our First Call program. Each sales representative is dedicated solely to calling upon, selling to and servicing our professional service provider customers.	*
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	As of June 30, 2024, O'Reilly operates 30 distribution centers across the US. Our DCs stock an average of 152,000 SKUs and most are linked to and have access to multiple other regional DCs' inventory. Our DCs provide five-night-a-week delivery, primarily via O'Reilly's company-owned fleet, to all of our stores. O'Reilly employs approximately 9,500 Team Members at our US DCs. O'Reilly stores also receive deliveries from our Hub store network. This comprises 385 hub stores that also provide delivery service and same-day access to stores within the surrounding areas to an average of 52,000 SKUs. Hubs in select markets carry further enhanced inventory levels up to approximately 106,000 SKUs.	*
28	Service force.	As of June 30, 2024, O'Reilly operates 6,152 stores in 48 states. Each store employs 11 Team Members on average and carries approximately 22,000 SKUs on average. Each store is staffed with a store manager and one or more assistant managers, in addition to parts specialists, retail and/or installer service specialists, and other positions required to meet the specific needs of each store.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	For a Sourcewell entity to purchase on contracted pricing, they must have an O'Reilly Account Number. This account number loads the entity to the Sourcewell group code so that the contracted pricing will be automatically applied to the account and they will be loaded to any contracted reporting. When making purchases at an O'Reilly store, the entity should provide their O'Reilly account number while placing the order. First Call Online is also a free tool for entities to use where they can place orders, look up parts and availability, view statements, etc. In either ordering method, all orders will be handled internally at O'Reilly.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	We seek to provide our customers with an efficient and pleasant in-store experience by maintaining attractive stores in convenient locations with a wide selection of automotive products. We believe that the satisfaction of professional service provider customers is substantially dependent upon our ability to provide, in a timely fashion, the specific automotive products needed to complete their repairs. Accordingly, each O'Reilly store carries, or has same or next day availability to, a broad selection of automotive products designed to cover a wide range of vehicle applications. We continuously refine the inventory levels and assortments carried in each of our stores and within our network, based in large part on the sales movement tracked by our inventory control system, market vehicle registration data, failure rates and management's assessment of the changes and trends in the marketplace. We have no material backorders for the products we sell. We seek to attract new customers and to retain existing customers by offering superior customer service, the key elements of which are identified below: 1) Superior in-store service through highly-motivated, technically-proficient store personnel ("Professional Parts People"); 2) An extensive selection and availability of products; 3) Attractive stores in convenient locations; 4) Competitive pricing, supported by a good, better, best product assortment designed to meet all of our customers' quality and value preferences; and 5) A robust point-of-sale system integrated with our proprietary electronic catalog, which contains a wide variety of product images, schematics and technical specifications, equips our Team Members with highly effective tools to source products in our extensive supply network.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	O'Reilly has over 90,000 team members that are willing and ready to provide Sourcewell participating entities with our industry leading automotive products and services in the United States.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	O'Reilly recently acquired Vast-Auto, based out of Montreal Canada. Although we plan to fully integrate this acquisition with the O'Reilly network, we are unable to service Canadian entities through this contract at this time. We hope this changes in the future and will inform Sourcewell when we can.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	O'Reilly Auto currently does not have a presence in Delaware or New Jersey. We are working on integrating the O'Reilly network with our recent Canadian acquisition of Vast-Auto, however at this time Canada will not be serviced through this agreement as well.	*

34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	We do not have any limitations on sectors except where we do not currently have a store presence.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	O'Reilly is currently operating in Hawaii and Alaska without any specific requirements or restrictions unless the entity is over 5 miles from an O'Reilly store. If the entity is over 5 miles, they can still utilize the contract for purchases however delivery may not be available. We do not have a presence in US territories at this time.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	O'Reilly will extend the terms of this agreement to nonprofit entities that are members of Sourcewell.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	O'Reilly's extensive and knowledgeable sales force is out in the field calling on new and existing customers on a daily basis. These team members are knowledgeable in our cooperative contract offering and if we were to be awarded this contract, they would begin offering the use of it to applicable customers. Please see attachment 'O'Reilly Marketing Materials' for more information.	*
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	O'Reilly has a presence on all major social media platforms. These are utilized to spread awareness of our product offering and current promotions.	*
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	O'Reilly views Sourcewell as a partner in promoting this contract. We would expect Sourcewell to inform its members of our contract, if awarded. O'Reilly will utilize our sales force to reach out to prospective Sourcewell members to educate them on our program and facilitate any additional needs that are required to register and use this program.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Yes, O'Reilly offers our full catalog and ordering system called First Call Online for no charge. Customers can look up parts, place orders, make payments, and utilize multiple features that will help with their every purchasing need. See attachment 'O'Reilly Auto Parts First Call Online' for more information.	*

Table 5A: Value-Added Attributes (100 Points)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	We offer several training options from class room courses to web based training. The cost of the courses can vary by number of attendees and type of training. O'Reilly has the ability to custom tailor these courses to meet the needs of agencies. Please see the O'Reilly training brochure located in the 'O'Reilly Marketing Materials' attachment.	*
42	Describe any technological advances that your proposed Solutions offer.	To pair with the online ordering system, we have added connectivity with your smart phone to allow VIN scanning. Vehicle information can now be looked up through the vehicle's license plate number as well. To streamline the accounting side we have the capability to transmit and receive invoice, credit, and payment information via EDI. O'Reilly is also launching a mobile app in Q1 of 2025. This will be included as a solution under this contract. More information on this will be provided closer to launch date.	*

43	Describe any “green” initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	O'Reilly Auto Part's motto is 'Live Green'. To show our commitment to living green, we have the following green initiatives in place at O'Reilly: 1) Oil and Oil filters – Almost all stores accept oil/transmission fluid and oil filters from walk-in customers. This is done at no charge to the customer. 2) Batteries – We take and recycle batteries at no charge to our customers. 3) Cardboard –If the trash haulers that service our stores participate in a recycling program, cardboard recycling is offered at store level. Whether recycling or not, stores are asked to break down all cardboard boxes, thus reducing the frequency of trash/cardboard pick ups required. This reduces the fuel used by the haulers. The DCs compact and bale their own cardboard which is picked up by the recycling plant. 4) Paper – The corporate headquarters and many regional offices have bins to collect paper for recycling. Even our Team Spirit (internal monthly magazine for all O'Reilly Team Members) is published on recycled paper. 5) Aluminum cans – Most DCs and offices recycle aluminum cans. 6) Fuel – We purchase four-cylinder trucks which run more fuel efficiently than other trucks in the market. 7) Energy – Most stores and some DCs have an energy management system installed which controls peak demand, maintains HVAC setpoints and notifies us when HVAC units are not functioning efficiently, thus reducing the energy consumed and money spent for energy. 8) Other – Some DC/office locations recycle metal, pallets, and phone books. Stores are always encouraged to look at items/ways they can recycle cardboard, paper, aluminum, etc., from the store through local contacts within their communities.	*
44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	We have a number of products that have a combination of eco-labels, ratings or certifications. A list of these products can be made available upon request.	*
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	We lead the industry in parts availability, and our competitive advantage starts with a very robust, tiered, regional distribution network made up of 30 distribution centers, which replenish our stores at least five nights a week from inventories that average 152,000 SKUs. By servicing our stores at least five nights a week, we are able to deploy our inventory dollars in a greater breadth of inventory at the store level, versus carrying a greater depth of inventory that would be required if our stores were replenished less often from the DCs. This breadth of inventory means we will be much more likely to have a part in stock in the store when a customer needs it. We further augment our store level inventory availability by providing more than 95% of our stores with same day access to a broader selection of hard-to-find inventory through multiple daily deliveries from either a DC or one of our 385 expanded inventory Hub stores, which stock on average 52,000 SKUs. Hubs in select markets carry a further enhanced inventory levels of 106,000 SKUs. Our customer service commitment is to “never say no,” and we will remain the industry leader in parts availability, providing our Team Members with the tools necessary to provide extremely high levels of service and earn customers’ business. All O'Reilly stores are company owned meaning uniform adherence to contract provisions across the nation.	*

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment
46	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or resellers if available. Select all that apply.		☐ Yes ☒ No	
47		Minority Business Enterprise (MBE)	☐ Yes ☒ No	
48		Women Business Enterprise (WBE)	☐ Yes ☒ No	
49		Disabled-Owned Business Enterprise (DOBE)	☐ Yes ☒ No	
50		Veteran-Owned Business Enterprise (VBE)	☐ Yes ☒ No	
51		Service-Disabled Veteran-Owned Business (SDVOB)	☐ Yes ☒ No	
52		Small Business Enterprise (SBE)	☐ Yes ☒ No	
53		Small Disadvantaged Business (SDB)	☐ Yes ☒ No	
54		Women-Owned Small Business (WOSB)	☐ Yes ☒ No	

Table 6: Pricing (400 Points)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
55	Describe your payment terms and accepted payment methods.	O'Reilly offers payment terms of 2% 10th, net 20th upon approved credit. To receive the early pay discount, statements must be made either with cash or check. We also accept cash and credit cards as payment methods at point of sale.	*
56	Describe any leasing or financing options available for use by educational or governmental entities.	We can facilitate leasing options through a third party, however we do not offer leasing options ourselves. O'Reilly does offer in-house financing primarily on shop equipment, upon approved credit.	*
57	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	We are requesting Sourcewell entities to utilize our online catalog called First Call Online (www.firstcallonline.com) to place orders or by calling their assigned O'Reilly store. If an entity is requesting a charge account, we have uploaded 'O'Reilly Credit App' for their review.	*
58	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Yes, P-cards are accepted as long as they are backed by a major credit card company. There is no additional cost for this service.	*

59	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	We offer a product-category discount pricing model. The proposed discount for Sourcewell will be O'Reilly List Price less 41% or better. This discount will cover every item we offer. Due to the number of items O'Reilly offers, an individual listing of every item is not available. We do have attached the listing of every product category, subcategory, and segment on items we are proposing with the stated discount.	*
60	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Sourcewell's catalog discount will be O'Reilly List Price less 41% or better. This discount will range off O'Reilly List Price from 41% to 80% off.	*
61	Describe any quantity or volume discounts or rebate programs that you offer.	Any quantity discounts are evaluated on a case by case basis. If an entity is looking for a stocking program, we do offer discounted pricing on select, commonly used items if they were to maintain a minimum stocking inventory of \$250. Please see the O'Reilly Stocking Program flyer contained in the attachment 'O'Reilly Marketing Materials' for more information. We also offer brake kit packages as a way for entities to save money. When an entity purchases two rotors and a set of pads, they will be discounted to a flat rate based on the tier of the brake pads/rotors. For more information on our brake kits, please see the latest O'Reilly Brake Packages flyer contained in the attachment 'O'Reilly Marketing Materials' for more information.	*
62	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "non-contracted items". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	O'Reilly is proud of our 'Never Say No' philosophy when it comes to ensuring the customers have what they need. In the event an agency is needing a product that O'Reilly does not offer, we will still source the part from a third party. These outside purchases are priced at a sliding scale based on the acquisition cost.	*
63	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	If an item is not available within the store's distribution network or if it is a special order item from the manufacturer, additional freight charges may apply. All additional charges will be communicated and approved with the customer prior to the acceptance of the order. We do not mark up shipping costs.	*
64	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Freight/Delivery/Shipping costs will only be applicable on factory/special order situations. These costs will be communicated to and approved by the agency at the time of the order. We do not mark up shipping costs.	*
65	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Freight/Delivery/Shipping costs to Alaska and Hawaii will only be applicable for factory/special order items. Canada and offshore delivery is not available at this time.	*
66	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Delivery is made by O'Reilly delivery team members in company owned vehicles. Average delivery time is 21 minutes for items stocked in our local store. Items that are stocked in our DCs are available for next day delivery, if not earlier. This service is available to agencies that are within a 5 mile radius of an O'Reilly store location. For agencies just beyond this distance, scheduled deliveries may be a viable option. These situations would be addressed on a case by case basis by local store management.	*
67	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	All current Sourcewell member's O'Reilly accounts are loaded to what O'Reilly calls a 'Group Code'. This group code automatically applies contracted pricing to the customer and ensures they are represented on any contracted reporting. Whenever a new account signs up for O'Reilly's Sourcewell program, they will also be added to the Sourcewell group code so that pricing can be applied and they will show up on future reporting. To properly ensure an entity is registered with O'Reilly's Sourcewell program, they must have an O'Reilly account number. This does not require a credit application to obtain an account number. The entity can call or visit their local O'Reilly store to sign up for an account.	*
68	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	We will measure the success of this contract based on how many new entities we can sign up on this program and how existing entities on the Sourcewell program perform year over year. Since we already have a contract in place with Sourcewell, we are able to measure this based on historical data.	*

69	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	O'Reilly is proposing a 1% Administration Fee, which will be paid quarterly.	*
----	---	--	---

Table 7: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments	
70	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	Our proposed pricing is a discount of O'Reilly List price less 41% or better.	*

Table 8A: Depth and Breadth of Offered Solutions (200 Points)

Line Item	Question	Response *	
71	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	O'Reilly is offering its entire catalog with this proposal. This includes: 1) New and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature control, chassis parts, driveline parts and engine parts 2) Paint and Body 3) Heavy Duty Parts 4) Shop Equipment 5) Agricultural Products 6) Marine 7) Maintenance items, such as oil, antifreeze, fluids, filters, wiper blades, lighting, engine additives and appearance products 8) Accessories, such as floor mats, seat covers and truck accessories.	*
72	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	We are attaching a complete listing of our category, subcategory, item segment hierarchy under 'O'Reilly-Sourcewell Discount File'.	*

Table 8B: Depth and Breadth of Offered Solutions

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Line Item	Category or Type	Offered *	Comments	
73	Air conditioning, heating, and other climate control	☒ Yes ☐ No	O'Reilly offers A/C, heating, and other climate control products.	*
74	Electrical (alternators, starters, batteries, ignition systems, etc.)	☒ Yes ☐ No	O'Reilly offers electrical components.	*
75	Automotive bearings (wheel, roller ball, etc.)	☒ Yes ☐ No	O'Reilly offers Automotive Bearings.	*
76	Automotive belts, hoses, gaskets, and seals	☒ Yes ☐ No	O'Reilly offers Automotive belts, hoses, gaskets, and seals.	*
77	System components (brakes, rotors, calipers, lines, ABS, etc.)	☒ Yes ☐ No	O'Reilly offers system components.	*
78	Body and crash (parts, bumpers, cab, chassis, door, panels, etc.)	☒ Yes ☐ No	O'Reilly offers chassis products.	
79	Exhaust systems and emission parts	☒ Yes ☐ No	O'Reilly offers Exhaust and emission parts.	
80	Engine and drive train (Internal Combustion Engine)	☒ Yes ☐ No	O'Reilly offers Engine and Drivetrain products.	
81	Engine and drive train (Hybrid, EV, etc.)	☒ Yes ☐ No	O'Reilly offers products for Hybrid/EV vehicles.	
82	Engine heating and cooling	☒ Yes ☐ No	O'Reilly offers Engine heating and cooling products.	
83	Filters (oil, fuel, air, transmission, etc.)	☒ Yes ☐ No	O'Reilly offers filters.	
84	Oils and lubricants (regular, synthetic, blend)	☒ Yes ☐ No	O'Reilly offers oils and lubricants of all varieties.	
85	Pumps (fuel, fluids, water, etc.)	☒ Yes ☐ No	O'Reilly offers pumps.	
86	Safety and security systems	☒ Yes ☐ No	O'Reilly offers Safety and Security Systems.	
87	Vehicle interior/exterior parts and accessories	☒ Yes ☐ No	O'Reilly offers Vehicle interior/exterior parts and accessories.	
88	Electrical systems (lamps, lighting, mirrors, wiring, etc.)	☒ Yes ☐ No	O'Reilly offers products for vehicle electrical systems.	
89	Stabilization system components (suspension, shocks, struts, leaf, camber, swing arm, ball/UV joints, etc.)	☒ Yes ☐ No	O'Reilly offers stabilization system components.	
90	Control systems components (transmission, differential, traction, etc.)	☒ Yes ☐ No	O'Reilly offers control systems components.	
91	Windshield (wipers and windshield washer components)	☒ Yes ☐ No	O'Reilly offers windshield wipers and components.	
92	Vehicle paint and primer	☒ Yes ☐ No	O'Reilly offers vehicle paint and primer products.	
93	Tires, OEM vehicle parts, and garage and fleet maintenance equipment, tools, and supplies as described in RFP	☒ Yes ☐ No	O'Reilly does offer some OEM vehicle parts, equipment, tools, and supplies. However, we do not offer tires.	

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
 2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
 3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
 4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."
- [Pricing](#) - O'Reilly-Sourcewell Discount File.xlsx - Thursday September 26, 2024 11:56:07
 - [Financial Strength and Stability](#) - O'Reilly Auto Parts 2023 Annual Report.pdf - Thursday September 26, 2024 11:56:19
 - [Marketing Plan/Samples](#) - O'Reilly Marketing Materials.pdf - Friday September 27, 2024 15:00:29
 - WMBE/MBE/SBE or Related Certificates (optional)
 - [Standard Transaction Document Samples](#) - O'Reilly Credit App.pdf - Friday September 27, 2024 15:02:04
 - [Requested Exceptions](#) - O'Reilly-Sourcewell Redlined MSA.docx - Friday September 27, 2024 15:03:04
 - [Upload Additional Document](#) - O'Reilly Auto Parts First Call Online.pdf - Friday September 27, 2024 14:59:30

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.
3. The Proposer certifies that:
 - (1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-
 - (i) Those prices;
 - (ii) The intention to submit an offer; or
 - (iii) The methods or factors used to calculate the prices offered.
 - (2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and
 - (3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.
5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.
6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.
7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
8. Proposer its employees, agents, and subcontractors are not:
 1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 2. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or
 3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Robert Fulp, Strategic Accounts Administrative Manager, O'Reilly Auto Enterprises, LLC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

☐ Yes ☒ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum**" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_6_Aftermarket Vehicle Parts and Supplies_RFP100124_DRAFT Wed September 18 2024 09:27 AM	☒	1
Addendum_5_Aftermarket Vehicle Parts and Supplies_RFP100124_DRAFT Mon September 9 2024 04:03 PM	☒	2
Addendum_4_Aftermarket Vehicle Parts and Supplies_RFP100124 Wed September 4 2024 01:26 PM	☒	1
Addendum_3_Aftermarket Vehicle Parts and Supplies_RFP100124 Mon August 19 2024 07:25 AM	☒	2
Addendum_2_Aftermarket Vehicle Parts and Supplies_RFP100124 Fri August 16 2024 07:54 AM	☒	1
Addendum_1_Aftermarket Vehicle Parts and Supplies_RFP100124 Wed August 14 2024 08:43 AM	☒	2



Memorandum

Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Approve Amendment 3 to File No. 230012-P-JL, Disaster Debris Removal (**Janina Lewis Procurement Services Director**)

Recommendation

Approve Amendment 3 to File No. 230012-P-JL, Disaster Debris Removal, with CrowderGulf Joint Venture, Inc., which reduces the retainage rate of the Contract from 10% to 5%, pursuant to Florida State Statute s. 255.077-78, for the Public Works Department – Yard Waste Division.

Background

On March 8, 2023, the BOC approved the subject Contract. On October 14, 2024, the BOC ratified and approved Amendment 1 to revise the contract verbiage and Amendment 2 for the proposed rate increase. The purpose of Amendment 3 is to reduce the Contract retainage rate from 10% to 5%, pursuant to Florida State Statute s. 255.077-78.

Funding

N/A

Strategic Plan Objective

N/A

**THIRD AMENDMENT TO FIXED PRICE SERVICES AGREEMENT
BETWEEN THE CITY OF TARPON SPRINGS, FLORIDA, AND
CROWDERGULF JOINT VENTURE, INC.**

This is the Third Amendment to the Agreement for Disaster Debris Removal ("Agreement") between the City of Tarpon Springs, Florida ("Owner") and CrowderGulf Joint Venture, Inc. ("Contractor"), for the provision of Disaster Debris Removal Services is entered into this 14th day of October, 2024 ("Effective Date").

WHEREAS, the Owner and Contractor entered into an Agreement for disaster debris removal services to provide emergency services for the City in the event of a natural declared disaster ("Project"), on March 8, 2023; and

WHEREAS, the Owner has determined that because of certain elements of the Project, the Contractor will be providing services which shall include extensive further services, team meetings, and reporting; and

WHEREAS, to update the retainage rate of the Agreement to reflect the current Florida State statute s. 255.077-78, the Contractor and the Owner have agreed to amend the Agreement to adjust the retainage rate to five (5) percent.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and further supported by the consideration for this Third Amendment set forth above, the Parties hereby agree to amend the Agreement as follows:

1. This Third Amendment changes the retainage rate from 10% to 5%, pursuant to Florida State Statute s. 255.077-78.
2. This Third Amendment shall be effective as of October 14, 2024, notwithstanding the actual date(s) of approval or execution.
3. Except as amended by this Third Amendment, all other terms of the Agreement shall continue in full force and effect, and the Parties hereby ratify and confirm the Agreement as amended herein.
4. In the event of any conflict between the terms and conditions of the Agreement and the terms and conditions of this Third Amendment, this Third Amendment shall control.

IN WITNESS WHEREOF, the Parties, by their authorized signatures below, have executed this Third Amendment to the Agreement.

City of Tarpon Springs

By: _____ By: _____
CrowderGulf JV, Inc. Charles Rudd, City Manager
Title: _____

**SECOND AMENDMENT TO FIXED PRICE SERVICES
AGREEMENT BETWEEN THE CITY OF TARPON
SPRINGS, FLORIDA, AND CROWDERGULF JOINT
VENTURE, INC.**

This is the Second Amendment to the Agreement for Disaster Debris Removal ("Agreement") between the City of Tarpon Springs, Florida ("Owner") and CrowderGulf Joint Venture, Inc. ("Contractor"), for the provision of Disaster Debris Removal Services is entered into this 14th day of October, 2024 ("Effective Date").

WHEREAS, the Owner and Contractor entered into an Agreement for disaster debris removal services to provide emergency services for the City in the event of a natural declared disaster ("Project"), on March 8, 2023; and

WHEREAS, the Owner has determined that because of certain elements of the Project, the Contractor will be providing services which shall include extensive further services, team meetings, and reporting; and

WHEREAS, the Owner did provide for an increase to the rates within the original Agreement but, given their mandatory nature to the Project, the Contractor has now requested a rate increase to include in the Agreement; and

WHEREAS, so as to ensure the Owner is able to continue to assign work on the Project, the Contractor and the Owner have agreed to amend the Agreement to incorporate the rate increase dated, October 14, 2024 to continue the daily operation of work on this project.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and further supported by the consideration for this Second Amendment set forth above, the Parties hereby agree to amend the Agreement as follows:

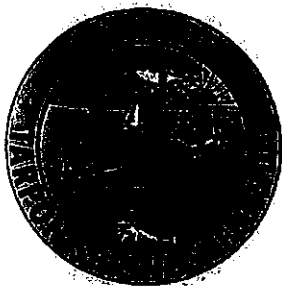
1. This Second Amendment changes the rates set forth in the original Agreement.
2. This Second Amendment shall be effective as of October 14, 2024, notwithstanding the actual date(s) of approval or execution.
3. Except as amended by this Second Amendment, all other terms of the Agreement shall continue in full force and effect, and the Parties hereby ratify and confirm the Agreement as amended herein.
4. In the event of any conflict between the terms and conditions of the Agreement and the terms and conditions of this Second Amendment, this Second Amendment shall control.

IN WITNESS WHEREOF, the Parties, by their authorized signatures below, have executed this Second Amendment to the Agreement.

City of Tarpon Springs

By: Ashley Ramsey-Naile
Crowder Gulf Joint Venture, Inc.
Title: President

By: Charles Rudd
Charles Rudd, City Manager



Board of Commissioners

Memorandum

Date: November 5, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Ratify RFP No. 230012-P-JL, Disaster Debris Removal, Amendments 1 and 2, (Tom Funcheon Public Works Director & Janina Lewis Procurement Director)

Recommendation

Ratify RFP No. 230012-P-JL, Disaster Debris Removal Amendments 1 and 2, with CrowderGulf Joint Venture, Inc., at unit prices dated, effective from October 14, 2024, through November 30, 2028, for the Public Works Department.

Background

On February 28, 2023, the Board approved award of the contract. On October 2, 2024, CrowderGulf submitted a request for Amendment 1, requesting language to line item five (5), DMS Operation & Reduction through Grinding listed in the pricing agreement to read DMS Operation & Reduction through Grinding "or C&D Compaction;" and also delete vegetative from the line item description. Amendment 2, dated October 14, 2024, is requesting a rate increase to the overall pricing in the contract to be consistent with the rates charged to Pinellas County and municipal city partners.

The purpose of this contract is to establish a preset contract with a qualified and experienced debris management firm to provide services to the City during emergency events such as hurricanes, tornadoes, windstorms, floods and fires. Services include large-scale debris removal, separation, storage, processing and disposal, hazardous waste handling; project management assistance and assistance with federal and state reporting and reimbursement efforts. This rate increase is needed to continue to provide qualified and experienced debris removal operations and continuity of debris management services.

According to the City's current agreement, price adjustments may be made after the initial term. The CrowderGulf proposed rates were compared to the emergency bid conducted by

Approved

Pinellas County on October 14, 2024, Agreement 25-00029-E. Although the County line item descriptions are not an exact match to the City's agreement, the pricing overall is consistent with the competition provided by the County's emergency bid (see item No. 6 of the November 5, 2024 Agenda). Price comparisons were performed and were found to be fair and reasonable and in the best interest of the City.

Funding

There are no costs to the City until services are rendered and at that time will be eligible for FEMA reimbursement.

Strategic Plan Objective

N/A



ADMINISTRATIVE OFFICE
5629 Commerce Blvd East
Mobile, AL 36619

OFFICE : 800-992-6207
FAX : 251-459-7433

Attn: Tom Funcheon
Public Works Director
Tarpon Springs, FL
10/2/2024

Re: Proposed verbiage modification to contract for Disaster Debris Removal between the City of Tarpon Springs, FL and CrowderGulf Joint Venture, Inc.
Event: 2024 Hurricane Helene
Amendment #: 1

Proposed Verbiage Modification: Add the following verbiage to line item 4 listed below: "or C&D Compaction". Also, delete the verbiage pertaining specifically to vegetative debris as shown below, which will then allow for this line item to be used for either vegetative or C&D debris.

5. DMS Operation and Reduction Through Grinding Or C&D Compaction	Estimated Quantity	\$ Per Cubic Yard	Total	\$ Per Ton (Alternate)
Work consists of managing and operating DMS for acceptance and reduction of eligible vegetative disaster related debris through grinding. The costs associated with acquiring, preparing, leasing, renting, operating and remediating land used as DMS as reflected in this RFP.	50,000	\$3.45	\$172,500.00	\$36.00

Please review the proposed verbiage modification and sign below. If you have any questions regarding the rates, please feel free to contact Reid Loper, 251-459-7430 rloper@crowdergulf.com or Drew Sprinkle dsprinkle@crowdergulf.com.

Best Regards,

Reid Loper

Senior Vice President
CrowderGulf Joint Venture, INC.

Sign

Date:

Signed and Accepted / City of St. Petersburg, FL.

Tarpon Springs

Sign

Date:

City Manager

EXHIBIT F

Schedule of Items

Emergency Debris Removal Operations - CrowderGulf

	Description	Unit	Origin/Destination	Criteria	Estimated Quantity	Unit Price	Total
1	Loading and Hauling Vegetative Debris	Cubic Yard (CY)	From ROW to DMS	N/A	900,000	\$ 14.98	\$ 13,482,000.00
2	Loading and Hauling Vegetative Debris	Cubic Yard (CY)	From ROW to Final Disposal	N/A	900,000	\$ 14.98	\$ 13,482,000.00
3	DMS Management	Cubic Yard (CY)	N/A	N/A	900,000	\$ 1.00	\$ 900,000.00
4	Reduction of Vegetative Debris or C&D	Cubic Yard (CY)	N/A	Grinding or C&D Compaction	900,000	\$ 5.98	\$ 5,382,000.00
				Air Curtain Incineration	900,000	\$ 4.00	\$ -
5	Loading, Hauling, & Final Disposal of Reduced Vegetative Debris	Cubic Yard (CY)	From DMS to Final Disposal	N/A	500,000	\$ 5.00	\$ 2,500,000.00
6	Loading, Hauling, & Unloading C&D Debris Final Disposal Only	Cubic Yard (CY)	From ROW to Final Disposal	N/A	500,000	\$ 27.00	\$ 13,500,000.00
7	Loading, Hauling, & Unloading C&D Debris	Cubic Yard (CY)	From ROW to DMS	N/A	900,000	\$ 18.00	\$ 16,200,000.00
			From DMS to Final Disposal	N/A	500,000	\$ 14.00	\$ 7,000,000.00
8	Sweeping Roadway- Urban	Mile	N/A	N/A	1200	\$ 300.00	\$ 360,000.00
9	Sweeping Roadway- Rural	Mile	N/A	N/A	0	\$ 300.00	\$ -
10	Vacuum Inlets	Each	N/A	N/A	900	\$ 450.00	\$ 405,000.00
11	White Goods Hauling, evacuation of Freon/refrigerants and Final Recycling / Disposal	Each	From ROW to Final Disposal	N/A	1,500	\$ 250.00	\$ 375,000.00
			From ROW to DMS to Final Disposal	N/A	1,500	\$ 225.00	\$ 337,500.00
12	Hazardous Household Waste (HHW) (i.e. Orphaned Drums) Alt. Rate \$11.00/Lb	55-Gal Drum	From ROW to Final Disposal	N/A	5000	\$ 1,500.00	\$ 7,500,000.00
13	E-waste	Each	From ROW to Final Disposal	N/A	2000	\$ 45.00	\$ 90,000.00

14	Putrescent Debris	Per Pound (weight @ removal)	From ROW to Final Disposal	N/A	5000	\$ 15.00	\$ 75,000.00
15	Seaweed Debris	CY	ROW to Final Disposal	N/A	0	\$ 26.00	\$ -
16	Sand Screening	CY	Onsite	N/A	500,000	\$ 9.90	\$ 4,950,000.00
17	Rock, Sand, Soil, Silt and Sediment (i.e. Earthen Debris)	CY	From ROW to DMS	N/A	500,000	\$ 18.00	\$ 9,000,000.00
			From DMS to Final Disposal/Location	N/A	500,000	\$ 36.00	\$ 18,000,000.00
Total							\$ 113,538,500.00

All Disposal fees for all line items are a pass through cost.

Additional items need for debris removal activities:

	Description	Unit	Origin/Destination	Criteria	Estimated Quantity	Unit Price	Total
a1	Cut and Drop Hazardous Limbs	Tree	N/A	N/A	0	\$ 95.00	\$ -
a2	Cut and Drop Hazardous Trees (0-12")	Tree	N/A	N/A	0	\$ 100.00	\$ -
a3	Cut and Drop Hazardous Trees (13"-24")	Tree	N/A	N/A	0	\$ 225.00	\$ -
a4	Cut and Drop Hazardous Trees (24"-36")	Tree	N/A	N/A	0	\$ 315.00	\$ -
a5	Cut and Drop Hazardous Trees (36"-48")	Tree	N/A	N/A	0	\$ 395.00	\$ -
a6	Cut and Drop Hazardous Trees (48" +)	Tree	N/A	N/A	0	\$ 465.00	\$ -
a7	Stump Extraction or Grinding (24" - 48")	Tree	N/A	N/A	0	\$ 350.00	\$ -
a7	Stump Extraction or Grinding (48" +)	Tree	N/A	N/A	0	\$ 450.00	\$ -



CITY OF TARPON SPRINGS, FL

Procurement Services Department

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
DATE: 02/28/2023
SUBJECT: Award RFP No. 230012-P-JL Debris Removal, Disaster Recovery Services

RECOMMENDATION:

Award RFP No. 230012-P-JL, Debris Removal, Disaster Recovery Services to CrowderGulf Joint Venture, Inc., at unit prices provided, effective from June 6, 2023, through November 30, 2028, for the Public Works Department.

BACKGROUND:

The purpose of this contract is to establish a pre-need, pre-event contract with a qualified and experienced debris management firm to provide services to the City during emergency events such as hurricanes, tornadoes, windstorms, floods and fires. Services include large-scale debris removal, separation, storage, processing and disposal, hazardous waste handling; project management assistance and assistance with federal and state reporting and reimbursement efforts.

The contractor will conduct free annual meetings and training courses to determine critical routes, high priority clean-up sites, temporary debris management sites, preferred landfills, reduction methods and establish a line of communication. There are no costs to the City until services are rendered and at that time will be eligible for FEMA reimbursement.

Price adjustments may be made after the initial term. Adjustments shall be based on the U.S. Bureau of Labor Statistics Employment Cost Index (ECI) for the most recent 12 month period.

Ranking

Request for Proposal No. 230012-P-JL

Debris Removal, Disaster Recovery Services

Wednesday, November 2, 2022 @ 3:00 p.m.

Contractor	Points
CrowderGulf Joint Venture, Inc. Theodore, AL	95.96
DRC West Palm Beach, FL	94.62
Ceres Environmental Sarasota, FL	94
T.F.R. Leander, TX	92
Custom Tree Work Topeka, KS	91.11
D&J Enterprises Auburn, AL	87.73
KDF Mobile, AL	87.13
Looks Great Services Columbia, MS	86.15
Grubbs Emergency Services LLC Hudson, FL	85.63
Southern Disaster Recovery Greenville, SC	83.24

Broadcast: 638

Planholders: 39

Responses: 10

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 Bid, if any, are hereby rejected as late.



Memorandum

Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Approve Change Order No. 1, for File No. 250062-C-JL, Comprehensive Disaster Recovery Management (**Janina Lewis Procurement Services Director**)

Recommendation

Approve Change Order No. 1 to File No. 250062-C-JL, Comprehensive Disaster Recovery Management Consulting Services, Utilizing Pinellas County Request for Proposal (RFP) No. 178-0406-P(RW), with Tetra Tech, Inc., for Citywide Usage.

Background

On January 14, 2020, Pinellas County awarded the contract. Subsequently, on March 11, 2025, the City of Tarpon Springs' Board of Commissioners ratified its use. On November 18, 2024, City staff were contacted by Tetra Tech, the City's current contractor for Debris Management & Monitoring Services—regarding the expansion of immediate services following Hurricanes Helene and Milton. The City's existing contract with Tetra Tech includes not only debris management but also financial recovery services, such as post-disaster grant management and administrative support. Upon reviewing the agreement, staff concluded that the scope of services defined in the Pinellas County RFP more comprehensively aligns with the City's current needs for Public Assistance Advisory Services. This Change Order No. 1 is necessary to update the official start date to December 2, 2024. Tetra Tech's original documentation mistakenly listed a January 2, 2025, notice-to-proceed date (see attached). There will be no cost to the City until services are provided, at which point expenses will be eligible for FEMA reimbursement.

Funding

As Required – FEMA/Grant eligible for Reimbursement

Strategic Plan Objective

N/A

**CITY OF TARPON SPRINGS, FLORIDA
NOTICE TO PROCEED**

Effective Date: December 2, 2024

Ms. Betty Kamara
Contracts Administrator
Tetra Tech, Inc.
2301 Lucien Way, Suite 120
Maitland, FL 32804

Re: **Notice-To-Proceed (NTP): 2024 Hurricane Helene and Milton
Public Assistance Support**

Dear Ms. Kamara,

The City of Tarpon Springs, Florida (Client) hereby gives Tetra Tech, Inc. a "Notice to Proceed" to assist Client staff with Public Assistance services for the 2024 Hurricane Helene and Milton.

On the basis of this action, you are authorized to proceed in accordance with the terms and conditions of Participant Agreement between the City of Tarpon Springs, Florida and Tetra Tech, Inc. for Comprehensive Disaster Recovery Management Consulting Services (procured under Pinellas County RFP No. 178-0406-P(RW)). A task order with a detailed scope and an initial project not-to-exceed amount will be provided for review and execution.

"Notice to Proceed" is hereby given and accepted by the signature below.

Please contract me at rharring@ctsfl.us or (727) 943-1150 to coordinate efforts.

Sincerely,

Ron Harring
Finance Director
City of Tarpon Springs, FL

Accepted by:

TETRA TECH, INC.

By: _____

Name: Jonathan Burgiel

Title: Business Unit President

**CITY OF TARPON SPRINGS, FLORIDA
TASK ORDER No. 001-PA SUPPORT**

**Change Order
Authorization No. 1**

In accordance with the **TASK ORDER No. 001-PA SUPPORT**, between **CITY OF TARPON SPRINGS, FLORIDA** (Client) and **Tetra Tech, Inc.** (Tetra Tech), Client hereby authorizes the services to be performed for the updated period of performance as set forth herein:

PROJECT: Public Assistance Support | 2024 Hurricane Helene and Milton

The Task Order is amended as follows:

DURATION OF WORK:

The estimated project term is updated as follows: **December 2, 2024 through December 31, 2025.**

The period of performance may be extended upon approval by both parties.

SCOPE OF WORK:

No change.

ESTIMATED COST (not to exceed):

No change.

All other terms and conditions of Task Order 001- PA SUPPORT remain unchanged and in full force and effect.

The individuals executing this change order represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this change order on behalf of the respective legal entities of the Client and Tetra Tech.

APPROVED BY:

Tetra Tech, Inc.

Signature: 
Name: Jonathan Burgiel
Title: Business Unit President

CITY OF TARPON SPRINGS, FLORIDA

Signature: _____
Name: _____
Title: _____

PARTICIPANT AGREEMENT FOR COMPREHENSIVE DISASTER RECOVERY MANAGEMENT CONSULTING SERVICES AS PART OF PINELLAS COUNTY COOPERATIVE CONTRACT RFP No. 178-0406-P (RW)

AMENDMENT NO. 1

THIS **CONTRACT AMENDMENT NO. 1** is by and between **CITY OF TARPON SPRINGS, FLORIDA** (hereinafter referred to as "CLIENT"), and **TETRA TECH, INC.**, a (hereinafter referred to as "CONTRACTOR").

WITNESSETH:

WHEREAS, CLIENT has entered into a Participant Agreement for Comprehensive Disaster Recovery Management Consulting Services as Part of Pinellas County Cooperative Contract RFP No. 178-0406-P (RW) Services ("Agreement") with CONTRACTOR with an effective date of January 2, 2025; and

WHEREAS, the CLIENT and CONTRACTOR desire to modify the effective date of the Agreement; and

NOW, THEREFORE, the parties hereby agree as follows:

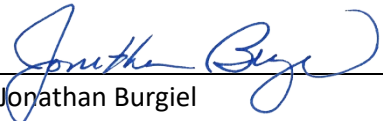
1. **CONTRACT TERM.** The effective date of the Agreement is revised to December 2, 2024. All other terms and conditions remain unchanged.
2. **MODIFICATIONS.** This Contract Amendment and the Agreement, taken together, constitute the final agreement between the CLIENT and CONTRACTOR. Any modification of or additions to the terms of this Contract Amendment or Agreement must be in writing and executed by the parties.

IN WITNESS WHEREOF, the parties have duly executed this Contract Amendment 1 by the authorized representatives below.

CITY OF TARPON SPRINGS, FLORIDA

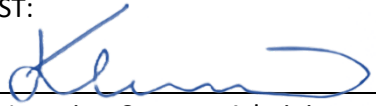
TETRA TECH, INC.

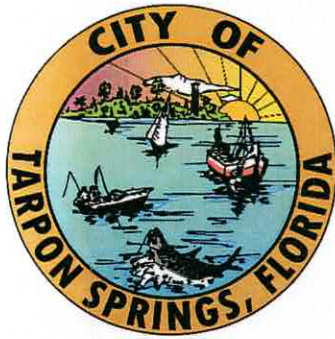
By:
Title:

By: 
Title: Business Unit President

ATTEST:

ATTEST:


Kayla Lemaire, Contract Administrator II



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
FROM: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *ql*
DATE: 03/11/2025
SUBJECT: Ratify Contract File No. 250062-C-JL, Comprehensive Disaster Recovery Management Consulting Services

RECOMMENDATION:

Ratify Contract File No. 250062-C-JL, Comprehensive Disaster Recovery Management Consulting Services, Utilizing Pinellas County Request for Proposal (RFP) No. 178-0406-P(RW), with Tetra Tech, Inc., for Citywide Usage.

BACKGROUND:

On November 18, 2024, the staff were contacted by Tetra Tech, who is the City's current Debris Management & Monitoring Services contractor, to provide an expansion of immediate services for the City in the aftermath of Hurricanes Helene and Milton. The City's current contract provides not only debris management services but financial management and recovery services to including general post-disaster grant management and administration services as well. After reviewing the contract with the City, staff determined that the use of the Pinellas County RFP scope of services better defines the current Public Assistance Advisory Services in depth.

This contract enables the City to obtain advisory services for various federal programs, including, but not limited to, FEMA Public Assistance (PA), the FEMA 404 Hazard Mitigation Grant Program (HMGP), HUD Community Development Block Grant Disaster Recovery, and the Federal Highway Emergency Relief Program. Tetra Tech will act as an independent contractor, responsible for developing and submitting FEMA and FHWA grant applications, as well as managing all disaster-related grants. This involves collaboration with federal and state agencies, County Constitutional Officers, and County departments, including regular interaction with the Office of Management and Budget, Emergency Management, Risk Management, Public Works, Utilities, Solid Waste, Parks and Conservation Resources, and other related departments (see attached). There are no costs to the City until services are rendered and at that time will be eligible for FEMA reimbursement.

FUNDING: As Required – FEMA/Grant eligible for Reimbursement

Accepted by: 
City Manager

Attest: 
City Clerk



**PARTICIPANT AGREEMENT FOR COMPREHENSIVE DISASTER RECOVERY MANAGEMENT CONSULTING SERVICES
AS PART OF PINELLAS COUNTY COOPERATIVE CONTRACT RFP No. 178-0406-P (RW)**

This contract entered into, by and between, the **City of Tarpon Springs**, a political subdivision of the State of Florida, whose address is 324 E. Pine Street, Tarpon Springs, FL 34689, hereinafter called "CITY", and **Tetra Tech, Inc.**, a Delaware Corporation whose address is 2301 Lucien Way, Suite 120, Maitland, FL 32751 hereinafter called "CONTRACTOR".

WITNESSETH, that:

WHEREAS, pursuant to Pinellas County Cooperative Contract RFP No. 178-0406-P (RW) for Comprehensive Disaster Recovery Management Consulting Services ("RFP") the CITY desires to enter into an agreement for the services described therein; and

WHEREAS, the CONTRACTOR has expressed the willingness and ability to provide the services to the CITY as described in the RFP and the contract entered into by Pinellas County pursuant thereto "County Contract".

NOW THEREFORE, the CITY and the CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. This Contract shall consist of and include all of the agreement terms and conditions, and component documents comprising the County Contract. With the exception of references to specific County lists, manuals, procedures, policies, departments, when the "County" is mentioned in the County Contract, per this Agreement, "County" shall be replaced with "CITY."
2. The CONTRACTOR agrees to furnish all labor, material and the skill necessary for the entire work effort as set forth in the County Contract, and to the satisfaction of the CITY or its duly authorized representative.
3. The CITY agrees to pay the CONTRACTOR for services rendered, in accordance with the pricing structure set forth in the County Contract.
4. The term of this Contract shall be from January 2, 2025 and will remain in effect as provided in the County Contract.
5. Any approvals from Pinellas County Staff required in the County Contract, such as approvals by the Public Works Director, will be granted by the City Manager or his/her designee.

In WITNESS WHEREOF, the undersigned have executed this Contract on the day and year first written above.

CONTRACTOR: Tetra Tech, Inc.

By: 
Print Name: Jonathan Burgiel
Title: Business Unit President


City Attorney

CITY OF TARPON SPRINGS, FLORIDA

By: 
Print Name:
Title: Mayor

ATTEST: 
(CITY SEAL)
City Clerk



**TASK ORDER No. 001-PA SUPPORT
CITY OF TARPON SPRINGS, FL
TETRA TECH, INC.**

Pursuant to the City of Tarpon Springs, FL Participant Agreement under the Pinellas County RFP #178-0406-P (RW) for Comprehensive Disaster Recovery Management Consulting Services entered into by and between the City of Tarpon Springs, FL, hereinafter referred to as "City" and Tetra Tech, Inc., hereinafter referred to as "Tetra Tech," a determination has been made by City that there is a need for the performance of or rendering of services by Tetra Tech of a certain "Task Order" under the purview of said Agreement, and Tetra Tech is hereby authorized to perform or render the particular services of work described as follows:

TITLE OF THE PROJECT: Public Assistance Support | 2024 Hurricane Helene and Milton

DURATION OF WORK:

Estimated project term: January 2, 2025 through December 31, 2025

The period of performance may be extended upon approval by both parties.

INTRODUCTION

Following the impacts of multiple disasters including Hurricane Helene (DR-4828-FL), and Milton (DR-4834-FL), the State of Florida has received subsequent major disaster declarations aiding in the ability for impacted communities including the City of Tarpon Springs (City) to seek reimbursement through FEMA's Public Assistance program. Tetra Tech is able to provide support with the cost recovery process through the scope of work detailed below for these disasters.

SCOPE OF WORK

Task 1: Damage Intake Support

Tetra Tech will provide support to accomplish critical Public Assistance milestones and prepare key deliverables to accomplish objective of capturing and documenting incident related damages. This support will be provided through the following subtasks:

Subtask 1.1- Site Inspection Planning

The Team will assist with planning and preparing for FEMA Site Inspections. Tetra Tech will provide the best practices on how to execute site inspections and capture critical information required for project formulation. Tetra Tech will also assist with scheduling FEMA site inspections.

Subtask 1.2- Site Inspection Execution

Tetra Tech will provide a staff member to attend FEMA Site Inspections with City staff. The Team will assist the City's staff by capturing critical information during the visits. Tetra Tech staff will review FEMA's Site Inspection Report alongside City technical staff and advise on potential compliance pitfalls.

Subtask 1.3- Damage Description and Dimensions (DDD) development and capture support

Tetra Tech will prepare DDD based on data and technical information captured during the site inspection process, as well as compare results to FEMA prepared DDD for verification that damages identified by applicant, FEMA, and Consultant staff were captured in totality and correctly.

Task 2: Project Formulation

Tetra Tech will provide support with the development of scope and cost for projects to submission to FEMA. Depending on project type, this support will be provided through the subtasks listed below:

Subtask 2.1- Completed Work Data Reconciliation and Review

Tetra Tech will reconcile completed work cost expenses, create project cost summary documents, as well as prepare supporting documentation for eventual submission to Grants Portal. Tetra Tech will also review documentation for validity, and compliance with FEMA Public Assistance programmatic requirements. If supporting documentation or compliance deficiencies are identified, Tetra Tech will work with City points of contact to collect missing documentation or rectify compliance issues if able.

Subtask 2.2- Procurement and Compliance Support

Tetra Tech will review emergency and permanent work procurements for 2CFR compliance, and provide feedback regarding compliance issues, and pitfalls.

Subtask 2.3- Work to-be-completed Scope of Work Development and Cost Estimation

Upon finalization of permanent work DDD's, Tetra Tech will prepare repair cost estimates using FEMA approved cost estimation software (RS Means). Tetra Tech will also prepare additional project cost estimation documentation including

project CEF as relevant. Should the CLIENT indicate that they would like to pursue additional funding for asset replacement through FEMA's Repair vs. Replacement calculation, or use of capped funding for an alternative procedure, improved, or alternate project, Tetra Tech will provide support through the development of corresponding supplementary project scope of work and cost estimate for funding approval.

Subtask 2.4- Work to-be-completed 406 Mitigation Alternatives Support, and 406 Hazard Mitigation Proposal (HMP) Development

Upon completion of site inspection, and DDD finalization, and during cost estimation phase, Tetra Tech technical staff will present 406 mitigation alternative options for review by relevant points of contact with the goal of developing 406 Hazard Mitigation Proposals (HMPs). Upon selection of preferable 406 mitigation alternative option, Tetra Tech technical staff will prepare 406 HMP for submission for applicable permanent work projects.

Task 3: Grant Management

Tetra Tech will support City through FEMA review, obligation, and reimbursement processes through the following subtasks:

Subtask 3.1- Grants Portal Project Submission Support, and Obligation Support

Tetra Tech will support applicant with the final creation, collection, and upload of critical documentation and information required through Grants Portal, including EEI support and completion, and upload of relevant project documentation. During FEMA's review process, Tetra Tech will also support applicant with responses to FEMA Requests for Information (RFIs) that may be requested prior to securing project obligations. Tetra Tech will also support applicant with relevant project versioning/ amendment requests if/ when required to do so.

Subtask 3.2- Grant Management Reporting

Tetra Tech will support City with FEMA reporting requirements including Time Extensions, Quarterly Progress Reports (QPRs), as well as associated monitoring requirements such as permanent work project work validation and completed cost collection.

Subtask 3.3- Completed Work Request for Reimbursement Support

Tetra Tech will provide support with submitting requests for reimbursement from State agency, as well as responding to State RFIs if required.

Subtask 3.4- Grant Management Technical Assistance and Program Management

Tetra Tech will collect and review key policies and procedures relevant to the Public Assistance program and provide guidance regarding best practices surrounding recovery operations as required. Tetra Tech will also provide support regarding Public Assistance programmatic timelines, requirements, key milestones and deliverables, and general recovery strategies. Tetra Tech will also provide support with identifying other potential funding/ reimbursement methods for disaster related costs, as well as providing financial recovery strategy support for multiple potential sources if requested to do so.

ESTIMATED COST (not to exceed)

Estimated Not-to-Exceed: **\$388,365.05**

The estimated not-to-exceed amount is based on Tetra Tech's current understanding of the project requirements and best estimates of level of effort required to perform the basic services and may be subject to change upon agreement between the City and Tetra Tech. The fee for the services will be based on the actual hours of services furnished multiplied by Tetra Tech's hourly rates plus non-labor travel expenses as set forth in the Participant Agreement between the City and Tetra Tech procured under the Pinellas County RFP No. 178-0406-P(RW) for Comprehensive Disaster Recovery Management Consulting Services. Table 1 below shows the estimated cost breakdown by Project Task. Table 2 outlines the anticipated staff positions and level of effort for these services.

Table 1: Estimated Cost Breakdown by Project Task [1][2]

Task Description	Estimated Amount
Task 1: Damage Intake Support	\$48,375.00
Subtask 1.1- Site Inspection Planning	\$2,560.00
Subtask 1.2- Site Inspection Execution	\$12,800.00
Subtask 1.3- Damage Description and Dimensions (DDD) development and capture support	\$33,015.00
Task 2: Project Formulation	\$186,757.50
Subtask 2.1- Completed Work Data Reconciliation and Review	\$71,500.00
Subtask 2.2- Procurement and Compliance Support	\$4,050.00

Task Description	Estimated Amount
Subtask 2.3- Work to-be-completed Scope of Work Development and Cost Estimation	\$56,807.50
Subtask 2.4- Work to-be-completed 406 Mitigation Alternatives Support, and 406 Hazard Mitigation	\$54,400.00
Task 3: Grant Management	\$128,840.00
Subtask 3.1- Grants Portal Project Submission Support, and Obligation Support	\$73,167.50
Subtask 3.2- Grant Management Reporting	\$22,425.00
Subtask 3.3- Completed Work Request for Reimbursement Support	\$20,557.50
Subtask 3.4- Grant Management Technical Assistance and Program Management	\$12,690.00
Estimated Labor	\$363,972.50
Estimated Travel Expenses	\$24,392.55
Estimated Total	\$388,365.05

Table 2: Estimated Cost Breakdown by Title [1][2]

Labor Category	Estimated Hours	Hourly Rate	Estimated Amount
Project Accountant	48	\$80.00	\$3,840.00
Grant Management Consultant	1,156	\$110.00	\$127,160.00
Senior Grant Management Consultant	735	\$130.00	\$95,485.00
Project/ Program Manager	200	\$145.00	\$28,927.50
FEMA Policy Consultant	679	\$160.00	\$108,560.00
Estimated Labor			\$363,972.50
Estimated Travel Expenses			\$24,392.55
Estimated Total			\$388,365.05

[1] The above estimated level of effort and associated costs are based on available information at the time the estimates were prepared and do not represent the actual cost of the project. The fee for services will be based on the actual hours of services furnished multiplied by Tetra Tech's hourly rates plus non-labor travel expenses.

[2] The hourly rates are fully burdened to include overhead and profit. The City shall reimburse Tetra Tech for documented actual expenses up to the limits established for the travel expenses incurred in accordance with Section 112.061, Florida Statute.

[3] Tetra Tech may take the following actions, in its discretion, so long as Tetra Tech does not exceed the estimated grand total: (i) Use fewer hours of one labor category and more hours of another labor category or categories and (ii) use fewer hours within one task and more hours within another task as necessary.

PROJECT ASSUMPTIONS

The scope of services and project costs shown above were developed with the following assumptions and exclusions:

- **Project Sponsor.** The City will assign a primary point of contact to serve as project sponsor to address administrative and functional issues.
- **Access to Materials.** Documentation pertinent to the execution of this project should be made available to Tetra Tech for review in electronic format or paper copy upon request.
- **Access to Key Personnel.** Availability of the City key personnel is critical to obtaining the information required for the overall success of this project. Information presented by the key personnel will be accepted as factual and no confirmation will be made.
- **Reimbursement for Services.** While Tetra Tech cannot guarantee reimbursement for these services, it is anticipated that FEMA will likely reimburse a portion, or all of the costs related to this proposal through their Category Z Management Costs projects. Per FEMA's Public Assistance Management Cost Policy, activities eligible as management costs include those related to developing eligible PA projects and receiving reimbursement. These activities may include but are not limited to:
 - Preliminary damage assessments

- Meetings regarding the PA Program or overall PA damage claim
 - Organizing PA damage sites into logical groupings
 - Preparing correspondence
 - Site Inspections
 - Travel expenses
 - Developing the detailed site-specific damage descriptions (DDD)
 - Evaluation Section 406 hazard mitigation measures
 - Preparing small and large projects
 - Reviewing PWs
 - Collecting copying, filing, or submitting documents to support a claim
 - Requesting reimbursement of PA funds
 - Training
- **Cost Tracking by Disaster.** Tetra Tech will track costs by disaster separately for Hurricane Helene and Milton related projects in the event that FEMA releases additional guidance on cost delineation by event.
 - **Estimated Costs.** The cost estimate presented above is based on information known at the time of this proposal. Future changes to these assumptions may require a change to the estimate provided above. Tetra Tech will work in good faith with the City to present a revised estimate if both parties agree it is warranted.
 - **Travel.** Non-labor expenses including travel costs will be invoiced per the terms defined within the contract between Tetra Tech and the City.

INVOICE AND PAYMENT:

Monthly Invoices are to be emailed to:
 Ron Harring
 Finance Director
 City of Tarpon Springs, FL
 rharring@ctsfl.us

Payments are to be mailed to:
 Tetra Tech, Inc.
 PO Box 911642
 Denver, CO 80291-1642
 Attn: TDR Operations

Tetra Tech agrees to perform or render Services in accordance with the Cooperative Purchasing Agreement for Disaster Cost Recovery and Related Grant and Project Management Services (Contract #RFP #17-SQ-43BB) and this Work Assignment.

For CITY OF TARPON SPRINGS, FLORIDA:

For TETRA TECH, INC.

Signature: 
 Name/Title: mayor

Signature: 
 Name/Title: Jonathan Burgiel, Business Unit President

Proposal to the City of Tarpon Springs, FL For Hurricane(s) Helene and Milton Public Assistance Support

Submitted to:

Mr. Ron Harring
324 East Pine Street
Tarpon Springs, FL 34689
E-mail: rharring@ctsfl.us

Submitted by:

Technical representative:

Ms. Christina Hendrick
1500 City West Blvd Ste 1000
Houston, TX 77042
Phone: (281) 733-8623
E-mail: Christina.Hendrick@tetrattech.com

Contractual representative:

Ms. Betty Kamara
2301 Lucien Way, Suite 120
Maitland, FL 32751
Phone: (321) 441-8518
E-mail: betty.kamara@tetrattech.com

A. INTRODUCTION

Following the impacts of multiple disasters including Hurricane Helene (DR-4828-FL), and Milton (DR-4834-FL), the State of Florida has received subsequent major disaster declarations aiding in the ability for impacted communities including the City of Tarpon Springs (City) to seek reimbursement through FEMA's Public Assistance program. Tetra Tech is able to provide support with the cost recovery process through the scope of work detailed below for these disasters.

B. PROJECT SCOPE OF WORK

Task 1: Damage Intake Support

Tetra Tech will provide support to accomplish critical Public Assistance milestones and prepare key deliverables to accomplish objective of capturing and documenting incident related damages. This support will be provided through the following subtasks:

Subtask 1.1- Site Inspection Planning

The Team will assist with planning and preparing for FEMA Site Inspections. Tetra Tech will provide the best practices on how to execute site inspections and capture critical information required for project formulation. Tetra Tech will also assist with scheduling FEMA site inspections.

Subtask 1.2- Site Inspection Execution

Tetra Tech will provide a staff member to attend FEMA Site Inspections with City staff. The Team will assist the City's staff by capturing critical information during the visits. Tetra Tech staff will review FEMA's Site Inspection Report alongside City technical staff and advise on potential compliance pitfalls.

Subtask 1.3- Damage Description and Dimensions (DDD) development and capture support

Tetra Tech will prepare DDD based on data and technical information captured during the site inspection process, as well as compare results to FEMA prepared DDD for verification that damages identified by applicant, FEMA, and Consultant staff were captured in totality and correctly.

Task 2: Project Formulation

Tetra Tech will provide support with the development of scope and cost for projects to submission to FEMA. Depending on project type, this support will be provided through the subtasks listed below:

Subtask 2.1- Completed Work Data Reconciliation and Review

Tetra Tech will reconcile completed work cost expenses, create project cost summary documents, as well as prepare supporting documentation for eventual submission to Grants Portal. Tetra Tech will also review documentation for validity, and compliance with FEMA Public Assistance programmatic requirements. If supporting documentation or compliance deficiencies are identified, Tetra Tech will work with City points of contact to collect missing documentation or rectify compliance issues if able.

Subtask 2.2- Procurement and Compliance Support

Tetra Tech will review emergency and permanent work procurements for 2CFR compliance, and provide feedback regarding compliance issues, and pitfalls.

Subtask 2.3- Work to-be-completed Scope of Work Development and Cost Estimation

Upon finalization of permanent work DDD's, Tetra Tech will prepare repair cost estimates using FEMA approved cost estimation software (RS Means). Tetra Tech will also prepare additional project cost estimation documentation including project CEF as relevant. Should the CLIENT indicate that they would like to pursue additional funding for asset replacement through FEMA's Repair vs. Replacement calculation, or use of capped

funding for an alternative procedure, improved, or alternate project, Tetra Tech will provide support through the development of corresponding supplementary project scope of work and cost estimate for funding approval.

Subtask 2.4- Work to-be-completed 406 Mitigation Alternatives Support, and 406 Hazard Mitigation Proposal (HMP) Development

Upon completion of site inspection, and DDD finalization, and during cost estimation phase, Tetra Tech technical staff will present 406 mitigation alternative options for review by relevant points of contact with the goal of developing 406 Hazard Mitigation Proposals (HMPs). Upon selection of preferable 406 mitigation alternative option, Tetra Tech technical staff will prepare 406 HMP for submission for applicable permanent work projects.

Task 3: Grant Management

Tetra Tech will support City through FEMA review, obligation, and reimbursement processes through the following subtasks:

Subtask 3.1- Grants Portal Project Submission Support, and Obligation Support

Tetra Tech will support applicant with the final creation, collection, and upload of critical documentation and information required through Grants Portal, including EEI support and completion, and upload of relevant project documentation. During FEMA's review process, Tetra Tech will also support applicant with responses to FEMA Requests for Information (RFIs) that may be requested prior to securing project obligations. Tetra Tech will also support applicant with relevant project versioning/ amendment requests if/ when required to do so.

Subtask 3.2- Grant Management Reporting

Tetra Tech will support City with FEMA reporting requirements including Time Extensions, Quarterly Progress Reports (QPRs), as well as associated monitoring requirements such as permanent work project work validation and completed cost collection.

Subtask 3.3- Completed Work Request for Reimbursement Support

Tetra Tech will provide support with submitting requests for reimbursement from State agency, as well as responding to State RFIs if required.

Subtask 3.4- Grant Management Technical Assistance and Program Management

Tetra Tech will collect and review key policies and procedures relevant to the Public Assistance program and provide guidance regarding best practices surrounding recovery operations as required. Tetra Tech will also provide support regarding Public Assistance programmatic timelines, requirements, key milestones and deliverables, and general recovery strategies. Tetra Tech will also provide support with identifying other potential funding/ reimbursement methods for disaster related costs, as well as providing financial recovery strategy support for multiple potential sources if requested to do so.

C. PROJECT PERIOD OF PERFORMANCE

The estimated period of performance for this Task Order is twelve (12) months. It is expected that support for these services past 12 months will be required, for which Tetra Tech will work in good faith with the City to present an amended cost proposal for additional work if and when applicable.

D. PROJECT COST

The proposed estimated cost of **\$388,365.05** is based on Tetra Tech's current understanding of the project requirements and best estimates of level of effort required to perform the basic services and may be subject to change upon agreement between the client and Tetra Tech. The fee for the services will be based on the actual hours of services furnished multiplied by Tetra Tech's hourly rates plus non-labor travel expenses as set forth in

the Participant Agreement between the City and Tetra Tech procured under the Pinellas County RFP No. 178-0406-P(RW) for Comprehensive Disaster Recovery Management Consulting Services. Table 1 below shows the estimated cost breakdown by Project Task. Table 2 outlines the anticipated staff positions and level of effort for these services.

Table 1: Estimated Cost Breakdown by Project Task [1][2]

Task Description	Estimated Amount
Task 1: Damage Intake Support	\$48,375.00
Subtask 1.1- Site Inspection Planning	\$2,560.00
Subtask 1.2- Site Inspection Execution	\$12,800.00
Subtask 1.3- Damage Description and Dimensions (DDD) development and capture support	\$33,015.00
Task 2: Project Formulation	\$186,757.50
Subtask 2.1- Completed Work Data Reconciliation and Review	\$71,500.00
Subtask 2.2- Procurement and Compliance Support	\$4,050.00
Subtask 2.3- Work to-be-completed Scope of Work Development and Cost Estimation	\$56,807.50
Subtask 2.4- Work to-be-completed 406 Mitigation Alternatives Support, and 406 Hazard	\$54,400.00
Task 3: Grant Management	\$128,840.00
Subtask 3.1- Grants Portal Project Submission Support, and Obligation Support	\$73,167.50
Subtask 3.2- Grant Management Reporting	\$22,425.00
Subtask 3.3- Completed Work Request for Reimbursement Support	\$20,557.50
Subtask 3.4- Grant Management Technical Assistance and Program Management	\$12,690.00
Estimated Labor	\$363,972.50
Estimated Travel Expenses	\$24,392.55
Estimated Total	\$388,365.05

Table 2: Estimated Cost Breakdown by Title [1][2]

Labor Category	Estimated Hours	Hourly Rate	Estimated Amount
Project Accountant	48	\$80.00	\$3,840.00
Grant Management Consultant	1,156	\$110.00	\$127,160.00
Senior Grant Management Consultant	735	\$130.00	\$95,485.00
Project/ Program Manager	200	\$145.00	\$28,927.50
FEMA Policy Consultant	679	\$160.00	\$108,560.00
Estimated Labor			\$363,972.50
Estimated Travel Expenses			\$24,392.55
Estimated Total			\$388,365.05

[1] The above estimated level of effort and associated costs are based on available information at the time the estimates were prepared and do not represent the actual cost of the project. The fee for services will be based on the actual hours of services furnished multiplied by Tetra Tech's hourly rates plus non-labor travel expenses.

[2] The hourly rates are fully burdened to include overhead and profit. The City shall reimburse Tetra Tech for documented actual expenses up to the limits established for the travel expenses incurred in accordance with Section 112.061, Florida Statute.

[3] Tetra Tech may take the following actions, in its discretion, so long as Tetra Tech does not exceed the estimated grand total: (i) Use fewer hours of one labor category and more hours of another labor category or categories and (ii) use fewer hours within one task and more hours within another task as necessary.

E. PROJECT ASSUMPTIONS

The scope of services and project costs shown above were developed with the following assumptions and exclusions:

- **Project Sponsor.** The City will assign a primary point of contact to serve as project sponsor to address administrative and functional issues.
- **Access to Materials.** Documentation pertinent to the execution of this project should be made available to Tetra Tech for review in electronic format or paper copy upon request.
- **Access to Key Personnel.** Availability of the City key personnel is critical to obtaining the information required for the overall success of this project. Information presented by the key personnel will be accepted as factual and no confirmation will be made.
- **Reimbursement for Services.** While Tetra Tech cannot guarantee reimbursement for these services, it is anticipated that FEMA will likely reimburse a portion, or all of the costs related to this proposal through their Category Z Management Costs projects. Per FEMA's Public Assistance Management Cost Policy, activities eligible as management costs include those related to developing eligible PA projects and receiving reimbursement. These activities may include but are not limited to:
 - Preliminary damage assessments
 - Meetings regarding the PA Program or overall PA damage claim
 - Organizing PA damage sites into logical groupings
 - Preparing correspondence
 - Site Inspections
 - Travel expenses
 - Developing the detailed site-specific damage descriptions (DDD)
 - Evaluation Section 406 hazard mitigation measures
 - Preparing small and large projects
 - Reviewing PWs
 - Collecting copying, filing, or submitting documents to support a claim
 - Requesting reimbursement of PA funds
 - Training
- **Cost Tracking by Disaster.** Tetra Tech will track costs by disaster separately for Hurricane Helene and Milton related projects in the event that FEMA releases additional guidance on cost delineation by event.
- **Estimated Costs.** The cost estimate presented above is based on information known at the time of this proposal. Future changes to these assumptions may require a change to the estimate provided above. Tetra Tech will work in good faith with the City to present a revised estimate if both parties agree it is warranted.
- **Travel.** Non-labor expenses including travel costs will be invoiced per the terms defined within the contract between Tetra Tech and the City.
- **Proposal.** This proposal is based on our current understanding of the project and revisions are subject to mutual agreement on the final work scope / schedule and other technical / management requirements desired by the City.

Janina Lewis

From: Andrew Salzman <asalzman@unicesalzman.com>
Sent: Friday, February 28, 2025 9:20 AM
To: Janina Lewis
Cc: ckobielnik@unicesalzman.com
Subject: RE: Request Legal Review -City of Tarpon Springs, FL/Tetra Tech -- Continuation of FEMA PA for Helene/Milton

External sender <asalzman@unicesalzman.com>

Make sure you trust this sender before taking any actions.

Janina all documents are legally sufficient for the Board of Commissioners approval.

Andrew J. Salzman, Esquire
Unice Salzman, P.A.
1815 Little Road
Trinity, FL 34655
asalzman@unicesalzman.com
Phone: 727-723-3772



This e-mail transmission and the information contained in this communication is confidential and may be legally privileged, proprietary information intended for the individual or entity to whom it is addressed. If you have received it in error, you are on notice of its status. The unauthorized use, distribution or disclosure of this communication is strictly prohibited. Please notify us immediately by reply e-mail and then delete this message from your system. Thank you for your cooperation.

From: Janina Lewis <jlewis@ctsfl.us>
Sent: Thursday, February 27, 2025 7:44 AM
To: Andrew Salzman <asalzman@unicesalzman.com>
Cc: Christina Kobielnik <ckobielnik@unicesalzman.com>
Subject: Request Legal Review -City of Tarpon Springs, FL/Tetra Tech -- Continuation of FEMA PA for Helene/Milton

Mr. Salzman,

Attached is a ratification request intended for the next BOC. This is using the Pinellas County Cooperative contract as the scope is more defined. Please review. The NTP was already signed off by Ron Harring.

Thanks,
Janina

From: Kamara, Betty <Betty.Kamara@tetrattech.com>
Sent: Wednesday, February 26, 2025 2:25 PM
To: Janina Lewis <jlewis@ctsfl.us>
Cc: TDR Contracts <tdr.contracts@tetrattech.com>; Hendrick, Christina <Christina.Hendrick@tetrattech.com>; FirminJr, Bruce <BRUCE.FIRMINJR@tetrattech.com>; Ron Harring <rharring@ctsfl.us>
Subject: City of Tarpon Springs, FL/Tetra Tech -- Continuation of FEMA PA for Helene/Milton

Warning: Unusual sender <betty.kamara@tetrattech.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good Afternoon Janina-

Per our recent conversation, attached are the following documents for continuation of FEMA PA support for Hurricane Helene and Milton:

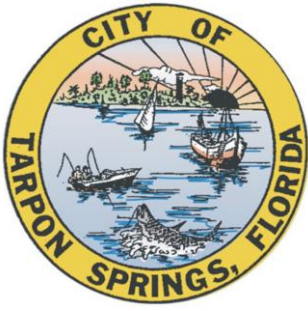
1. Participant Agreement between the City and Tetra Tech (template provided by the County) -- **to be fully signed by the City**
2. Pinellas County RFP (for your records)
3. Pinellas County/Tetra Tech Master Services Agreement (for your records)
4. Tetra Tech Proposal for Continuation of FEMA PA for Hurricane Helene and Milton (for your records)
5. City/Tetra Tech Task Order 001-PA Support -- **to be fully signed by the City**
6. Notice to Proceed -- **to be signed by the City**

Thank you,
Betty

Betty Kamara | Senior Contracts Administrator
Direct +1 (321) 441-8518 | Mobile +1 (407) 803-2551 | Fax +1 (321) 441-8501 | betty.kamara@tetrattech.com

Tetra Tech | Complex World, Clear Solutions™ | Emergency Management and Community Resilience Division
2301 Lucien Way, Suite 120 | Maitland, FL 32751 | [tetrattech.com](https://www.tetrattech.com)

This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.



City of Tarpon Springs, Florida

Office of the City Clerk & Collector

P.O. Box 5004

Tarpon Springs, Florida 34688-5004

410 North Ring Avenue

(727) 942-5614

Fax (727) 942-5619

CORRECTED MEMORANDUM

MEMORANDUM

BOC MEETING: MAY 13, 2025

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) – Heritage Preservation Board

Background: There is a vacancy on the Board due to the resignation of Jean Dinoff. Also, the terms for Mr. Sprecher and Ms. Ryan will expire at the end of this month. Mr. Sprecher would like to be reappointed to another term; and Ms. Ryan does not want to be reappointed. Additionally, the current alternate, Rita Kaplan, would like to be moved to a regular member position.

BOARD ACTION: 1. REAPPOINT **WILLIAM SPRECHER** TO ANOTHER FOUR YEAR TERM. THIS TERM WILL EXPIRE MAY 31, 2029.

2. APPOINT ____ A OR B ____, TO FILL THE EXPIRED TERM OF MICHELLE RYAN. THIS TERM WILL EXPIRE MAY 31, 2029;

A) Move the current Alternate Rita Kaplan;

B) Appoint from list below

3. APPOINT ____ A OR B ____, TO FILL THE UNEXPIRED TERM OF JEAN DINOFF, THIS TERM EXPIRES MAY 26, 2026.

A) Move the current Alternate Rita Kaplan;

B) Appoint from list below

If the current alternate is moved in any of the position above, you will need to appoint an new alternate member.

APPOINT _____, TO FILL THE ALTERNATE POSITION.

***Please make your selection from the list below.**

Current Board Applicants						
Applicant's Choice of Board						
Application	Name	1st Choice	2nd Choice	3rd Choice	4th choice	ACADEMY Attendee
2/6/25	Hector T. Cadena	Heritage Preservation	Library Board	Planning & Zoning		2018
5/3/25	Linda Eisner	Heritage Preservation	Planning & Zoning			2016
2/9/24	George Steffen	Code Enforcement	Heritage Preservation			

Linda Eisner

1515 Riverside Drive, Tarpon Springs, FL 34689
516-524-1358 email: LindaEisner1515@gmail.com

Amendment to my board application

I am requesting to be a board member on the Heritage Preservation Board

Interest Level High

The Woman's Club of TS was founded in 1892. We have entered into our 132nd year as a club. The history of the Woman's Club alone is remarkable, fascinating and must be preserved. I have civic pride, historical pride as well as a love for the historical aspect of Tarpon Springs. My beliefs paired with all the devastation that has recently occurred in our city, adds credence that their needs to be logical compromise in terms of rebuilding. I want to help. Residents need to be able to fix their homes, return to them and feel settled again. I lost my home in hurricane Sandy and had 20 inches in the lower level after hurricane Helene so I understand. As important as it is to keep the Heritage of our great city, it is also crucial that we get back to normal living. Using logic, thinking outside the box and being creative, I believe I will be a huge asset to the Heritage Board. With continued city recommendations, we can continue to preserve our history as well as repair and maintain the historical areas within our city.

I am also requesting to be a board member on the Planning and Zoning Board:

Interest Level High

If I am selected to be on a board, the city attorney has stated that my husband, Vice Mayor Mike Eisner will need to recuse himself from voting when there is a potential a conflict of interest. Having said this, I am very confident in my own right that I will be a huge asset to the P&Z team. I have lived first hand during construction, with severe issues and complex solutions. I understand structure, lot lines and reasons for regulations. I can interpret and comprehend building plans. I do my homework and will be prepared for each meeting as the topics are diverse and often complex. I can sympathize with residents' concerns, listen to the cities evaluations and be logical with my determinations and reasoning for them. I am an independent thinker as well as a great listener to the facts. Please consider me for this position.

Linda Eisner

1515 Riverside Drive, Tarpon Springs, FL 34689
516-524-1358 email: LindaEisner1515@gmail.com

Background summary:

Currently an online business owner, product developer, importer & distributor. Highly experienced professional, well versed in all aspects of running a business. My company designs and creates brands for the private label industry.

Professional Experience:

Quality Pencils Inc. - Owner - CEO

2003 - 2025

Business Owner – Semi Retired

I am a highly motivated and organized professional. With my diversified background, no task is too big or too small. I pride myself on the ability to listen in order to determine the best direction while providing excellent quality support. I take the initiative to think outside the box and problem solve. I am an optimistic self-starter that can work independently and on a team. I am an independent thinker and have coached many entrepreneurs on how to start/run a business.

My Brands in the marketplace:

Pencil Me In Cosmetics

Graff*Etch Barber Products

MrEyeliner

Key responsibilities:

Sales, marketing, social media, extensive traveling in US & abroad, trade shows, packing, shipping, invoicing, computers, telephones, customer service & support, wholesale / retail distributor and ecommerce sales

Since moving to Tarpon Springs in 2013, I am currently:

Citizens Academy graduate from the initial class

GFWC Woman's Club of Tarpon Springs 1st Vice President / Membership Chair

FFGC Garden Club of Tarpon Springs Event Coordinator

Jessies Community Garden, President

TS Chamber of Commerce Fine Art Festival Merchandise Coordinator / Sales

TS Merchants Association First Friday, Wine Walk & Vendor Volunteer as well as shopping for, collecting & wrapping Christmas gifts for Cops & Kids and Christmas Angel recipients

Coordinator of weekly "Ladies Lunch Bunch" outings to support our local TS restaurants

Previously:

Take Stock in Children Middle and High School Mentor

Host Parent and Safe House for TS Rotary International Students Exchange Program

Designed and had our custom home built consulting with numerous city departments about the rules, regulations & requirements

Code Enforcement Board Member, briefly. I resigned at the request of a commissioner until city attorney could determine if I am eligible to serve as a commissioner's wife; which it was determined I am.

From: [Kim Creighton](#)
To: [Michele Manousos](#)
Cc: [Patricia McNeese](#); [Caroline Lanford](#)
Subject: Heritage Preservation Board Re-Appointments
Date: Thursday, May 8, 2025 4:53:22 PM

Hi Michele,

Mr. Sprecher would like to be reappointed.

Michelle Ryan said that if we have an applicant interested in joining the board, she would like to leave the board.

Best regards,



Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
Phone: (727)942-5611
Email: kcreighton@ctsfl.us



City of Tarpon Springs, Florida

Office of the City Clerk & Collector

P.O. Box 5004

410 North Ring Avenue

Tarpon Springs, Florida 34688-5004

(727) 942-5614

Fax (727) 942-5619

MEMORANDUM

BOC Meeting: **MAY 13, 2025**

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) – **PLANNING AND ZONING BOARD**

Background: Currently, there is a vacancy on the Board due to the resignation of Ms. Frantzis. Additionally, Ms. Weaver was contacted, and she would like to be moved from her Alternate position to a Regular Member.

The following options are for the Board's consideration:

OPTION 1: 1) MOVE THE CURRENT **ALTERNATE MEMBER, LORI RAINALDI WEAVER** AS A REGULAR MEMBER TO FILL THE UNEXPIRED TERM OF GEORGINNA FRANTZIS. THIS TERM WILL EXPIRE OCTOBER 1, 2026; AND APPOINT _____*, AS AN ALTERNATE MEMBER, THIS TERM WILL EXPIRE OCTOBER 1, 2025.

OR

OPTION 2: 2) TO APPOINT _____*, AS A REGULAR MEMBER. THIS TERM WILL EXPIRE OCTOBER 1, 2027. (THIS OPTION LEAVES THE CURRENT ALTERNATE AS IS)

***Please make your selection from the list below.**

Current Board Applicants						
Applicant's Choice of Board						
Application	Name	1st Choice	2nd Choice	3rd Choice	4th choice	ACADEMY Attendee
2/24/25	Matthew Collins	Planning & Zoning	Board of Adjustment			2025
10/1/25	Robert Paul	Code Enforcement	Board of Adjustment	Planning & Zoning		
2/6/25	Hector T. Cadena	Heritage Preservation	Library Board	Planning & Zoning		2018
5/3/25	Linda Eisner	Heritage Preservation	Planning & Zoning			2016

PLANNING AND ZONING BOARD MEMBERS

NAME	TERM	BOC	TERM DATE	CONTACT INFORMATION
N. Mike Kouskoutis	3	2/6/2024	10/01/2023 - 10/01/2026	Home: 683 Hidden Lake Dr.
<i>Filled unexpired term of David Co</i>	2	10/27/2020	10/01/2020 - 10/1/2023	Mail/Office: 623 E. Tarpon Ave
	1-Partial*	11/5/2018	10/01/2017-10/01/2020	H: 727-945-8811
				O: 727-942-3631
				nmk@nmklaw.com
Justin Vessey	3	11/8/2022	10/01/2022 - 10/1/2025	467 Briland Street
<i>*filled unexpired term of A. Parker</i>	2	11/5/2019	10/01/2019-10/01/2022	H: 727-600-2306
	1-Partial	12/5/2017	10/1/2016 - 10/01/19	justinvessey07@gmail.com
Robert Rockelein	1	11/8/2022	10/01/2022-10/1/2025	755 North Lake Blvd.
				H: 727-940-2626
				C: 917-520-6605
				RobertRockelein@gmail.com
Derla R. (Gross) Early	2	2/6/2024	10/01/2023-10/1/2026	121 Colony South Drive
	Alternate	11/8/2022	2/6/2024	219-743-6685
				derla56@gmail.com
Nick Zembillas	2	2/6/2024	10/01/2023-10/01/2026	1250 S. Pinellas Ave. Unit 850
<i>*filled unexpired term of R. Morgan</i>	1-Partial*	4/26/2022	10/1/2020 - 10/1/2023	C: 727-423-1980
				nmzembillas@gmail.com
RESIGNED				
Georganna E. Frantzis	2	45328	10/01/2023-10/01/2026	
	1-Partial*	44796	10/1/2020 – 10/1/2023	
Susan Swenson	1	2/6/2024	11/5/2024	327 Manatee Lane
	2	11/5/2024	10/1/2027	C: 507-990-1603
				susanjswenson@msn.com
Lori Rainaldi Weaver	1	11/5/2024	10/1/2025	451 E. Tarpon Avenue
<i>Alternate</i>				H: 561-846-2685
				CaptainLoriR@aol.com

Updated 11.14.2024

From: Georganna Frantzis <frantzisg@gmail.com>

Sent: Monday, April 28, 2025 3:22 PM

To: CaptainLoriR@aol.com <CaptainLoriR@aol.com>

Cc: Renea Vincent <rvincent@ctsfl.us>; Andrew Salzman <asalzman@unicesalzman.com>; ckobielnik@unicesalzman.com <ckobielnik@unicesalzman.com>; Derla Early <derla56@gmail.com>; Justin Vessey <justinvessey07@gmail.com>; Merlin Seamon <merle@belleharbourmarina.com>; Mike Kouskoutis <nmk@nmklaw.com>; Nick Zembillas <nmzembillas@gmail.com>; Robert Rockelein <robertrockelein@gmail.com>; Susan Swenson <susanjswenson@msn.com>; Charles Rudd <Charlesrudd@ctsfl.us>

Subject: Re: Planning and Zoning Board member conduct

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Good Afternoon Mrs. Vincent,

I want to extend my heartfelt apology to you, Pat, the entire board, and especially Allie for my behavior at the last meeting.

I was out of line. I didn't show the respect that you and your team have always earned through your professionalism, patience, and dedication. After taking some time to reflect, I also realize I was wrong in my assessment, and I deeply regret how I handled myself.

You all deserve better, and I'm truly sorry for letting my frustration overshadow that. Please know how much I value the work you do and the way you do it.

Please let this letter also serve as my resignation from the Planning & Zoning Board.

It has been an honor to serve, and I have thoroughly enjoyed my time on the board. I'm grateful for the opportunity and the experience, and I hope to have the chance to serve again in the future under better circumstances.

With sincere appreciation and regret,

Georganna E. Frantzis, Esq.

Michele Manousos

From: Kim Creighton
Sent: Wednesday, May 7, 2025 2:48 PM
To: Michele Manousos
Cc: Patricia McNeese; Caroline Lanford; Allie Keen
Subject: Lori Rainaldi-Weaver; Planning and Zoning Board

Good afternoon,

I called Mrs. Rainaldi-Weaver, and she would like to be moved from alternate to member.

Best regards,



Kimberly Creighton
Planning and Zoning Coordinator
City of Tarpon Springs
Phone: (727)942-5611
Email: kcreighton@ctsfl.us

ATTENDANCE - PLANNING & ZONING BOARD

Planning & Zoning 2025	1/27/2025	2/24/2025	3/17/2025	4/21/2025								
Kouskoutis, Mike	x	x	x	x								
Vessey, Justin	x	x	absent	x								
Zembillas, Nick	x	absent	x	absent								
Frantzis, Georganna	x	x	x	x								
Rockellen, Robert	x	x	x	x								
Gross-Early, Derla	x	x	x	x								
Swenson, Susan,	x	x	x	x								
Weaver, Lori (Alternate)	x	x	x	x								

Planning & Zoning 2024	1/24/2024	2/26/2024	3/1/2024	4/15/2024	5/20/2024	6/17/2024	7/15/2024	8/19/2024	9/16/2024	10/21/2024	11/18/2024	12/16/2024
Seamon, Merlin	x	x	NO	x	x	x	x	x	x		Termed Out	
Kouskoutis, Mike	x	x	MEETING	x	x	x	x	x	x	Absent	x	absent
Vessey, Justin	x	x		x	x	x	x	x	x	x	absent	absent
Zembillas, Nick	x	Absent		Absent	x	x	Absent	x	x	Absent	absent	absent
Frantzis, Georganna	x	x		x	x	x	x	x	x	x	x	x
Rockellen, Robert	x	x		x	x	x	x	x	x	x	x	x
Gross-Early, Derla	x	x		x	Absent	x	x	x	x	x	x	x
Swenson, Susan,		Appointed 2/6/24		x	x	absent	x			x	x	x
Weaver, Lori (Alternate)					Appointed 11/5/2024						x	x

Irene Jacobs

From: Sharon Linsner <sharon@dickmanlawfirm.org>
Sent: Thursday, January 30, 2025 6:15 PM
To: Irene Jacobs
Cc: Andrew Dickman; Katie Lesniewski
Subject: Request for legal services re: Anti-nepotism

Follow Up Flag: Follow up
Flag Status: Flagged

External sender <sharon@dickmanlawfirm.org>

Make sure you trust this sender before taking any actions.

Good evening Irene,

Our office received a request for legal services regarding whether a relative of a city commissioner can serve on an appointed board that has decision-making authority under the Commission's direction and may the related commissioner vote on or advocate for the relative's appointment.

The Florida Anti-Nepotism Statute, codified at § 112.3135, Florida Statutes, prohibits the appointment, employment, promotion, or advancement of relatives to positions under the direction or control of a public official. Specifically, § 112.3135(2)(a) states:

"A public official may not appoint, employ, promote, or advance, or advocate for appointment, employment, promotion, or advancement, in or to a position in the agency in which the official is serving or over which the official exercises jurisdiction or control any individual who is a relative of the public official."

This statutory prohibition applies both to direct actions by the public official and to actions by a collegial body, such as a city commission, if the relative's appointment is involved. Appointments made in violation of the statute are void ab initio.

A statutory exception exists for municipalities with populations under 35,000 residents, to wit:

"...to appointments to boards other than those with land-planning or zoning responsibilities in those municipalities with less than 35,000 population." (§ 112.3135(2)(a), Fla. Stat.).

This exception allows for the appointment of relatives to certain boards, provided the municipality qualifies under the population threshold and the board does not exercise land-planning or zoning powers. For example, a code enforcement board may fall under this exception if it does not deal with zoning or land-planning.

The exception was upheld in *Kinzer v. State Commission on Ethics*, 654 So. 2d 1007 (Fla. 3d DCA 1995), where the court found no violation when a municipal commissioner voted on his wife's appointment to an unpaid advisory board because the municipality had fewer than 35,000 residents, and the board lacked land-planning or zoning powers.

Even where the population exception applies, the public official is prohibited from advocating for or voting on the appointment of their relative. This restriction is derived from § 112.3135 and further supported by § 112.3143, Florida Statutes, which governs voting conflicts. Section 112.3143(3)(a) explicitly states:

“No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or that of any principal by whom he or she is retained, or that of a relative.”

The Florida Commission on Ethics has reinforced this principle in opinions such as CEO 09-15 (2009), which clarified that while exemptions exist for smaller municipalities, public officials must abstain from participating in the appointment process for their relatives. This ensures impartiality and avoids any appearance of impropriety.

While the anti-nepotism statute permits appointments in small municipalities under certain conditions, the prohibition against advocacy or voting is rooted in broader ethical concerns. This distinction reflects the legislature’s intent to balance practical governance in small municipalities with maintaining the integrity of public office. Thus, the apparent contradiction arises from the dual application of § 112.3135 (anti-nepotism) and § 112.3143 (voting conflicts).

If the City of Tarpon Springs has fewer than 35,000 residents and the appointed board does not exercise land-planning or zoning powers, the relative of a City Commissioner may be appointed to the board under § 112.3135(2)(a), Florida Statutes. However, the City Commissioner may not advocate for the relative’s appointment in any form, and must also abstain from voting on the appointment, as required by § 112.3143(3)(a), Florida Statutes.

Under § 112.3135, Florida Statutes, the relative of a City Commissioner may serve on a board in a municipality with fewer than 35,000 residents, provided the board does not exercise land-planning or zoning powers. However, the City Commissioner must abstain from advocacy and voting in connection with the appointment, consistent with § 112.3143 and CEO 09-15.

Unless there are facts that were misunderstood or unknown, this is our conclusion. Please feel free to reach out with any questions. Thank you.



Sharon Linsner, Esq.

809 Walkerbilt Road, Suite 6
Naples, FL 34110

Tel: (239) 434-0840
Toll Free: (800) 380-7022

sharon@dickmanlawfirm.org

www.dickmanlawfirm.org

CONFIDENTIAL NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information belonging to the sender which is protected by the attorney-client privilege. The information is intended only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. Any unauthorized interception to this transmission is illegal. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of the transmission.

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman
Daniel Lewis

* Board Certified City, County and Local Government Law
** Of Counsel

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: rkardash@flgovlaw.com

Reply to: Lakewood Ranch

MEMORANDUM

TO: Dr. Vatikiotis, Mayor,
and Board of Commissioners, City of Tarpon Springs, FL

FROM: Regina A. Kardash, Esq. B.C.S., City Attorney

DATE: April 5, 2023

RE: Fla. Stat. § 112.3135; Florida's Anti-Nepotism Statute

Issue

Under Florida's Anti-Nepotism Statute, may the relative of a City Commissioner serve on an appointed board with final decision-making authority under the direction of the Commission, and may the Commissioner vote on and advocate for the relative's appointment?

Brief Answer

Florida Statute § 112.3135 prohibits the employment or appointment of relatives to offices and employment in the City under the direction or control of a relative. However, an exception exists

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

for municipal boards without land planning duties and powers, and with populations under 35,000. Regardless of the exception, the related Commissioner is still prohibited from voting on or advocating for the appointment of his or her relative.

Facts and Legal Analysis

During the April 26, 2022, Board of Commissioners meeting for the City of Tarpon Springs, the Commission considered appointments to fill a vacancy on the Code Enforcement Board. The City's Code Enforcement Board is established by §2-161, *Tarpon Springs Code of Ordinances*, and provides that the Board shall consist of seven regular members and two alternates, and goes on to provide that the Board shall have enforcement jurisdiction over "occupational licenses, fire, building, zoning, sign, subdivision regulations, Land Development Code regulations, the City Code, and other related technical codes presently in force in the city;" *Id.* at §2-162. It further provides that "Appointments to the Code Enforcement Board shall be made by the Board of Commissioners, in the sole discretion of the Board of Commissioners, and appointment of a majority of the membership shall be made on the basis of experience or interest in the fields of zoning, building, and development control." *Id.*

During the April 26, 2022, Board of Commissioners meeting, after some discussion, Commissioner Eisner made a motion for appointment to the vacancy on the Board that included naming his spouse, Linda Eisner, as Alternate 1 to the Board. Mayor Vatikiotis stopped and inquired if Commissioner Eisner had talked to then-City Attorney Trask regarding the appointment. Commissioner Eisner admitted he had not, and Attorney Trask opined that the appointment did not inure to his special benefit or gain, and therefore was not a voting conflict.

While this analysis is correct under the voting conflict statute, Fla. Stat. § 112.3143, it does not take into account the prohibitions contained in the anti-nepotism statute.

The anti-nepotism statute reads in pertinent part as follows:

"(2)(a) A public official may not appoint, employ, promote, or advance, or advocate for appointment, employment, promotion, or advancement, in or to a position in the agency in which the official is serving or over which the official exercises jurisdiction or control any individual who is a relative of the public official. An individual may not be appointed, employed, promoted, or advanced in or to a position in an agency if such appointment, employment, promotion, or advancement has been advocated by a public official, serving in or exercising jurisdiction or control over the agency, who is a relative of the individual or if such appointment, employment, promotion, or advancement is made by a collegial body of which a relative of the individual is a member. However, this subsection shall not apply to appointments to boards other than those with land-planning or zoning responsibilities in those municipalities with less than 35,000 population."

Fla. Stat. § 112.3135.

In 2009, the City of Pembroke Pines inquired to the Florida Commission on Ethics as to whether or not the City Commission could appoint a relative of a City Commissioner to an uncompensated advisory board of the City, and the Ethics Commission said that it was an unauthorized appointment. CEO 09-15. In this opinion, the Commission on Ethics said that not only could the City Commissioner not vote on or advocate for the appointment, but that the entire appointment was illegal. *Id.* However, this opinion from the Ethics Commission does not analyze the appointment under the stated statutory exemption which was inapplicable to the Pembroke Pines.

Conclusion and Recommendation

While normally ethics violations carry penalties of up to \$10,000.00 and removal from office, among other consequences, Commissioner Eisner received advice from his legal counsel on the Dias who did not consider the provisions of the anti-nepotism statute. Therefore, it would appear he did not demonstrate the required intent to violate the law and followed the legal advice he

received at the meeting. Upon consultation with Code Enforcement Board member, Linda Eisner, on this issue, she has verbally stated that she wanted to resign as the fastest and smoothest transition available to remedy this situation. The resignation would need to be accepted by a vote of the Board of Commissioners, and a new candidate appointed to the Code Enforcement Board. The following actions and considerations are presented for the Commission's decision:

1. Linda Eisner's resignation should be confirmed by her in writing addressed to the Board of Commissioners for their acceptance at a public meeting. Commissioner Eisner should abstain from voting or discussion and execute the appropriate voting conflicts form citing the anti-nepotism statute as the basis for the abstention. Assuming that there are no relatives presented as candidates, Commissioner Eisner is not prohibited from voting for other candidates for appointment so long as no other provisions of the Florida Ethics Code are implicated in such appointment. Assuming that the original appointment was in violation of the anti-nepotism law, it would be void *ab initio*, and any votes that she cast in her role as Alternate 1 would be ineffective.

2. If Linda Eisner decides not to submit her resignation from the Code Enforcement Board while Commissioner Eisner is still serving in Public Office as a City Commissioner, the Commission would have to vote to either affirm her appointment or remove her from office in a vote where Commissioner Eisner does not participate in the discussion or the vote on the matter. In this instance, I would further recommend that the Commission seek an opinion from the Florida Commission on Ethics as to the validity of the appointment in light of the stated statutory exception. If the statutory exception is not applicable, then she will be prohibited from serving on the Code Enforcement Board.

If there are any further questions, please do not hesitate to contact me.



Application for Service on a City Committee or Board

Citizens Academy Graduate: Yes, 2025

NAME: Matthew Collins

ADDRESS: 1107 Connecticut Rd Tarpon Springs, FL 34689

HOME PHONE: 785-230-3866 **BUSINESS/CELL PHONE:** _____

DATE OF BIRTH: _____ **EMAIL ADDRESS:** matthewjcollins_34@yahoo.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? Since 2018

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

1	<u>Jason Klimis</u>	<u>727-641-1571</u>
2	<u>Brian Stephens</u>	<u>727-647-1214</u>

(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: Planning and Zoning **INTEREST LEVEL:** _____

I would like to apart of making Tarpon Springs the best town to raise a family. After 17 years in the Coast Guard, I will be able to retire in three years without any more moves. I would like to bring my experience and drive to continue to make Tarpon an amazing place to live and work.

2 BOARD: Board of Adjustments **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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

Associate degree in Livestock Management, US Coast Guard 2008-current as Aviation Maintenance Technician. Currently Maintenance Chief at the largest Air Station in the Coast Guard, I schedule and oversee the maintenance of 6 MH-60T helicopters, 11 shops and 104 maintenances personal. I am a approving official for over 10 million dollars in Aviation parts and ground support equipment.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

I have a great deal of committee experience in my current position, I understand the roles and commitment they require for a successful outcome.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

I routinely conduct training sessions, maintenance brief and long-term commitments in my current position in a public forum. As long as I have adequate time to review and understand the material, I would have no issues in that forum. I do not do well in reading un-reviewed materials in a public forum, I need time to reading beforehand and become familiar.

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:

My job is 90% consistent, however it is possible to be called last minute to investigate a mishap anywhere in the US. Hurricane season is unpredictable, and my work schedule can change based on the forecast.

SIGNATURE:

Matthew Collins

DATE:

2/24/2025

Please return completed application to the City Clerk's Office:

Mailing Address:

or

Physical Address:

or

E-Mail Address:

City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004

410 N. Ring Avenue

cityclerk1@ctsfl.us

Tarpon Springs, FL 34688-5004



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: Robert Paul
ADDRESS: 703 Wideview Ave, TS, FL 34689
HOME PHONE: 7276206165 BUSINESS/CELL PHONE: 724871267 / 6203810744
DATE OF BIRTH: _____ EMAIL ADDRESS: 703wideview@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? 5yr

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: Code Enforcement INTEREST LEVEL: high
as a former commander of 94th EN BN(construction engineer) I regularly was involved with Foreign, Federal, State, County, City codes.
- 2 BOARD: Adjustments INTEREST LEVEL: high
spent years as a DoD inspector General analyzing laws and regulations and how they apply to projects
- 3 BOARD: Planning and Zoning INTEREST LEVEL: high
over 30 years regularly involved in all aspects and variances/exceptions requested.

(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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED. see attached Bio.

~~I am trained and have practical experience in city planning & managing, includes all aspects of facilities and land within the city. I was the #2 senior officer for the expansion construction project for Camp Humphreys, s. Korea increasing from a small airfield to the largest base in the region, with most bases relocated to Camp Humphreys, see Youtube videos of scope.~~

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE: all levels

from small teams to congressional and presidential meetings/briefings

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

My career was briefing generals, politicians, other countries (POTUS, SEC State/Defense, congress, ambassador (I am also a former Congressional Intern)

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: _____

DATE: 10/1/24

Please return completed application to the City Clerk's Office:

Mailing Address: or Physical Address: or E-Mail Address:
City of Tarpon Springs 410 N. Ring Avenue cityclerk1@ctsfl.us
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

BIOGRAPHY

Robert (Bob) T. Paul (MAJ RET)

INTERN, US Congressman Gus M. Bilirakis

MAJ Paul was last assigned under the AFPAK Hand Program to be the Team Lead Senior Cultural Advisor for CSTC-A TAO, AFG MOI Inspector General. Advising Federal LEO on Internal Affairs.

Prior to his last assignment, he served as the CJTF-HOA Command Inspector General as an extension of the eyes, ears, voice, and conscience of the CJTF CDR.

MAJ Paul is a native of Detroit, Michigan and began his military career as an enlisted Combat Medic, during which time he was stationed in Germany with 4/43 ADA (Patriot) and deployed in support of Desert Shield/Storm. 1993 he re-classed to UAV Operator and then UAV External Pilot, OCT 94 he was one of first thirty Soldiers to receive the UAV MOS and became a joint instructor and assisted in fielding this new capability to DoD.



97 he left active duty for 2 years to complete his degree, and served in the reserves, 783rd MP BN (EPW) first as a medic and then BN S1. In 99 he graduated Eastern Michigan University and Army ROTC with a direct appointment to active duty and his first choice of Chemical Corp.

While in the chemical corps, he served as a BN CHEMO with 1/5 FA REG, heavy decon platoon leader for TF 1-34 (KU), and XO 172nd Chemical Co. (SMK) all while stationed at Ft Riley, KS. Then Assistant Operations Officer Chemical Defense Training Facility and Assistant Historian at FT Leonard Wood, MO.

After attending the Chemical Officer's Advance Course, he served as a small group leader and maneuver support branch chief at FT Rucker, AL. 2008 he moved to South Korea where he served as DPTMS Area II and commander HHC Camp Humphreys, Camp Long, and Camp Eagle. 2010 MAJ Paul deployed to Iraq as an advisor where he worked with the Saladin/Tikrit Provincial Police and Iraqi 4th/5th Army commanders/staff improving their operations. Returning from Iraq he attended the Army Command and General Staff College (CGSC) FT Leavenworth, KS graduating in 2012 with a focus in Homeland Security and certified Phase I-III Defense Support to Civil Authorities.

Upon graduation in 2012 from CGSC MAJ Paul deployed to Jordan and served as the CENTCOM Forward Jordan J3 CBRNE Director during a time when chemical weapon use returned to the battlefield. After returning from his 7th overseas assignment 4 of which were combat duty he served as the executive officer for both 94th EN BN (construction) and 4th Maneuver Enhancement Brigade. In 2015 he in-activated the brigade and then transferred to become the Chief of Staff, United States Army Chemical, Biological, Radiological, and Nuclear School. Returning from a TDY in the NCR where MAJ Paul was the CBRN/C-WMD chief for the Presidential Inauguration he immediately prepared for his next assignment as the Command Inspector General by completing the DoD IG course.

During MAJ Paul's 30yr military career he raised 4 children and currently has 3 grandchildren. His son is an EOD Tech serving at FT Bragg. His oldest daughter is VP of Pipeline Services Davey Resource Group. Bob is the owner of a firearm business and instructs advance tactics to LEO and conceal carry courses for multiple states and has competed in multiple anti-terrorism and civilian weapon competitions. He is FEMA Incident Commander certified, and holds certifications and additional skill identifiers for many more areas. Bob is a lifetime member of the Holiday, FL VFW and DAV, member of USAA, MOAA, NRA, NCOA, AARP.

IRENE JACOBS.



Application for Service on a City Committee or Board

RECEIVED

FEB 06 2025

City Clerk's Office
City of Tarpon Springs

Citizens Academy Graduate: 17 OCT 2018

NAME: HECTOR T. CADENA

ADDRESS: 758 LIGHTHOUSE DRIVE TARPON SPRINGS, FL 34689

HOME PHONE: 727 938-2592 BUSINESS/CELL PHONE: 516 701-4522

DATE OF BIRTH: _____ EMAIL ADDRESS: TORPACA@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? 2013

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

1 TROY CORNUCK

(603) 345-3451

2 DAVID HAMILTON

(727) 942-3384

(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: HERITAGE PRESERVATION INTEREST LEVEL: TO PRESERVE

WHAT MAKES PSP THE CITY IT IS. TO IMPROVE THE SHOPS
ON MAIN ST.

2 BOARD: LIBRARY BOARD OF TRUSTEES INTEREST LEVEL: READING, WRITING

AND SPENDING TIME IN A LIBRARY IS A PASTIME OF MINE, SEE
BOOKS WRITTEN BY MY TEACHERS IS A PLEASURE: LENAU, JOSH MEYERWITZ

3 BOARD: PLANNING AND ZONING INTEREST LEVEL: THOUGH I WAS

GOING TO BE AN ARCHITECT WHILE ATTENDING THE COOPER
UNION SCHOOL WHILE I WAS STILL IN HIGH SCHOOL

(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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

WORKING IN DEVELOPMENT WHILE
ATTENDING POLYTECHNIC INSTITUTE OF NY, PRESIDENT OF THE STUDENT COUNCIL AT
THE AFOREMENTIONED INSTITUTE. BA IN ROMANIAN LANGUAGES WITH A MAJOR
IN CHEMISTRY. STUDIED FOR A BS IN CHEMICAL ENGINEERING (DID NOT COMPLETE)

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

QUEENS COLLEGE
OF THE CITY UNIVERSITY OF NEW YORK, SENATOR AT LARGE STUDENT BODY,
UP OF THE LATIN AMERICAN ASSOC. ENDORSED BY THE STUDENT COUNCIL.
SELECTED TO REPRESENT THE STUDENTS AT GC IN ARGUMENTS

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

I HAVE SPOKEN ONCE OR TWICE TO BRING CHANGE IN MY
COMMUNITY. HAVE TAUGHT AT THE NEW SCHOOL AN INTEREST IN ASTRONOMY.
HAVE WORKED ON THE ORAL WORKS OF CITY AT PINY, COURSE HAD TO CHANGE

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: ☒

N/A IF YES, PLEASE EXPLAIN:

BOARDS
EXTRA NOTICES RE. COMMITTEES: ALL THE COMMITTEES/ WOULD BE
A PLEASURE TO PARTICIPATE IN. ONLY TWO WOULD BE OVER MY HEAD.
POLICE // FIREMEN

SIGNATURE:

John A. Linder

DATE:

2/4/2025

Please return completed application to the City Clerk's Office:

Mailing Address:

OR

Physical Address:

OR

E-Mail Address:

City of Tarpon Springs

410 N. Ring Avenue

cityclerk1@ctsfl.us

Attn: City Clerk's Office

P.O. Box 5004

Tarpon Springs, FL 34688-5004



Application for Service on a City Committee or Board

Citizens Academy Graduate: yes 1-2014

NAME: Linda Eisner
ADDRESS: 1515 Riverside Dr. TS FL 34689
HOME PHONE: _____ BUSINESS/CELL PHONE: 516 524-1358
DATE OF BIRTH: _____ EMAIL ADDRESS: Lindaeisner1515@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? 12 yrs

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

1	<u>Carol Rodrigues</u>	<u>845-661-5518</u>
2	<u>Jean Hungville</u>	<u>757-709-0955</u>

(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: Heritage Preservation INTEREST LEVEL: High

2 BOARD: Planning + Zoning INTEREST LEVEL: Low

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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

Business owner for 25 years. Designed + had my TS home built
Deal with contractors, suppliers, shippers + customers regularly
Great at handling complaints when they arise

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

Team player

Listen + offer logical advice with kindness.

was previously on Code Enforcement Board.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

Be prepared for agenda, ask pertinent questions, follow protocols
Be kind.

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:

Linda Esner

DATE:

5-3-25

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

Linda Eisner

1515 Riverside Drive, Tarpon Springs, FL 34689
516-524-1358 email: LindaEisner1515@gmail.com

Amendment to my board application

I am requesting to be a board member on the Heritage Preservation Board

Interest Level High

The Woman's Club of TS was founded in 1892. We have entered into our 132nd year as a club. The history of the Woman's Club alone is remarkable, fascinating and must be preserved. I have civic pride, historical pride as well as a love for the historical aspect of Tarpon Springs. My beliefs paired with all the devastation that has recently occurred in our city, adds credence that their needs to be logical compromise in terms of rebuilding. I want to help. Residents need to be able to fix their homes, return to them and feel settled again. I lost my home in hurricane Sandy and had 20 inches in the lower level after hurricane Helene so I understand. As important as it is to keep the Heritage of our great city, it is also crucial that we get back to normal living. Using logic, thinking outside the box and being creative, I believe I will be a huge asset to the Heritage Board. With continued city recommendations, we can continue to preserve our history as well as repair and maintain the historical areas within our city.

I am also requesting to be a board member on the Planning and Zoning Board:

Interest Level High

If I am selected to be on a board, the city attorney has stated that my husband, Vice Mayor Mike Eisner will need to recuse himself from voting when there is a potential a conflict of interest. Having said this, I am very confident in my own right that I will be a huge asset to the P&Z team. I have lived first hand during construction, with severe issues and complex solutions. I understand structure, lot lines and reasons for regulations. I can interpret and comprehend building plans. I do my homework and will be prepared for each meeting as the topics are diverse and often complex. I can sympathize with residents' concerns, listen to the cities evaluations and be logical with my determinations and reasoning for them. I am an independent thinker as well as a great listener to the facts. Please consider me for this position.

Linda Eisner

1515 Riverside Drive, Tarpon Springs, FL 34689
516-524-1358 email: LindaEisner1515@gmail.com

Background summary:

Currently an online business owner, product developer, importer & distributor. Highly experienced professional, well versed in all aspects of running a business. My company designs and creates brands for the private label industry.

Professional Experience:

Quality Pencils Inc. - Owner - CEO

2003 - 2025

Business Owner – Semi Retired

I am a highly motivated and organized professional. With my diversified background, no task is too big or too small. I pride myself on the ability to listen in order to determine the best direction while providing excellent quality support. I take the initiative to think outside the box and problem solve. I am an optimistic self-starter that can work independently and on a team. I am an independent thinker and have coached many entrepreneurs on how to start/run a business.

My Brands in the marketplace:

Pencil Me In Cosmetics

Graff*Etch Barber Products

MrEyeliner

Key responsibilities:

Sales, marketing, social media, extensive traveling in US & abroad, trade shows, packing, shipping, invoicing, computers, telephones, customer service & support, wholesale / retail distributor and ecommerce sales

Since moving to Tarpon Springs in 2013, I am currently:

Citizens Academy graduate from the initial class

GFWC Woman's Club of Tarpon Springs 1st Vice President / Membership Chair

FFGC Garden Club of Tarpon Springs Event Coordinator

Jessies Community Garden, President

TS Chamber of Commerce Fine Art Festival Merchandise Coordinator / Sales

TS Merchants Association First Friday, Wine Walk & Vendor Volunteer as well as shopping for, collecting & wrapping Christmas gifts for Cops & Kids and Christmas Angel recipients

Coordinator of weekly "Ladies Lunch Bunch" outings to support our local TS restaurants

Previously:

Take Stock in Children Middle and High School Mentor

Host Parent and Safe House for TS Rotary International Students Exchange Program

Designed and had our custom home built consulting with numerous city departments about the rules, regulations & requirements

Code Enforcement Board Member, briefly. I resigned at the request of a commissioner until city attorney could determine if I am eligible to serve as a commissioner's wife; which it was determined I am.



City of Tarpon Springs, Florida

City Clerk & Collector

P.O. Box 5004
410 North Ring Avenue
Tarpon Springs, Florida 34688-5004
(727) 942-5614
Fax (727) 942-5619

MEMORANDUM

BOC Meeting: **MAY 13, 2025**

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) – BOARD OF ADJUSTMENT

Background:

The City has had a difficult time seeking applicants from residents for this Board and other Boards. At this time, a request was received from the Board of Adjustment Board through the Planning Department to move the current Alternates 1 and 2 to fill the two vacant regular member positions. (See email from Planning Dept.)

Board Action:

TO MOVE ROBERT WOOD, ALTERNATE #1 AND KARL FUCHS, ALTERNATE #2 TO THE TWO VACANT POSITIONS. THESE TERMS EXPIRE OCTOBER 31, 2027; AND APPOINT * ALTERNATE MEMBER #1, THIS TERM WOULD EXPIRE OCTOBER 1, 2026; AND APPOINT *, ALTERNATE MEMBER #2, THIS TERM EXPIRES OCTOBER 1, 2025.

Current Board Applicants						
Applicant's Choice of Board						
Application	Name	1st Choice	2nd Choice	3rd Choice	4th choice	ACADEMY Attendee
10/1/25	Robert Paul	Code Enforcement	Board of Adjustment	Planning & Zoning		
2/24/25	Matthew Collins	Planning & Zoning	Board of Adjustment			2025

→ **Eligible if not chosen for Planning and Zoning.**

BOARD OF ADJUSTMENT AND APPEALS: 3 Year Term

NAME	TERM	Appointed by BOC	Term End	CONTACT INFORMATION
VACANT			10/31/2027	
VACANT			10/31/2027	
Joanne Reich	3	11/7/2023	10/31/2026	1005 Lake Avoca Pl
<i>Filled unexpired term of H. Elliott</i>	2	10/27/2020	10/31/2023	C: 973-493-3751
	1-partial	Aug-20	10/31/2020	buglerjmr@aol.com
Joanne Simon	2	11/15/2022	10/31/2025	206 Sunshine Drive
<i>Filled unexpired term of J. Reich</i>	1	Aug-20	10/31/2022	727-485-8441
				727-452-1838
				jschuler2@tampabay.rr.com
Timothy Grossman	2	11/7/2023	10/31/2026	772 W Bayshore Dr.
	1	11/15/2022	11/7/2023	C: 609-744-2830
				tdg1515@aol.com
Robert P. Wood, Alternate #1	1	6/27/2023	10/31/2026	520 Wideview Ave
				607-725-4412
				rwood29@gmail.com
Karl Fuchs, Alternate #2	1	11/7/2023	10/31/2025	1235 Lagoon Road
				727-657-1229
				karl.f@me.com

Updated: 11/15/2023

Michele Manousos

From: Allie Keen
Sent: Friday, May 2, 2025 9:59 AM
To: Michele Manousos
Cc: Kim Creighton; Patricia McNeese; Renea Vincent
Subject: Board of Adjustment Appointments

Good morning Michele,

At the April 23, 2025, Board of Adjustment regular meeting, Chairperson Joanne Reich requested that both Robert Wood and Karl Fuchs, who are currently Alternates, be appointed to full Board members. Both have been essentially serving this function for several months due to the vacancies on the Board. Since Mr. Wood and Mr. Fuchs have been appointed as Alternates, they have taken their positions seriously and professionally and have shown to be wonderful additions to the Board of Adjustment. The Planning Department would also support both being appointed to full Board members.

Thank you!

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

[illegible]



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: Robert Paul
ADDRESS: 703 Wideview Ave, TS, FL 34689
HOME PHONE: 7276206165 BUSINESS/CELL PHONE: 724871267 / 6203810744
DATE OF BIRTH: EMAIL ADDRESS: 703wideview@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? 5yr

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: Code Enforcement INTEREST LEVEL: high
as a former commander of 94th EN BN (construction engineer) I regularly was involved with Foreign, Federal, State, County, City codes.
- 2 BOARD: Adjustments INTEREST LEVEL: high
spent years as a DoD inspector General analyzing laws and regulations and how they apply to projects
- 3 BOARD: Planning and Zoning INTEREST LEVEL: high
over 30 years regularly involved in all aspects and variances/exceptions requested.

(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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED. see attached Bio.

~~I am trained and have practical experience in city planning & managing, includes all aspects of facilities and land within the city. I was the #2 senior officer for the expansion construction project for Camp Humphreys, s. Korea increasing from a small airfield to the largest base in the region, with most bases relocated to Camp Humphreys, see Youtube videos of scope.~~

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE: all levels

from small teams to congressional and presidential meetings/briefings

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

My career was briefing generals, politicians, other countries (POTUS, SEC State/Defense, congress, ambassador (I am also a former Congressional Intern)

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: _____

DATE: 10/1/24

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

BIOGRAPHY

Robert (Bob) T. Paul (MAJ RET)

INTERN, US Congressman Gus M. Bilirakis

MAJ Paul was last assigned under the AFPAK Hand Program to be the Team Lead Senior Cultural Advisor for CSTC-A TAO, AFG MOI Inspector General. Advising Federal LEO on Internal Affairs.

Prior to his last assignment, he served as the CJTF-HOA Command Inspector General as an extension of the eyes, ears, voice, and conscience of the CJTF CDR

MAJ Paul is a native of Detroit, Michigan and began his military career as an enlisted Combat Medic, during which time he was stationed in Germany with 4/43 ADA (Patriot) and deployed in support of Desert Shield/Storm. 1993 he re-classed to UAV Operator and then UAV External Pilot, OCT 94 he was one of first thirty Soldiers to receive the UAV MOS and became a joint instructor and assisted in fielding this new capability to DoD.



97 he left active duty for 2 years to complete his degree, and served in the reserves, 783rd MP BN (EPW) first as a medic and then BN S1. In 99 he graduated Eastern Michigan University and Army ROTC with a direct appointment to active duty and his first choice of Chemical Corp.

While in the chemical corps, he served as a BN CHEMO with 1/5 FA REG, heavy decon platoon leader for TF 1-34 (KU), and XO 172nd Chemical Co. (SMK) all while stationed at Ft Riley, KS. Then Assistant Operations Officer Chemical Defense Training Facility and Assistant Historian at FT Leonard Wood, MO.

After attending the Chemical Officer's Advance Course, he served as a small group leader and maneuver support branch chief at FT Rucker, AL. 2008 he moved to South Korea where he served as DPTMS Area II and commander HHC Camp Humphreys, Camp Long, and Camp Eagle. 2010 MAJ Paul deployed to Iraq as an advisor where he worked with the Saladin/Tikrit Provincial Police and Iraqi 4th/5th Army commanders/staff improving their operations. Returning from Iraq he attended the Army Command and General Staff College (CGSC) FT Leavenworth, KS graduating in 2012 with a focus in Homeland Security and certified Phase I-III Defense Support to Civil Authorities.

Upon graduation in 2012 from CGSC MAJ Paul deployed to Jordan and served as the CENTCOM Forward Jordan J3 CBRNE Director during a time when chemical weapon use returned to the battlefield. After returning from his 7th overseas assignment 4 of which were combat duty he served as the executive officer for both 94th EN BN (construction) and 4th Maneuver Enhancement Brigade. In 2015 he in-activated the brigade and then transferred to become the Chief of Staff, United States Army Chemical, Biological, Radiological, and Nuclear School. Returning from a TDY in the NCR where MAJ Paul was the CBRN/C-WMD chief for the Presidential Inauguration he immediately prepared for his next assignment as the Command Inspector General by completing the DoD IG course.

During MAJ Paul's 30yr military career he raised 4 children and currently has 3 grandchildren. His son is an EOD Tech serving at FT Bragg. His oldest daughter is VP of Pipeline Services Davey Resource Group. Bob is the owner of a firearm business and instructs advance tactics to LEO and conceal carry courses for multiple states and has competed in multiple anti-terrorism and civilian weapon competitions. He is FEMA Incident Commander certified, and holds certifications and additional skill identifiers for many more areas. Bob is a lifetime member of the Holiday, FL VFW and DAV, member of USAA, MOAA, NRA, NCOA, AARP.



Application for Service on a City Committee or Board

Citizens Academy Graduate: Yes, 2025

NAME: Matthew Collins
ADDRESS: 1107 Connecticut Rd Tarpon Springs, FL 34689
HOME PHONE: 785-230-3866 **BUSINESS/CELL PHONE:** _____
DATE OF BIRTH: _____ **EMAIL ADDRESS:** matthewjcollins_34@yahoo.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? Since 2018

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

1	<u>Jason Klimis</u>	<u>727-641-1571</u>
2	<u>Brian Stephens</u>	<u>727-647-1214</u>

(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: Planning and Zoning **INTEREST LEVEL:** _____

I would like to apart of making Tarpon Springs the best town to raise a family. After 17 years in the Coast Guard, I will be able to retire in three years without any more moves. I would like to bring my experience and drive to continue to make Tarpon an amazing place to live and work.

2 BOARD: Board of Adjustments **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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

Associate degree in Livestock Management, US Coast Guard 2008-current as Aviation Maintenance Technician. Currently Maintenance Chief at the largest Air Station in the Coast Guard, I schedule and oversee the maintenance of 6 MH-60T helicopters, 11 shops and 104 maintenances personal. I am a approving official for over 10 million dollars in Aviation parts and ground support equipment.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

I have a great deal of committee experience in my current position, I understand the roles and commitment they require for a successful outcome.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

I routinely conduct training sessions, maintenance brief and long-term commitments in my current position in a public forum. As long as I have adequate time to review and understand the material, I would have no issues in that forum. I do not do well in reading un-reviewed materials in a public forum, I need time to reading beforehand and become familiar.

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:

My job is 90% consistent, however it is possible to be called last minute to investigate a mishap anywhere in the US. Hurricane season is unpredictable, and my work schedule can change based on the forecast.

SIGNATURE:

Matthew Collins

DATE:

2/24/2025

Please return completed application to the City Clerk's Office:

Mailing Address:

or

Physical Address:

or

E-Mail Address:

City of Tarpon Springs

410 N. Ring Avenue

cityclerk1@ctsfl.us

Attn: City Clerk's Office

P.O. Box 5004

Tarpon Springs, FL 34688-5004



City of Tarpon Springs, Florida

Office of the City Clerk & Collector

P.O. Box 5004

Tarpon Springs, Florida 34688-5004

410 North Ring Avenue

(727) 942-5614

Fax (727) 942-5619

MEMORANDUM

BOC MEETING: MAY 13, 2025

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) – Budget Advisory Committee

Background:

Ms. Howard has submitted her resignation, as her residence is no longer in Tarpon Springs. This leaves four vacancies on this Committee – two regular member positions and two alternate positions. At this time, we have two applicants for the committee.

The following Board action is requested:

TO APPOINT _____, AND _____ AS A REGULAR MEMBERS. THESE TERMS WOULD EXPIRE MARCH 17, 2028.

By appointing the two regular members, this leaves the two Alternate positions (2) vacant, until such time applications are received.

****Please select from the list below of the individuals who have expressed an interest on this Committee:***

Current Board Applicants						
Applicant's Choice of Board						
Application	Name	1st Choice	2nd Choice	3rd Choice	4th choice	ACADEMY Attendee
3/24/25	Debbie McKinney	Budget Advisory				
4/17/25	Michael Samarkos	Budget Advisory				

Budget Advisory Committee				
Resolution 2009-07				
Members		Term	Term Date	Contact Info
VACANT - Reg			3/17/2028	
Cassie Hull		2	3/17/2026	1238 N. Florida Avenue 727-742-3096 cchfl86@gmail.com
Susan Hales		1	3/17/2026	628 Kenneth Way C: 205-585-8889 susan26385@yahoo.com
Don Bergemann		2	3/17/2026	214 Hollow Oak Ct. C: 727-365-3564 donaldbergemann@gmail.com
VACANT - REG.			3/17/2028	
VACANT	Alternate #1			
Christy Howard - RESIGNED	Alternate #2			

Updated:05/07/2025



Christy Howard
17119 Orwell Road
Hudson, FL 34667
christyhoward71@gmail.com



May 7, 2025

Charles Rudd
City Manager
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, FL 34689

Dear Mr. Rudd,

I am writing to formally resign from my position on the Budget Advisory Committee for the City of Tarpon Springs, effective immediately. As I no longer reside within the city limits due to my recent move, I am required to step down from the committee.

While my residence may have changed, I remain deeply committed to Tarpon Springs. As both a property owner and business owner in the city, I will continue to find other ways to contribute to the growth and prosperity of this very special community.

I look forward to supporting the city's development in other capacities in the future.

Thank you for the opportunity to serve on the Budget Advisory Committee. It has been a privilege to work alongside such dedicated individuals, and I am grateful for the experience. I wish the committee continued success in its work.

Sincerely,

Christy Howard



Application for Service on a City Committee or Board

Citizens Academy Graduate: N/A

NAME: Debbie McKinney
ADDRESS: 1021 ROSETREE LN Tarpon Springs
HOME PHONE: 727.804.2994 BUSINESS/CELL PHONE: NA
DATE OF BIRTH: _____ EMAIL ADDRESS: Debmck2@Live.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? 24 yrs

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

- 1 Andrea Weaver 727 492 2165
- 2 Kathie Kiedlerling 727 452 0720

(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: Budget Adv. INTEREST LEVEL: #1

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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED

- (1) 30 yrs. Head Accounting Clerk major Brokerage - Weekly Audit, payroll, budgeting
(2) 10 yrs. Federal Grant Funding - budget + Accounting + auditing
(3) Single mom RAISING 3 boys on INCOME successfully
- DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE: Head of E Girl Scouts
6 yrs leadership & training, working as a team together with over 20 troops of Girls, TSHS band boosters;

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

ORGANIZED + RAN TRAINING EVENTS for both Adults & children in Girl Scouts. WAS main training person at work for Federal Grant funds

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:

Retired

SIGNATURE:

Debbie McKinney

DATE:

3/24/25

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 34688-6004

or

Physical Address:
410 N. Ring Avenue

or

E-Mail Address:

cityclerk1@ctsf.us



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: Michael A. Samarkos

ADDRESS: 1249 N Florida Ave Tarpon Springs, FL 34689

HOME PHONE: _____ BUSINESS/CELL PHONE: 7277432980

DATE OF BIRTH: _____ EMAIL ADDRESS: mikespharmd@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? 22 years

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

- | | |
|------------------|--------------|
| 1 John Koulianos | 727-422-5022 |
| 2 Vasile Faklis | 727-6926127 |

(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: Budget Advisory INTEREST LEVEL: High
I would like to see if my input could help the city with budget and expenses

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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

My formal education is a Doctorate in Pharmacy. I am currently in regional management for a LTC pharmacy

I also run a Senior Consulting Practice and Senior Medical Practice

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

I am currently on the board of Directors for the Association for Medication Education as well as the Parish Council for St Nicholas Cathedral, my capacity on the Parish Council is Treasurer

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

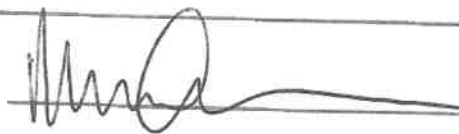
I often speak publicly, both to educate in Senior Health as well as present reports in my various concils and work settings. I must often speak to describe a new way of thinking to Health care providers, which can always be a challenge.

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:



DATE:

4/9/25

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

or

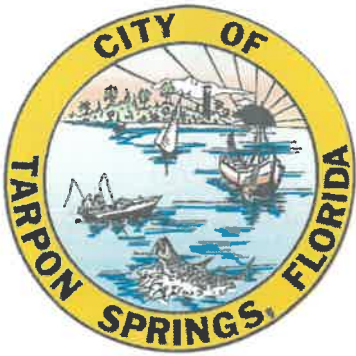
Physical Address:
410 N. Ring Avenue

or

E-Mail Address:

cityclerk1@ctsfl.us

Tarpon Springs, FL 34688-5004



City of Tarpon Springs, Florida

Office of the City Clerk & Collector

P.O. Box 5004

410 North Ring Avenue

Tarpon Springs, Florida 34688-5004

(727) 942-5614

Fax (727) 942-5619

MEMORANDUM

BOC MEETING: MAY 13, 2025

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 – **PARKS AND RECREATION ADVISORY BOARD** 

Background: Currently, there are two vacancies on this board – one due to a resignation (Cloonan); and one being termed out (Lambrianos).

Board Action: TO APPOINT * AND * AS A REGULAR MEMBERS OF THE PARKS AND RECREATION ADVISORY BOARD.

***Please select from the application(s) on file from the following individual(s) who expressed an interest in serving on this Board:**

Current Board Applicants						
Applicant's Choice of Board						
Application	Name	1st Choice	2nd Choice	3rd Choice	4th choice	ACADEMY Attendee
5/1/25	Lisa George	Parks & Recreation				
5/5/25	Stacy Ernst	Parks & Recreation				2022

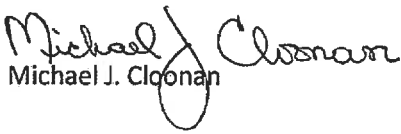
January 9, 2025

To whom it may concern,

This letter is to inform you that I am resigning from all board positions effective immediately.

Personal family matters require me to be a help at home, possibly requiring me to return home for a period of time.

Thank you.


Michael J. Cloonan

PARKS & RECREATION ADVISORY BOARD: 1 Year Term			
NAME	TERM	Initial term	CONTACT INFORMATION
VACANCY			
Alice Morgan, Chairperson	Appointed	2017	603 Meres Boulevard, TS
amharvard@gmail.com	Member		H: 229-942-5621
Tammy Danielson	Appointed	2020	1311 Belcher Drive
tammyddanielson@gmail.com	Voting Member		H: 770-402-0248
			C: 727-366-9377
Gregory Barnes	Appointed	2021	1281 Windy Bay Shoal, TS
geeraybee@gmail.com	Voting Member		C: 505-503-0090
VACANCY			
Patricia Bishop	Appointed	2023	107 E. Martin Luther King, Jr Dr #212
bishoprudy4@gmail.com	Voting Member		C: 631-697-8853
Juliana Day	Appointed	2024	413 E. Oakwood St.
juliannagwalker@yahoo.com	Voting Member		C: 727-645-9731

Updated: April 22, 2024



Application for Service on a City Committee or Board



Citizens Academy Graduate: 2022

NAME: Stacy Ernst
ADDRESS: 1417 Red Oak Dr. Tarpon Springs, FL 34689
HOME PHONE: _____ BUSINESS/CELL PHONE: 410-279-6072
DATE OF BIRTH: _____ EMAIL ADDRESS: missstacye@aol.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? 6.5 years

LIST PERSONAL REFERENCES: TELEPHONE NUMBERS:

1 Susan Hales (205) 585-8889
2 Linda Eisner (516) 524-1358

(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: Parks & Rec INTEREST LEVEL: more than all the other committees! I love being active and think Tarpon Springs has a great parks + rec!

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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

I have over 90 college credits. One course was in recreation for special populations. I did daycare for 13 years. Nannied for 10. I was a Substitute teacher + after school director.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

I have been on my HOA board in Oakleaf Village. I ran many Socials in my beach HOA in Ocean City, ND.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

I used to speak to perspective daycare moms on behalf of our county daycare board.

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:

I am retired.

SIGNATURE:



DATE:

5/5/25

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



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: Lisa M. George
ADDRESS: 351 South Grosse Ave. Apt B
HOME PHONE: (727) 226-5343 BUSINESS/CELL PHONE: (727) 226-5343
DATE OF BIRTH: _____ EMAIL ADDRESS: Lisamgeorge82276@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? 3 years

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

1 <u>Penny Lambrianis</u>	<u>(727) 808-3127</u>
2 <u>Annie Samarkos</u>	<u>(727) 424-4091</u>

(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: Parks & Recreation INTEREST LEVEL: Ready to
participate on the board immediately

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: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED. Resident of Tarpon Springs

I feel I can be an asset to the board with my
experience and knowledge of Having a son with
Special needs / Disability.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE: Was part of
assisting an H.O.A. Board. I'm aware of How things
are run.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

Listening to disagreements, trying to resolve them
quietly. Also, some responsibilities included phone
calls, posting notices throughout the condominium.

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:

Lisa George

DATE:

4/16/2025

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

or

Physical Address:

410 N. Ring Avenue

or

E-Mail Address:

cityclerk1@ctsf.us

Tarpon Springs, FL 34688-5004



Memorandum

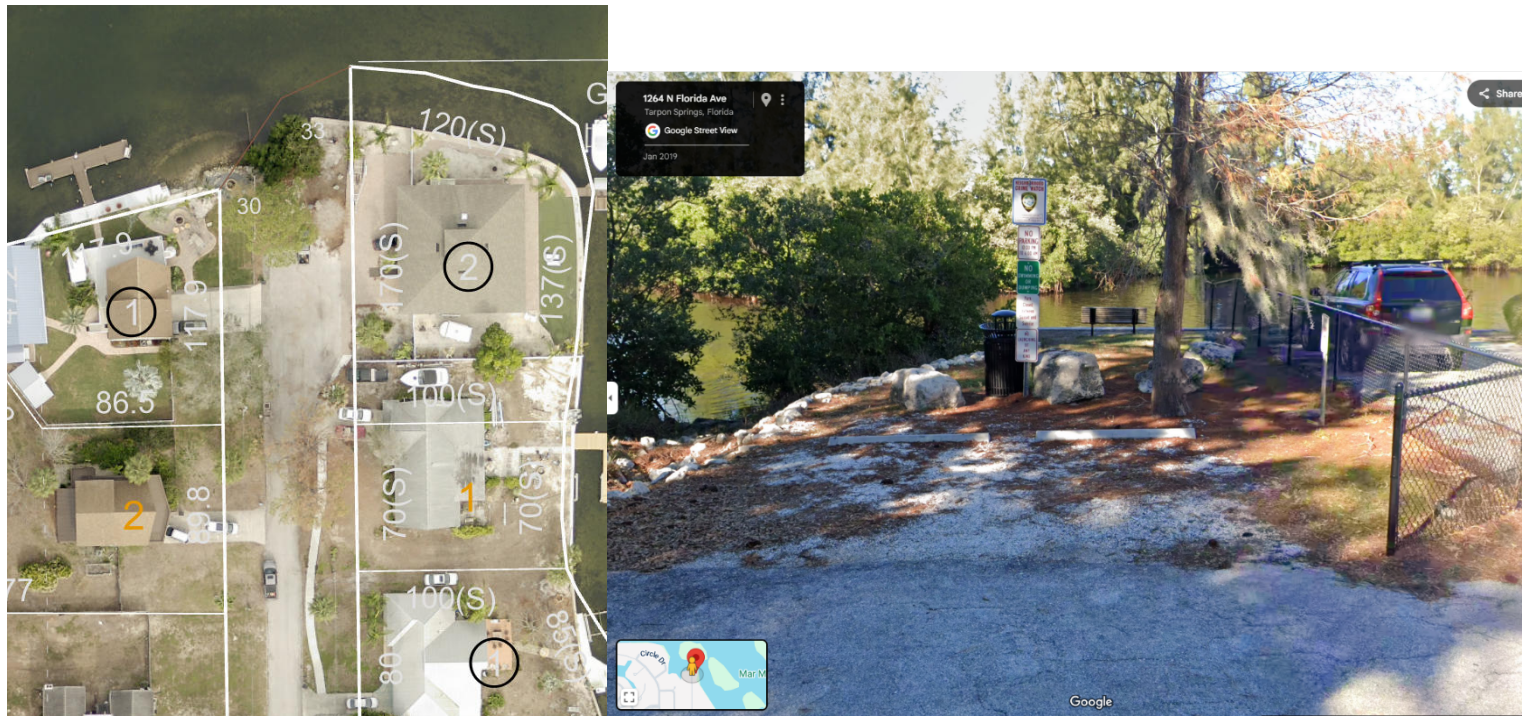
Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Jeff Young, Police Chief, Renea Vincent, Planning Director
Subject: Discussion and Direction on Little Anclote Channel Park (**Renea Vincent Planning & Zoning Director**)

Recommendation

Recent concerns have been expressed by adjacent neighbors about mis-use of the "Little Anclote Channel Park" including parking violations, after hours use, and potential trespassing on adjacent properties. Recent actions to address these concerns include additional patrols by police and potential installation of a City camera system to monitor the area. Staff is seeking additional direction, if needed, from the Board of Commissioners.

Background

The "Little Anclote Channel Park" is located at the north end of the platted Florida Avenue right-of way, which directly accesses the Anclote River. Historically, this "park" has been utilized by the surrounding neighborhood to access the water, fish, swim, etc. Currently there are wheel stops in place for two vehicles, a series of signs (no parking, no swimming, park closed hours, no boat launching) posted, a trash can and park bench. The platted right of way is 60 feet wide and functions as common space for homes on both sides of the right of way (drive ways, garage access, and parking). There is no clear line of demarcation between private property and public right-of-way and no surveys of the public right have been located. See aerial photo below for reference (note that property lines from the property appraiser maps may not be located exactly as shown).



It is important to note that the City's Comprehensive Plan and Land Development Code have very strong policies, and regulations, regarding vacating any right of way that provides a public access or vista to the City's shoreline. Please see attached additional information for details.

Funding

N/A

Strategic Plan Objective

N/A

Memorandum:

To: City Manager
From: Renea Vincent, Planning Director
Date: April 25, 2025
Subject: N. Florida Right of Way / “Little Anclote Channel Park”

The purpose of this memo is to provide a regulatory context for maintaining the “Little Anclote Channel Park” located at the north end of the Florida Ave right of way as a public access point to the water.

The City’s Comprehensive Plan and Land Development Code recognizes the importance of maintaining public access to the City’s water bodies. This recognition has been formally adopted and codified since at least 1990. This access point is specifically identified in Table 31 of the plan. The follow excerpts from the 2040 Comprehensive Plan and the Land Development Code are provided for reference for any future discussions:

2040 Comprehensive Plan

Recreation Open Space Goals, Objectives, and Policies

Recreation Open Space Policy 1.1.3

- **ROS 1.1.3:** The City shall not vacate any rights of way and/or easements that provide shoreline access or vistas.

Land Development Code Regulations:

Article XII, Section 216.00 Vacation of Streets, Plats or Other Property

§ 216.01 Standards for review of vacations.

(A) No vacation shall be approved unless a positive finding, based upon substantial competent evidence, either presented at a public hearing held by the Board or reviewed personally by the Board members is made on each of the following standards:

(1) That the subject property is not needed for the distribution, expansion, or maintenance of existing or future utility services is obtained from the following agencies:

(a) General Telephone and Electric (GTE).

(b) Florida Power.

(c) The cable franchise holder.

(d) Clearwater Gas.

(e) The City water and sewer provider.

(f) The City Engineer for drainage service.

(2) The property does not provide the sole means of access to an adjoining property.

(3) The property is not needed to implement the future circulation plans of the Traffic Circulation Element of the Comprehensive Plan.

(4) The property does not provide the adjoining neighborhood with a viable usable access or vista to the City's shoreline.

(B) Any easement documents necessary from the applicant for the satisfactory completion of a vacation shall be executed and submitted to the Clerk prior to any final action by the Board of Commissioners on the application.

RESOLUTION 2025-37

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, RATIFYING EXECUTIVE ORDER 2025-34 EXTENDING THE DECLARATION OF LOCAL STATE OF EMERGENCY TO MAY 6, 2025, AND RATIFYING EXECUTIVE ORDER 2025-36 EXTENDING THE DECLARATION OF LOCAL STATE OF EMERGENCY TO MAY 13, 2025, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, Hurricane Helene posed a serious potential threat to the residents and property of Tarpon Springs; and

WHEREAS, Hurricane Helene caused extensive damage to commercial and residential buildings and areas; and

WHEREAS, on September 23, 2024, Governor DeSantis declared a State of Emergency throughout the state due to Hurricane Helene; and

WHEREAS, City Manager Mark G. LeCouris issued a local State of Emergency on September 24, 2024 due to Hurricane Helene; and

WHEREAS, City Manager Charles Rudd issued Executive Order 2025-34 extending the declaration of local State of Emergency through May 6, 2025, and Executive Order 2025-36 extending the declaration of local State of Emergency through May 13, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, DULY ASSEMBLED THAT:

Section 1. The Board of Commissioners hereby ratifies Executive Orders 2025-34, and 2025-36.

Section 2. This Resolution take effect immediately upon passage and adoption.

EXECUTIVE ORDER 2025-34

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF TARPON SPRINGS, FLORIDA EXTENDING A STATE OF LOCAL EMERGENCY FOR TARPON SPRINGS DUE TO HURRICANE HELENE AND ITS IMPACT ON THE RESIDENTS AND PROPERTY OF THE CITY

WHEREAS, A State of Emergency was declared for the City of Tarpon Springs by Executive Order 2024-02 on September 24, 2024, due to the threat of Hurricane Helene; and,

WHEREAS, Hurricane Helene had a serious impact on the residents and property of Tarpon Springs; and

WHEREAS, Hurricane Helene caused damage to public utilities, public buildings, public communication systems, public streets and roads, public drainage systems, commercial and residential buildings and areas; and

WHEREAS, the Board of Commissioners of Pinellas County has extended a State of Emergency effective April 29, 2025; and,

WHEREAS, Chapter 252, Florida Statutes, provides authority for a political sub-division such as the City of Tarpon Springs to declare and extend a State of Local Emergency as necessary in seven (7) day increments allowing the City to waive the procedures and formalities otherwise required of political sub-divisions by law pertaining to:

1. Performance of public work and taking whatever action is necessary to ensure the health, safety, and welfare of the community;
2. Entering into contracts;
3. Incurring obligations;
4. Employment of permanent and temporary workers;
5. Utilization of volunteer workers;
6. Rental of equipment;
7. Acquisition and distribution, with or without compensation, of supplies, materials and facilities;
8. Appropriation and expenditure of public funds.

WHEREAS, The City Commission of the City of Tarpon Springs duly adopted Ordinance 2005-11 on May 17, 2005, providing for declaration of a state of emergency within the City of Tarpon Springs by Executive Order of the City Manager.

NOW, THEREFORE, IT IS DECLARED by this Executive Order of the City Manager of the City of Tarpon Springs this 29nd day of April 2025, that:

Section 1. Hurricane Helene had a serious impact on the lives and property of residents of Tarpon Springs, Florida; and

Section 2. The State of Local Emergency shall be extended effective the 29th day of April 2025, and shall be effective until May 6, 2025, or until rescinded for all territory within the legal boundaries of the City of Tarpon Springs, Florida; and

Section 3. The procedures and formalities required by law of a political sub-division are hereby waived as provided in Chapter 252, Florida Statutes.

Dated this 29th day of April, 2025.



Charles Rudd, City Manager

ATTEST:

Irene S. Jacobs, CMC, City Clerk & Collector

EXECUTIVE ORDER 2025-36

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF TARPON SPRINGS, FLORIDA EXTENDING A STATE OF LOCAL EMERGENCY FOR TARPON SPRINGS DUE TO HURRICANE HELENE AND ITS IMPACT ON THE RESIDENTS AND PROPERTY OF THE CITY

WHEREAS, A State of Emergency was declared for the City of Tarpon Springs by Executive Order 2024-02 on September 24, 2024, due to the threat of Hurricane Helene; and,

WHEREAS, Hurricane Helene had a serious impact on the residents and property of Tarpon Springs; and

WHEREAS, Hurricane Helene caused damage to public utilities, public buildings, public communication systems, public streets and roads, public drainage systems, commercial and residential buildings and areas; and

WHEREAS, the Board of Commissioners of Pinellas County has extended a State of Emergency effective May 6, 2025; and,

WHEREAS, Chapter 252, Florida Statutes, provides authority for a political sub-division such as the City of Tarpon Springs to declare and extend a State of Local Emergency as necessary in seven (7) day increments allowing the City to waive the procedures and formalities otherwise required of political sub-divisions by law pertaining to:

1. Performance of public work and taking whatever action is necessary to ensure the health, safety, and welfare of the community;
2. Entering into contracts;
3. Incurring obligations;
4. Employment of permanent and temporary workers;
5. Utilization of volunteer workers;
6. Rental of equipment;
7. Acquisition and distribution, with or without compensation, of supplies, materials and facilities;
8. Appropriation and expenditure of public funds.

WHEREAS, The City Commission of the City of Tarpon Springs duly adopted Ordinance 2005-11 on May 17, 2005, providing for declaration of a state of emergency within the City of Tarpon Springs by Executive Order of the City Manager.

NOW, THEREFORE, IT IS DECLARED by this Executive Order of the City Manager of the City of Tarpon Springs this 6th day of May 2025, that:

Section 1. Hurricane Helene had a serious impact on the lives and property of residents of Tarpon Springs, Florida; and

Section 2. The State of Local Emergency shall be extended effective the 6th day of May 2025, and shall be effective until May 13, 2025, or until rescinded for all territory within the legal boundaries of the City of Tarpon Springs, Florida; and

Section 3. The procedures and formalities required by law of a political sub-division are hereby waived as provided in Chapter 252, Florida Statutes.

Dated this 6th day of May, 2025.



Charles Rudd, City Manager

ATTEST:

Irene S. Jacobs, CMC, City Clerk & Collector

RESOLUTION 2025-38

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, RATIFYING EXECUTIVE ORDER 2025-35 EXTENDING THE DECLARATION OF LOCAL STATE OF EMERGENCY TO MAY 6, 2025; AND RATIFYING EXECUTIVE ORDER 2025-37 EXTENDING THE DECLARATION OF LOCAL STATE OF EMERGENCY TO MAY 13, 2025; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, Hurricane Milton posed a serious potential threat to the residents and property of Tarpon Springs; and

WHEREAS, Hurricane Milton caused extensive damage to commercial and residential buildings and areas; and

WHEREAS, on October 5, 2024, Governor DeSantis declared a State of Emergency throughout the state due to Hurricane Milton; and

WHEREAS, City Manager Charles Rudd issued a local State of Emergency on October 8, 2024 due to Hurricane Milton; and

WHEREAS, City Manager Charles Rudd issued Executive Order 2025-35 extending the declaration of local State of Emergency through May 6, 2025, and issued Executive Order Executive Order 2025-37 extending the declaration of local State of Emergency through May 13, 2025

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, DULY ASSEMBLED THAT:

Section 1. The Board of Commissioners hereby ratifies Executive Orders 2025-35, and 2025-37.

Section 2. This Resolution take effect immediately upon passage and adoption.

EXECUTIVE ORDER 2025-35

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF TARPON SPRINGS, FLORIDA EXTENDING A STATE OF LOCAL EMERGENCY FOR TARPON SPRINGS DUE TO HURRICANE MILTON AND ITS IMPACT ON THE RESIDENTS AND PROPERTY OF THE CITY

WHEREAS, A State of Emergency was declared for the City of Tarpon Springs by Executive Order 2024-05 on October 8, 2024, due to the threat of Hurricane Milton (Tropical Storm Milton); and,

WHEREAS, Hurricane Milton had a serious impact on the residents and property of Tarpon Springs; and

WHEREAS, Hurricane Milton caused damage to public utilities, public buildings, public communication systems, public streets and roads, public drainage systems, commercial and residential buildings and areas; and

WHEREAS, the Board of Commissioners of Pinellas County has extended a State of Emergency effective April 29, 2025; and,

WHEREAS, Chapter 252, Florida Statutes, provides authority for a political sub-division such as the City of Tarpon Springs to declare and extend a State of Local Emergency as necessary in seven (7) day increments allowing the City to waive the procedures and formalities otherwise required of political sub-divisions by law pertaining to:

1. Performance of public work and taking whatever action is necessary to ensure the health, safety, and welfare of the community;
2. Entering into contracts;
3. Incurring obligations;
4. Employment of permanent and temporary workers;
5. Utilization of volunteer workers;
6. Rental of equipment;
7. Acquisition and distribution, with or without compensation, of supplies, materials and facilities;
8. Appropriation and expenditure of public funds.

WHEREAS, The City Commission of the City of Tarpon Springs duly adopted Ordinance 2005-11 on May 17, 2005, providing for declaration of a state of emergency within the City of Tarpon Springs by Executive Order of the City Manager.

NOW, THEREFORE, IT IS DECLARED by this Executive Order of the City Manager of the City of Tarpon Springs this 29th day of April 2025, that:

Section 1. Hurricane Milton had a serious impact on the lives and property of residents of Tarpon Springs, Florida; and

Section 2. The State of Local Emergency shall be extended effective the 29th day of April 2025, and shall be effective until May 6, 2025, or until rescinded for all territory within the legal boundaries of the City of Tarpon Springs, Florida; and

Section 3. The procedures and formalities required by law of a political sub-division are hereby waived as provided in Chapter 252, Florida Statutes.

Dated this 29th day of April, 2025.



Charles Rudd, City Manager

ATTEST:

Irene S. Jacobs, CMC, City Clerk & Collector

EXECUTIVE ORDER 2025-37

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF TARPON SPRINGS, FLORIDA EXTENDING A STATE OF LOCAL EMERGENCY FOR TARPON SPRINGS DUE TO HURRICANE MILTON AND ITS IMPACT ON THE RESIDENTS AND PROPERTY OF THE CITY

WHEREAS, A State of Emergency was declared for the City of Tarpon Springs by Executive Order 2024-05 on October 8, 2024, due to the threat of Hurricane Milton (Tropical Storm Milton); and,

WHEREAS, Hurricane Milton had a serious impact on the residents and property of Tarpon Springs; and

WHEREAS, Hurricane Milton caused damage to public utilities, public buildings, public communication systems, public streets and roads, public drainage systems, commercial and residential buildings and areas; and

WHEREAS, the Board of Commissioners of Pinellas County has extended a State of Emergency effective May 6, 2025; and,

WHEREAS, Chapter 252, Florida Statutes, provides authority for a political sub-division such as the City of Tarpon Springs to declare and extend a State of Local Emergency as necessary in seven (7) day increments allowing the City to waive the procedures and formalities otherwise required of political sub-divisions by law pertaining to:

1. Performance of public work and taking whatever action is necessary to ensure the health, safety, and welfare of the community;
2. Entering into contracts;
3. Incurring obligations;
4. Employment of permanent and temporary workers;
5. Utilization of volunteer workers;
6. Rental of equipment;
7. Acquisition and distribution, with or without compensation, of supplies, materials and facilities;
8. Appropriation and expenditure of public funds.

WHEREAS, The City Commission of the City of Tarpon Springs duly adopted Ordinance 2005-11 on May 17, 2005, providing for declaration of a state of emergency within the City of Tarpon Springs by Executive Order of the City Manager.

NOW, THEREFORE, IT IS DECLARED by this Executive Order of the City Manager of the City of Tarpon Springs this 6th day of May 2025, that:

Section 1. Hurricane Milton had a serious impact on the lives and property of residents of Tarpon Springs, Florida; and

Section 2. The State of Local Emergency shall be extended effective the 6th day of May 2025, and shall be effective until May 13, 2025, or until rescinded for all territory within the legal boundaries of the City of Tarpon Springs, Florida; and

Section 3. The procedures and formalities required by law of a political sub-division are hereby waived as provided in Chapter 252, Florida Statutes.

Dated this 6th day of May, 2025.



Charles Rudd, City Manager

ATTEST:

Irene S. Jacobs, CMC, City Clerk & Collector

RESOLUTION 2025-39

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, DECLARING THE TERMINATION OF THE STATE OF LOCAL EMERGENCY FOR THE CITY OF TARPON SPRINGS AS A RESULT OF HURRICANES HELENE AND MILTON; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, as Hurricanes Helene and Milton posed a serious potential threat to the residents and property of Tarpon Springs; and

WHEREAS, Hurricanes Helene and Milton caused extensive damage to commercial and residential buildings and areas; and

WHEREAS, on September 23, 2024, Governor DeSantis declared a State of Emergency throughout the state due to Hurricane Helene which ended March 3, 2025; and then on October 5, 2024 Governor DeSantis declared a State of Emergency throughout the state due to Hurricane Milton which ended March 3, 2025; and

WHEREAS, on September 23, 2024, the Board of Commissioners of Pinellas County had declared a State of Emergency for Hurricane Helene and authorized County officials to order evacuations if they became necessary which ended February 10, 2025; and on October 6, 2024, the Board of Commissioners of Pinellas County had declared a State of Emergency for Hurricane Milton and authorized County officials to order evacuations if they became necessary which ended February 10, 2025; and

WHEREAS, City Manager Mark G. LeCouris declared a local State of Emergency on September 24, 2024 due to Hurricane Helene; and City Manager Charles Rudd declared a local State of Emergency on October 8, 2024 due to Hurricane Milton; and

WHEREAS, the Board of Commissioners of the City of Tarpon Springs declared a state of local emergency for the City of Tarpon Springs in its Resolution 2024-39 on October 1, 2024 (Hurricane Helene); and Resolution 2024-46 on October 15, 2024 (Hurricane Milton).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, DULY ASSEMBLED THAT:

Section 1. The state of local emergency in the City of Tarpon Springs is terminated effective May 13, 2024, for both Hurricanes Helene and Milton.

Section 2. That all administrative waivers as detailed in (attachments A, B, and C of Resolution 2024-49) are now terminated.

Section 3. This Resolution shall take effect immediately upon its adoption.



Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: May 13, 2025

To: Mayor, Board of Commissioners, and City Manager

Through: Thomas Kiger, Public Services Director

From: P.J. Harbert, Grant Project Specialist

Subject: Resolution 2025-36, Support of Application to the Florida Division of Historical Resources Special Category Grant

Request

A decision by the Board of Commissioners through Resolution 2025-36 is requested for support of a grant application to the Florida Division of Historical Resources. The City is requesting \$10,000 in grant funding with a \$10,000 match to repair, stabilize and clean monuments at Cycadia Cemetery.

Summary

This resolution demonstrates support by the City of Tarpon Springs to apply for funding obtained through the Special Category Grant of the Florida Division of Historical Resources.

The City Attorney has reviewed this document.

RESOLUTION No. 2025-36

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, SUPPORTING THE SPECIAL CATEGORY GRANT APPLICATION WITH THE FLORIDA DIVISION OF HISTORICAL RESOURCES FROM THE PUBLIC SERVICES DEPARTMENT TO REPAIR, STABILIZE, AND CLEAN HISTORICAL MONUMENTS AT CYCADIA CEMETERY.

WHEREAS, the preservation, restoration, rehabilitation, and reconstruction of historic properties contribute significantly to the cultural, educational, aesthetic, and economic vitality of our communities; and

WHEREAS, such efforts ensure that the architectural and historical integrity of these sites is maintained for the benefit and education of future generations; and

WHEREAS, development projects with the mission of preservation, restoration, rehabilitation, or reconstruction serve the public interest when they pertain to historic properties that are regularly open to the public; and

WHEREAS, State-funded development activities in historic cemeteries are essential to stabilize, clean, and repair historic gravemarkers and funerary items, as well as to restore historic fences and structures within cemetery grounds, and provide minimal security lighting to deter vandalism and ensure respectful visitation;

WHEREAS, the City of Tarpon Springs wishes to repair broken monuments, stabilize damaged monuments, and clean historic monuments at Cycadia Cemetery;

WHEREAS, the City of Tarpon Springs has dedicated \$10,000 from the Cemetery Perpetual Care Fund for a match if awarded funding, available upon execution of a grant agreement;

WHEREAS, Cycadia Cemetery has been designated on the National Register of Historic Places;

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

Section 1. The City of Tarpon Springs hereby expresses support for the Florida Division of Historical Resources Special Category Grant application to seek funding for the repair, stabilization, and cleaning of historic monuments at Cycadia Cemetery.

Section 2. This resolution shall become effective immediately.



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

May 13, 2025

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS
FROM: RON HARRING, CPFO, CGFO, FINANCE DIRECTOR
SUBJECT: **RESOLUTION 2025-41**

RECOMMENDATION:

To approve Resolution 2025-41.

BACKGROUND:

The intent of Resolution 2025-41 is to reimburse the City for certain expenditures related to current or future capital expenditures with and if the City incurs debt in the future. The resolution is required per Section 1.150-2 of the Income Tax Regulations.

The projects currently being expensed and possibly in the near future are:

Fire Station 70	\$6,000,000
Craig Park Seawall PH I Construction	\$1,500,000
Beckett Bridge Utilities	\$4,000,000
Lime & Huey Lift Station	\$2,000,000
Alt. 19 Bridge Water Line	\$1,500,000
Stormwater Action Plan 10 Years	<u>\$3,500,000</u>
Total	\$18,500,000

If future capital projects not mentioned above incur expenditures another resolution can be approved for those capital projects.

RESOLUTION NO. 2025-41

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN EXPENDITURES WITH PROCEEDS OF A FUTURE TAX-EXEMPT OR TAXABLE FINANCING OR FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the City of Tarpon Springs, Florida (the "City") has determined that the need exists to incur debt in order to finance the cost of the acquisition, expansion, design, construction and equipping of various capital improvements, including without limitation, a fire station, a utility line relocation, capital improvements to a lift station, reconstruction of a seawall, a new water line, and various stormwater action plan capital improvements (collectively, the "Project").

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1: *Authority for this Resolution.* This Resolution is adopted pursuant to the provisions of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, Article VIII, Section 2 of the Constitution of the State of Florida, Chapter 166, Florida Statutes, the Charter of the City, and other applicable provisions of law (collectively, the "Act").

Section 2: *Declaration of Intent.* The City hereby expresses its intent to be reimbursed from proceeds of a future tax-exempt or taxable financing or financings for capital expenditures to be paid by the City in connection with the Project. Pending reimbursement, the City expects to use funds on deposit in the general fund or other appropriate fund or account to pay costs associated with the Project. It is reasonably expected that the total amount of debt to be incurred by the City with respect to the Project will not exceed \$18,500,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, with respect to the debt incurred, in one or more financings, to finance the costs of all or a portion of the Project.

Section 3: *Severability.* If any provision of this Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

Section 4: Effective Date. This Resolution shall be in full force and effect and take effect immediately upon its passage and adoption.

PASSED and ADOPTED this 13th day of May, 2025.

JOHN KOULIANOS, MAYOR

MICHAEL EISNER, VICE MAYOR

PANAGIOTIS KOULIAS, COMMISSIONER

FRANK DiDONATO, COMMISSIONER

DAVID BANTHER, COMMISSIONER

MOTION BY: _____

SECOND BY: _____

VOTE ON MOTION

COMMISSIONER BANTHER _____

COMMISSIONER DiDONATO _____

COMMISSIONER KOULIAS _____

VICE MAYOR EISNER _____

MAYOR KOULIANOS _____

ATTEST:

IRENE S. JACOBS, CMC
CITY CLERK AND COLLECTOR

APPROVED AS TO FORM:

ANDREW SALZMAN
CITY ATTORNEY



Memorandum

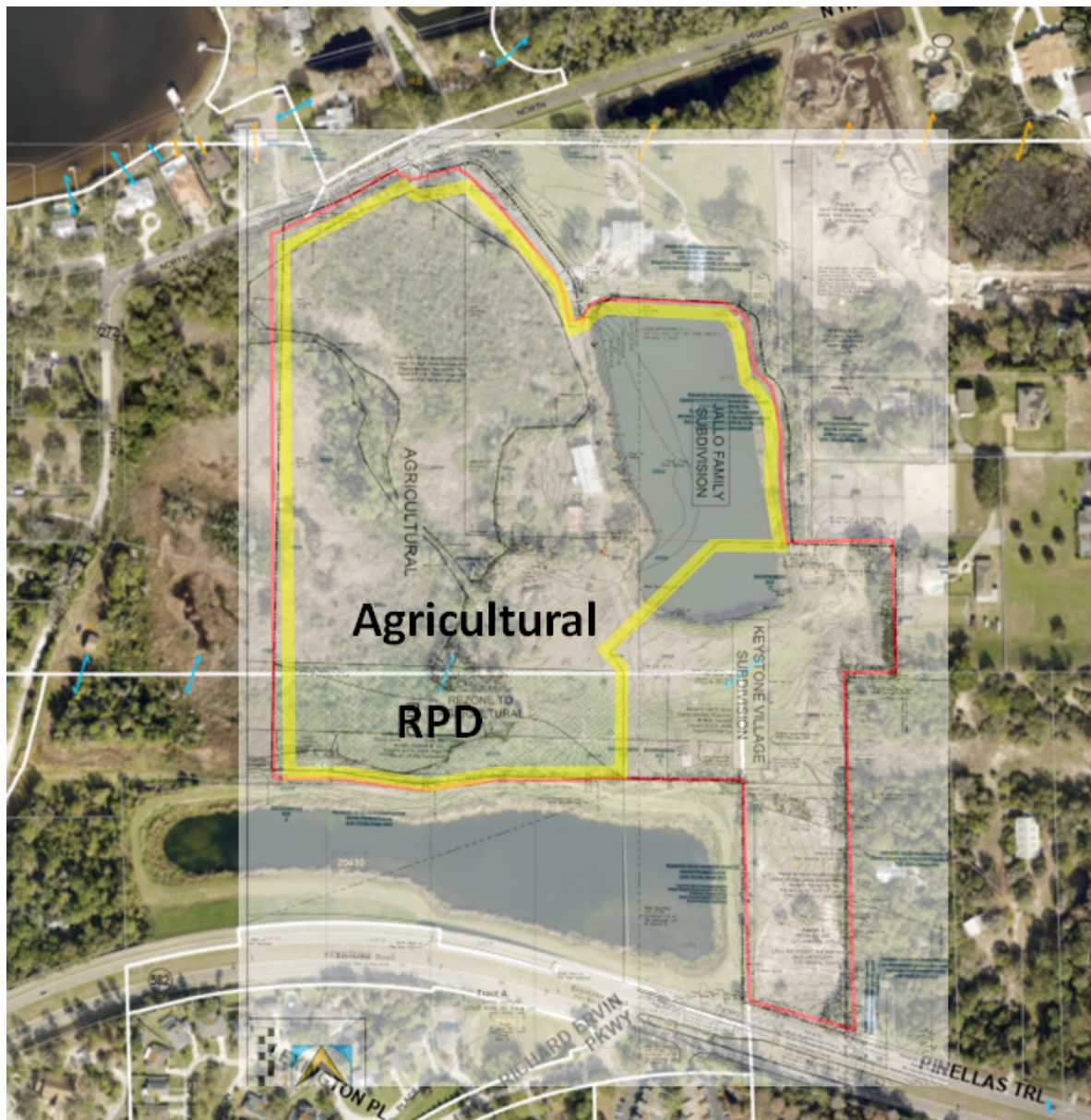
Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Renea Vincent, Planning Director
Subject: **Ordinance 2025-04 (2nd Reading); Rezoning** of property located between N. Highland Ave. and Keystone Road (Application 24-79)(**Quasi-Judicial**)(**Renea Vincent Planning & Zoning Director**)

Recommendation

Staff recommends **approval of Ordinance 2025-04** amending the Official Zoning Atlas from Agricultural (A) District and Residential Planned Development (RPD) District to Agricultural (A) District.

Background

The subject property is located between North Highland Avenue and Keystone Road, about 500 feet west of North Highland Avenue. The property is currently vacant and is located within two zoning districts: Agricultural (A) District and Residential Planned Development (RPD) District. The requested rezoning affects 32.49 acres of the 45.76-acre property. The area to be rezoned is currently under Site Plan review for a 4-parcel single family detached residential subdivision (Application 24-41).



Funding

Not applicable.

Strategic Plan Objective

Not applicable.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
MARCH 17, 2025 / APRIL 22, 2025 / MAY 13, 2025

STAFF REPORT, March 10, 2025

Application No. / Project Title: 24-79 / Jallo Family Subdivision Rezoning
Ordinance: Draft Ordinance #2025-04
Staff: Patricia L. McNeese, AICP
Planning Supervisor
Applicant / Owner: Housh Ghovae/Kenneth Huey McAlpin Rev Trust
Property Size: 45.76 acres
Size of Area to be Rezoned: 32.49 acres
Current Land Use: Residential Very Low (RVL) and Preservation (P)
Current Zoning: Agricultural (A) – *approximately 23.19 acres*
Proposed Zoning: Residential Planned Development (RPD) – *approximately 9.3 acres*
Location / Parcel ID: Between N. Highland Ave. and Keystone Road /
Parcel ID: 13-27-15-64962-001-0080

BACKGROUND SUMMARY:

The subject property is located between North Highland Avenue and Keystone Road, about 500 feet west of North Highland Avenue. The property is currently vacant and is located within two zoning districts: Agricultural (A) District and Residential Planned Development (RPD) District. The requested rezoning affects 32.49 acres of the 45.76-acre property. The area to be rezoned is currently under Site Plan review for a 4-parcel single family detached residential subdivision (Application 24-79).

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval of Ordinance 2025-04** amending the Official Zoning Atlas from Agricultural (A) District and Residential Planned Development (RPD) District to Agricultural (A) District.

CURRENT PROPERTY INFORMATION:

Use of Property:	Two metal utility buildings, otherwise vacant
Site Features:	The site consists of uplands that have undergone past disturbance from borrow excavation and agricultural activities, along with an extensive wetland area.
Vehicle Access:	The 32.49-acre site borders North Highland Avenue and currently has no existing access points (curb cuts).



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Residential Planned Development (RPD) – Pinellas County	Residential Rural (RR) – Pinellas County
South:	Residential Planned Development (RPD) – Pinellas County	Residential Low Medium (RLM) – Pinellas County
East:	- Residential Planned Development (North Lake Estates RPD) – City - Residential Agriculture (R-A) – Pinellas County	- Residential Very Low (North Lake Estates) - City - Residential Rural (RR) – Pinellas County
West:	- Residential Agriculture (R-A) - Residential Planned Development (RPD) – All Pinellas County	Residential Rural (RR) – Pinellas County

BACKGROUND INFORMATION AND TIMELINE:

1. The “McAlpin property,” originally consisting of 69.5 acres in multiple adjacent parcels under the ownership of Huey K. McAlpin, was annexed into the City of Tarpon Springs in piecemeal fashion in 2004, 2006 and 2017. The property has been used over the years for a single family residence (still existing and now under separate ownership), borrow excavation operations, farming (grazing) operations, stockpiling of materials, and other uses.
2. The annexations in 2004 and 2006 brought portions of the property into the City under Pinellas County’s Future Land Use Map (FLUM) designation of Residential Rural (RR). The City did not, and still does not, have a corresponding FLUM category of RR.
3. A Residential Planned Development (RPD) was later processed, resulting in the RPD zoning currently covering the southern portion of the property. That project was never built and a portion of the land was sold to Pinellas County for construction of the stormwater system serving the Keystone Road upgrade project.
4. The City added the Residential Very Low (RVL) FLUM category to its Comprehensive Plan in 2015.
5. The remainder of the McAlpin property was annexed into the City in 2017. At that time, the FLUM designation for the entire property was amended to the Residential Very Low (RVL) and Preservation (P) categories under a separate ordinance.
6. A parcel containing the single family home was created without review by the City and sold in 2019, leaving 59.8 acres of property under the ownership of the Huey Kenneth McAlpin Revocable Trust.
7. The Board of Commissioners denied a proposed 50-lot Residential Planned Development on approximately 52 acres of the property under proposed Ordinance 2022-28 on December 6, 2022 (Application 20-36).
8. A portion of the property was subsequently sold. The remaining property under the ownership of Huey Kenneth McAlpin Revocable Trust is 45.76 acres in size.
9. The applicant, Housh Ghovaei has submitted a Site Plan approval application on 32.49 acres to build a 4-parcel single family detached residential “estate lot” development (Application 24-41). That application is currently under review by the City’s Technical Review Committee (TRC).
10. The same applicant, Housh Ghovaei, has also submitted a Preliminary Planned Development application on the remaining 13.27 acres to build a 13-lot single family detached residential subdivision (Application 24-87). That application is currently under review by the TRC.



ZONING DISTRICT SUMMARY (EXISTING / PROPOSED): NOTE: THE SUMMARY BELOW IS PROVIDED FOR THE 9.3-ACRE PORTION OF THE PROPERTY TO WHICH THE REZONING APPLIES:

	CURRENT Residential Planned Development	PROPOSED Agricultural (A)
Residential Density (dwelling units/acre):	1 unit/acre = 32 units	1 unit/acre = 32 units
Allowable Uses:	LDC Section 78.01	LDC Section 25.01
Permitted:	Family Care Homes, Multifamily, Public Parks and Recreation Facilities, Single Family Attached, Single Family Detached, Single Family Detached Cluster, Single Family Detached Zero Lot Line, Single Family Semi-Detached	Agriculture, Emergency Service Facilities, Single Family Detached Dwellings, Public Parks and Recreation Facilities
Conditional:	Churches, Community Residential Homes, Community Services Uses, Congregate Care Facilities, Day Care Centers, Emergency Shelters and Residential Treatment Facilities, Home Occupations, Nursing Homes, Schools of General Education	Community Assembly, Communication Towers, Community Residential Homes, Excavation, Family Cares Homes, Golf Course, Home Occupations, Kennels, Light Utility Service, Schools of General Education, Schools of Special Education, Veterinary Clinics
Minimum Lot Area	10,000 square feet	30,000 square feet
Dimensional Criteria (Single Family Detached Dwelling):	LDC Section 78.01(D)(2)	LDC Section 25.01(D)
Minimum Lot Width	75 feet	200 feet
Minimum Lot Depth	n/a	n/a
Maximum Height	35 feet	35 feet
Minimum Front Yard	25 feet	30 feet
Minimum Side Yard	10 feet	20 feet
Side Street Yard	15 feet	25 feet
Rear Yard	20 feet	50 feet
Non-Residential Floor Area	0.30 (RVL), 0.10 (P)	0.30 (RVL), 0.10 (P)
Non-Residential Impervious Surface Ratio	0.60 (RVL), 0.20 (P)	0.60 (RVL), 0.20 (P)



REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

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: According to the Future Land Use Categories & Rules Table, the Residential Very Low Future Land Use Map (FLUM) category is appropriate for "large lot, very low-density residential" projects, 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." The Preservation FLUM category is used to designate "natural resources features worthy of preservation and recognize the significance of preserving such major environmental features and their functions," in this case, the wetland area of the property. The proposed Agricultural Zoning District "is established to identify areas where predominantly rural and agricultural activities are normally conducted, to conserve agricultural lands and promote agricultural activity and related uses, to conserve open space and promote noncommercial recreation activities, and to protect areas from premature urban development due to the areas' rural character or lack of available public facilities" (Section 25.01(A) of the Land Development Code).

The property is located in an area of large lot and "estate" parcel properties and mixed limited agricultural activities (e.g., farm animals, kennels, and similar uses). Additionally, the current RPD zoning designation is outdated since the planned development approved for the property was never built and is now expired. The proposed Agricultural zoning district is consistent with, and carries out, the intent of the RVL and P FLUM categories and the Comprehensive Plan.

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 allowable uses are listed in the table on page 3 of this report. The Residential Planned Development (RPD) district allows a variety of residential product, and, for additional non-commercial uses. However, the planned development approved for this property has expired. The proposed Agricultural (A) zoning would bring the entire property into one consistent zoning and would be more consistent with the surrounding area. Much of the surrounding area is unincorporated and is located in the Pinellas County Residential Rural FLUM category and Residential Agriculture zoning category.

The change in zoning would restrict the allowable housing types to single family detached dwellings only, and would allow appropriate low-impact uses on the property. This is consistent and compatible with the surrounding area built with larger estate properties and limited accessory agriculture (e.g., horses/farm animals, kennels, etc.). Per Application 24-41 the applicant intends to build four "estate" style single family detached residential units on the property. Just by virtue of the required minimum lot standards of the proposed Agricultural District, which are significantly less than those of the Residential Planned Development District,



the rezoning itself would automatically limit the number of units that could be accommodated in on this property below the allocated density of 32 units.

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 amendment provides for efficient and orderly development by providing for an appropriate designation and level of development for the site and the area. The property is already served by City and County facilities. The City can continue to provide the relatively lower demand for services for the lower-impact level of allowable development in this area of town. The rezoning is consistent with the City's and Pinellas County's projected growth patterns for Keystone Road and this area of town (planning horizon for both comprehensive plans is 2045). Keystone Road is designated as a Scenic Corridor by Forward Pinellas. The rezoning will continue to restrict significant increases in vehicular trip generation and similar impacts to facilities. This rezoning should have a positive impact on the City's growth patterns and on the efficiency of services provision.

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: City facilities are currently serving the property with fire/emergency services and law enforcement services. The City has adequate capacity to continue these services as well as future solid waste service. The potable water service, sanitary sewer service, and existing access roads are all provided by Pinellas County. It is noted that as part of a development proposal for this property, a Certificate of Concurrency will be required.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on December 5, 2024 for completeness and conformance to the Land Development Code. The TRC determined that the application was complete and ready for processing. TRC comments are attached.

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. The notice went to 63 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide show presentation
2. Draft Ordinance 2025-04
3. Property Survey with Rezoning Exhibit
4. TRC Comment Report 12-5-2024
5. Legal Public Notice

JALLO FAMILY SUBDIVISION REZONING #24-79

Planning & Zoning Board – March 17, 2025

Board of Commissioners – April 22, 2025 and, May 13, 2025





SUMMARY OF REQUEST

- **#24-79 – Ordinance 2025-04 Rezoning**
 - Location: Between N. Highland Ave. and Keystone Rd. about 500 feet east of N. Highland Ave.
 - Future Land Use: Residential Very Low (RVL) and Preservation (P)
 - **ZONING**:
 - Current: Agricultural District and Residential Planned Development District
 - Proposed: Agricultural District
 - Property Features
 - 45.76 acres of property under single ownership
 - 32.49 acres proposed for Agricultural District designation
 - Approximately 23.19 acres currently in the Agricultural District
 - Approximately 9.3 acres currently in the Residential Planned Development District
- **Applicant**: Housh Ghovaei, **Owner**: Kenneth Huey McAlpin Rev Trust

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



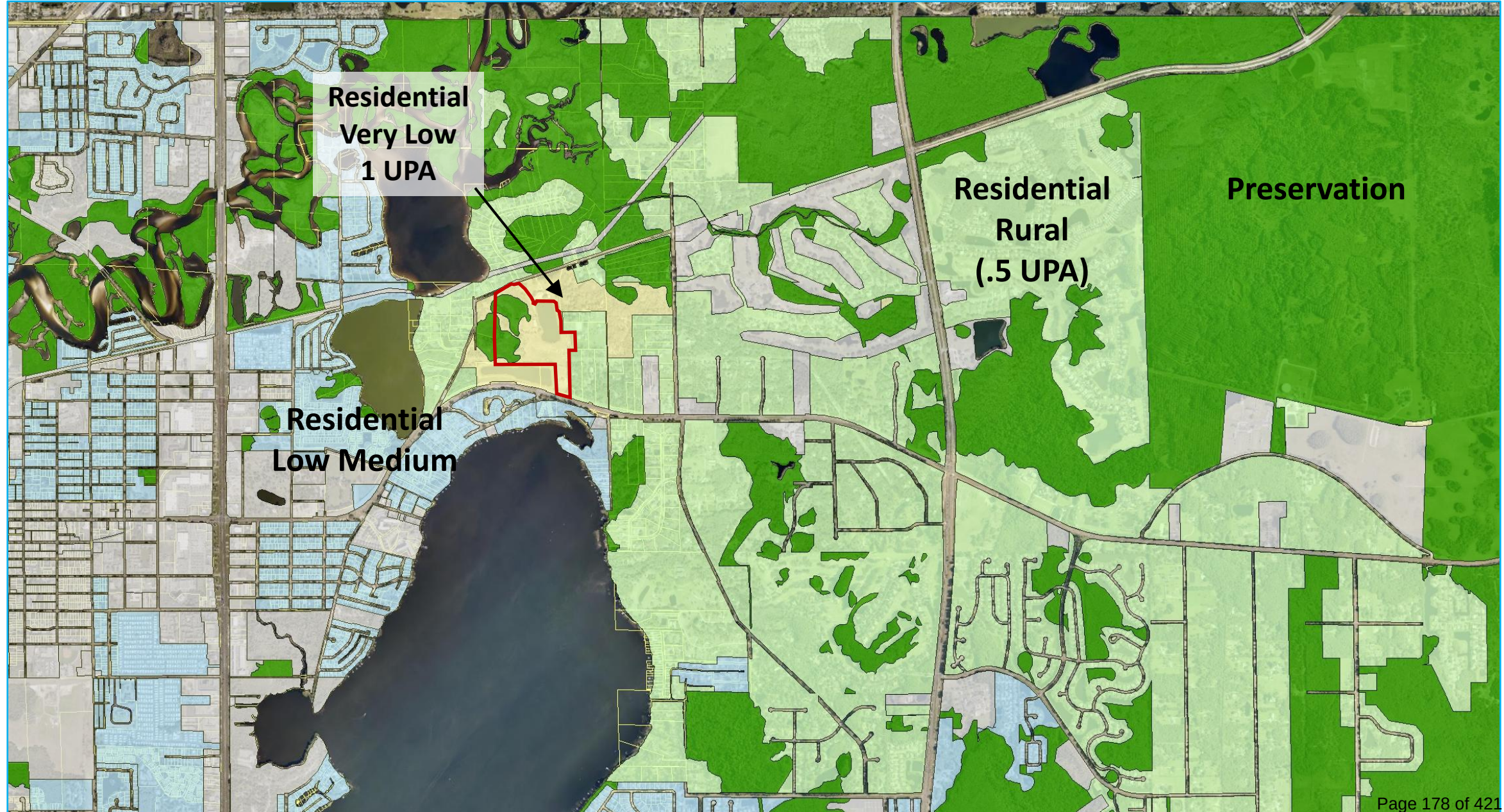
LOCATION & CONTEXT – FUTURE LAND USE MAP



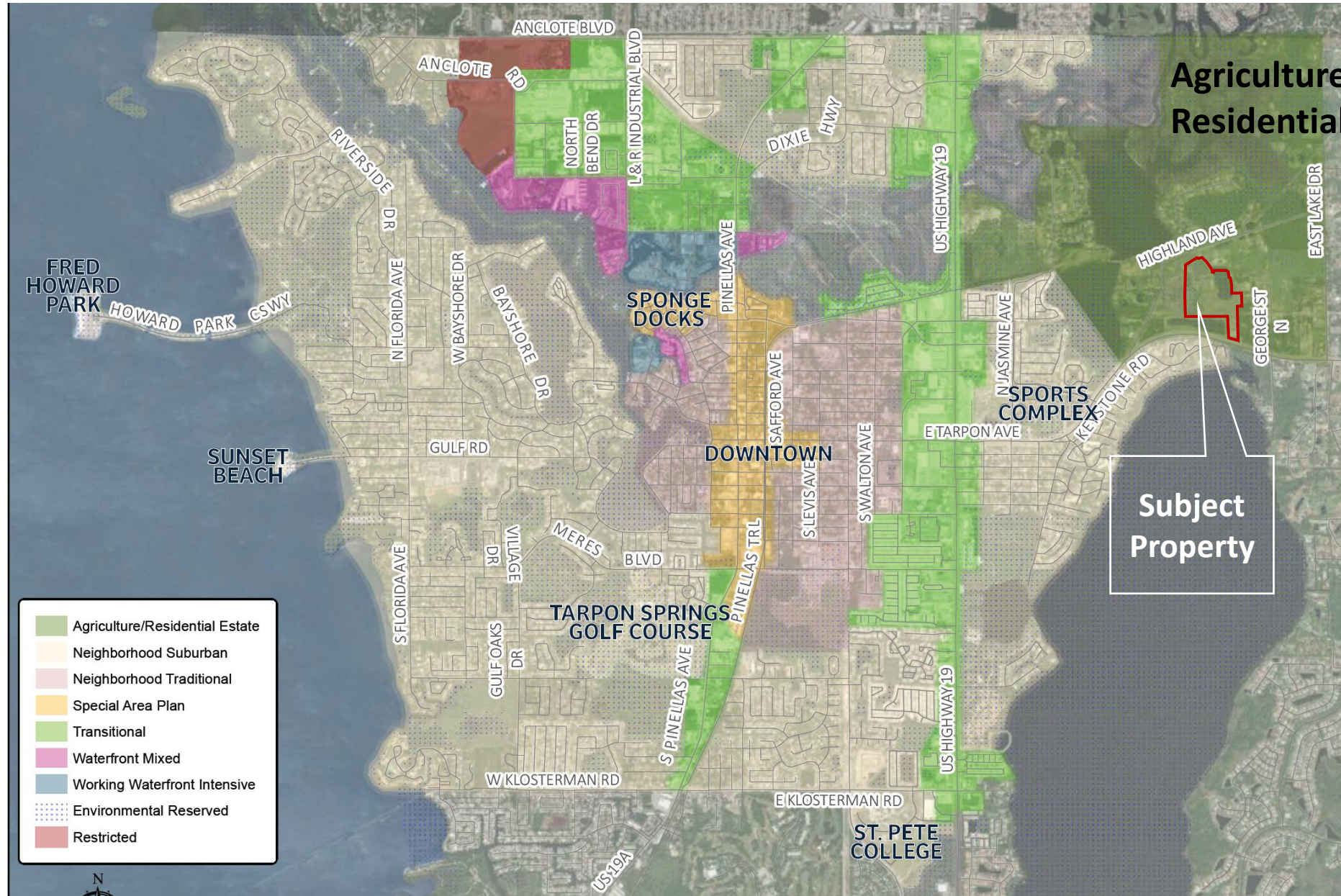
LOCATION & CONTEXT - ZONING



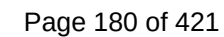
LOCATION & CONTEXT – COUNTYWIDE MAP



PLACE-BASED AREA MAP – 2045 COMPREHENSIVE PLAN

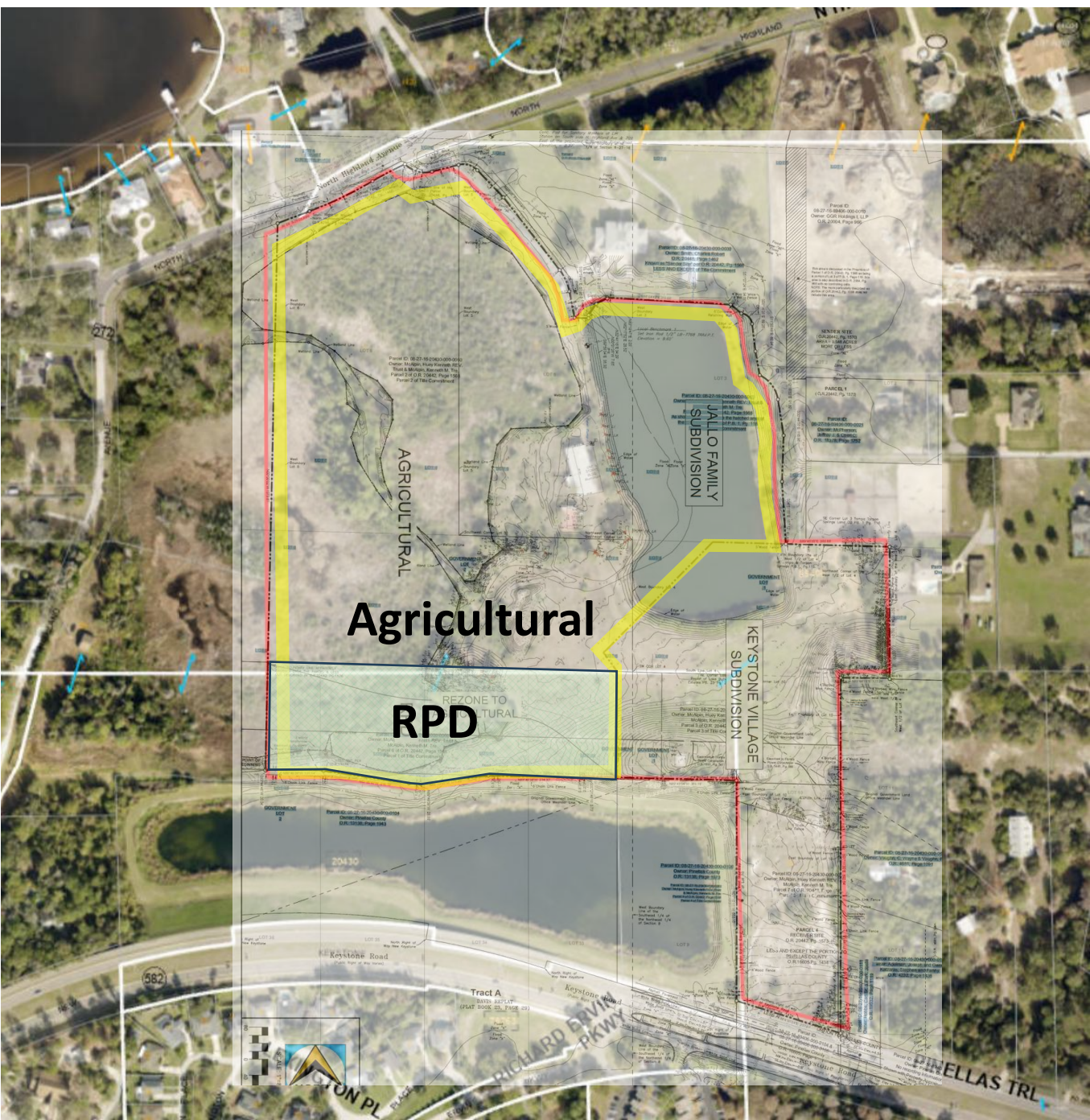


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT





AREA TO BE REZONED





PROPERTY HISTORY

- **Annexed** in portions: 2004, 2006, 2017
 - 69.5 acres annexed with Pinellas County FLUM category, Residential Rural (RR 0.5 UPA)
 - Comprehensive Plan amended in 2015/16 creating the Residential Very Low (RVL 1 UPA) category
 - Future Land Use Map amended on entire property from RR to RVL in 2017
 - Currently Residential Very Low (RVL) and Preservation (P) on Forward Pinellas' Countywide Map
- **Property Use and Conditions**
 - Past uses include borrow mining of fill, agriculture and stockpiling. Habitat has undergone significant disturbance and topographical alterations.
 - Southern edge traversed by Duke Energy easement and power infrastructure.
- **Current Property Disposition**
 - Parcel containing the existing single-family residence was sold in 2019.
 - The Board of Commissioners denied a 50-lot preliminary planned development proposed on this parcel in 2022.
 - The remaining area under current owner is 45.76 acres.



REVIEW CRITERIA – REZONING

1. Comprehensive Plan Consistency

The proposed Agricultural Zoning for this area is consistent with the Future Land Use Map and with the remainder of the 2045 Comprehensive Plan.

2. Appropriate and Compatible Uses

The available uses are appropriate and compatible with the surrounding area. The zoning change will scale allowable uses down to a lower impact level consistent with the estate parcel and limited agricultural activities predominant in the area.

3. Provide for Efficient and Orderly Development

The Agricultural designation is consistent with the long-term growth pattern in this semi-rural area, as envisioned by both the City's and Pinellas County's 2045 Comprehensive Plans.

4. Public Facilities Capacity and Levels of Service

The property is served with City fire/emergency services and law enforcement services. The water and sewer utilities, and adjacent roadways are under Pinellas County jurisdiction. The City has the capacity and fiscal ability to continue to serve the property. Development allowable in the Agricultural District is expected to be able to demonstrate compliance with Level of Service standards.



PRELIMINARY STAFF RECOMMENDATION

#24-79 - *Approval* of Ordinance 2025-04, Rezoning from Agricultural (A) District and Residential Planned Development (RPD) District, to, Agricultural (A) District.

Public Notice Provided – The request was publicly noticed. There was one citizen inquiry but no public comment was received.



PLANNING AND ZONING BOARD RECOMMENDATION

#24-79 - Ordinance 2025-04, The Planning and Zoning Board reviewed this item at their regular meeting of March 17, 2025 with a full board in attendance. The Board voted unanimously to recommend approval of rezoning from Agricultural (A) District and Residential Planned Development (RPD) District, to, Agricultural (A) District. There was no public comment on the item.

ORDINANCE 2025-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 32.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED BETWEEN NORTH HIGHLAND AVENUE AND KEYSTONE ROAD, APPROXIMATELY 500 FEET EAST OF NORTH HIGHLAND AVENUE, FROM AGRICULTURAL (A) DISTRICT AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, TO, AGRICULTURAL (A) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Official Zoning Atlas designation from Agricultural (A) District and Residential Planned Development (RPD) to Agricultural (A) District; and

WHEREAS, the Agricultural (A) District is consistent with the property's existing Future Land Use Map categories of RVL (Residential Very Low) and Preservation (P); and

WHEREAS, permitted uses within the Agricultural District are compatible with the surrounding and existing land uses; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Zoning Atlas amendment Ordinance on March 17, 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

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to the Agricultural (A) District is appropriate.

Section 2. ZONING ATLAS AMENDMENT

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

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 5. EFFECTIVE DATE

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

DRAFT

Description Sketch (Not A Survey)

DESCRIPTION (JALLO FAMILY SUBDIVISION): A parcel of land being a portion of Lots 3, 4, 5, 6, 7, 8 and 33, 34, 35, & 36 as shown on the plat of TAMPA TARPON SPRINGS LAND COMPANY, as recorded in Plat Book 1, Page 116 of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part and a portion of Tract "A" as shown on the Plat of Davis Replat in Section 8, Township 27 South, Range 16 East as recorded in Plat Book 23, Page 29 of the Public Records of Pinellas County, Florida and lying in a portion of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 8, run thence along the West boundary of said Northeast 1/4, S.01°21'11"E., a distance of 267.91 feet to the intersection of the North boundary of the Pinellas County Tract as recorded in Official Records Book 13138, Page 1943 of said Public Records; thence along said North line the following four (4) courses: (1) S.89°49'54"E., a distance of 159.47 feet; (2) S.82°13'41"E., a distance of 81.31 feet; (3) S.89°49'38"E., a distance of 87.85 feet; (4) N.83°44'48"E., a distance of 57.39 feet; for a **POINT OF A BEGINNING**, run thence N.00°00'45"W., a distance of 1374.00 feet to the South Right-of-Way of North Highlands Avenue as recorded in Official Records Book 6298, Page 1044 of said Public Records; thence along said South Right-of-Way the following three (3) courses: (1) N.68°02'42"E., a distance of 85.76 feet; (2) Northeasterly, 175.51 feet along the arc of a non-tangent curve to the left having a radius of 1030.00 feet and a central angle of 09°45'48" (chord bearing N.63°11'42"E., 175.30 feet); (3) Northeasterly, 92.11 feet along the arc of a non-tangent curve to the right having a radius of 993.00 feet and a central angle of 05°18'54" (chord bearing N.61°00'00"E., 92.08 feet) to the intersection of the Westerly boundary of the Smith Parcel described in Official Records Book 20448, Page 1462 of said Public Records; thence along said Western boundary the following eighteen (18) courses: (1) Easterly, 73.54 feet along the arc of a non-tangent curve to the left having a radius of 70.70 feet and a central angle of 59°35'45" (chord bearing S.75°41'08"E., 70.27 feet); (2) N.74°26'01"E., a distance of 69.03 feet; (3) Easterly, 51.41 feet along the arc of a non-tangent curve to the right having a radius of 48.84 feet and a central angle of 60°18'39" (chord bearing S.75°24'34"E., 49.07 feet); (4) S.45°11'33"E., a distance of 94.53 feet; (5) S.39°00'27"E., a distance of 231.03 feet; (6) Southeasterly, 59.05 feet along the arc of a non-tangent curve to the right having a radius of 127.11 feet and a central angle of 26°37'02" (chord bearing S.25°41'59"E., 58.52 feet); (7) S.12°23'28"E., a distance of 67.95 feet; (8) N.89°58'34"E., a distance of 35.30 feet; (9) N.00°01'26"W., a distance of 7.65 feet; (10) N.32°41'16"E., a distance of 34.29 feet; (11) N.62°17'52"E., a distance of 28.52 feet; (12) N.83°19'47"E., a distance of 2.03 feet; (13) N.00°19'11"E., a distance of 2.66 feet; (14) S.88°05'29"E., a distance of 310.75 feet; (15) S.51°07'24"E., a distance of 34.56 feet; (16) Southeasterly, 40.89 feet along the arc of a non-tangent curve to the right having a radius of 30.17 feet and a central angle of 77°39'15" (chord bearing S.47°03'43"E., 37.83 feet); (17) S.08°14'06"E., a distance of 69.25 feet; (18) S.11°33'48"E., a distance of 60.94 feet; thence departing said Westerly boundary of the Smith Parcel, S.25°20'33"W., a distance of 681.38 feet; thence S.43°19'30"W., a distance of 113.04 feet; thence Southwesterly, 10.60 feet along the arc of a tangent curve to the right having a radius of 63.00 feet and a central angle of 09°38'10" (chord bearing S.48°08'35"W., 10.58 feet); thence S.37°02'19"E., a distance of 59.30 feet; thence S.01°17'30"E., a distance of 265.82 feet to the aforementioned North boundary of the Pinellas County Tract; thence along said North boundary the following eight (8) courses: (1) N.89°49'54"W., a distance of 89.09 feet; (2) S.00°21'48"W., a distance of 3.73 feet; (3) N.89°49'38"W., a distance of 234.37 feet; (4) S.82°13'06"W., a distance of 171.81 feet; (5) N.89°49'38"W., a distance of 28.88 feet; (6) N.83°05'43"W., a distance of 216.19 feet; (7) N.89°49'38"W., a distance of 126.64 feet; (8) S.83°44'48"W., a distance of 20.04 feet to the **POINT OF BEGINNING**.

Containing 32.493 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, having a Grid Bearing of S.01°21'11"E. the Grid Bearing as Shown Hereon Refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, and 5J-17-053, Florida administrative code, pursuant to section 472.027, Florida statutes.
- See Sheets 2 for Sketch, 3 for Curve & Line table.



Digitally signed
by Charles
Arnett
Date:
2025.01.30
20:23:11 -05'00'

Charles M. Arnett LS6884

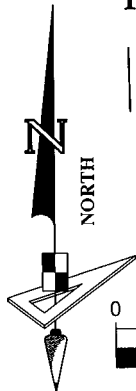
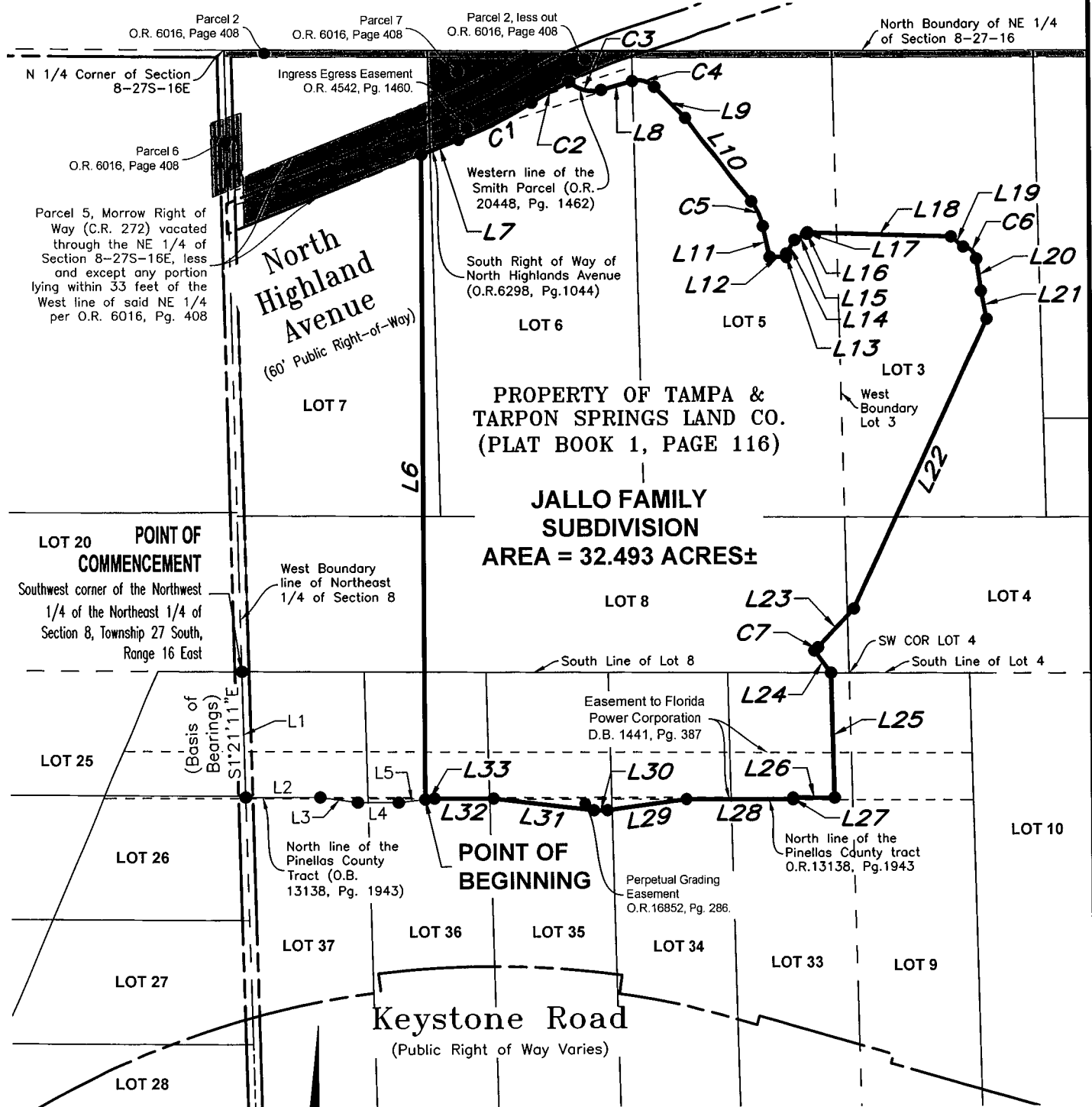
JOB #: 146335		
DRAWN: LAT	DATE: 1/22/25	CHECKED: MHC
Prepared For: Jallo Family		
Revisions		
DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



See Sheets 1 & 3 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	1030.00'	175.51'	9°45'48"	N63°11'42"E	175.30'
C2	993.00'	92.11'	5°18'54"	N61°00'00"E	92.08'
C3	70.70'	73.54'	59°35'45"	S75°41'08"E	70.27'
C4	48.84'	51.41'	60°18'39"	S75°24'34"E	49.07'
C5	127.11'	59.05'	26°37'02"	S25°41'59"E	58.52'
C6	30.17'	40.89'	77°39'15"	S47°03'43"E	37.83'
C7	63.00'	10.60'	9°38'10"	S48°08'35"W	10.58'

Line Data Table		
No.	Bearing	Length
L1	S01°21'11"E	267.91'
L2	S89°49'54"E	159.47'
L3	S82°13'41"E	81.31'
L4	S89°49'38"E	87.85'
L5	N83°44'48"E	57.39'
L6	N00°00'45"W	1374.00'
L7	N68°02'42"E	85.76'
L8	N74°26'01"E	69.03'
L9	S45°11'33"E	94.53'
L10	S39°00'27"E	231.03'
L11	S12°23'28"E	67.95'

Line Data Table		
No.	Bearing	Length
L12	N89°58'34"E	35.30'
L13	N00°01'26"W	7.65'
L14	N32°41'16"E	34.29'
L15	N62°17'52"E	28.52'
L16	N83°19'47"E	2.03'
L17	N00°19'11"E	2.66'
L18	S88°05'29"E	310.75'
L19	S51°07'24"E	34.56'
L20	S08°14'06"E	69.25'
L21	S11°33'48"E	60.94'
L22	S25°20'33"W	681.38'

Line Data Table		
No.	Bearing	Length
L23	S43°19'30"W	113.04'
L24	S37°02'19"E	59.30'
L25	S01°17'30"E	265.82'
L26	N89°49'54"W	89.09'
L27	S00°21'48"W	3.73'
L28	N89°49'38"W	234.37'
L29	S82°13'06"W	171.81'
L30	N89°49'38"W	28.88'
L31	N83°05'43"W	216.19'
L32	N89°49'38"W	126.64'
L33	S83°44'48"W	20.04'

See Sheets 1 & 2 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



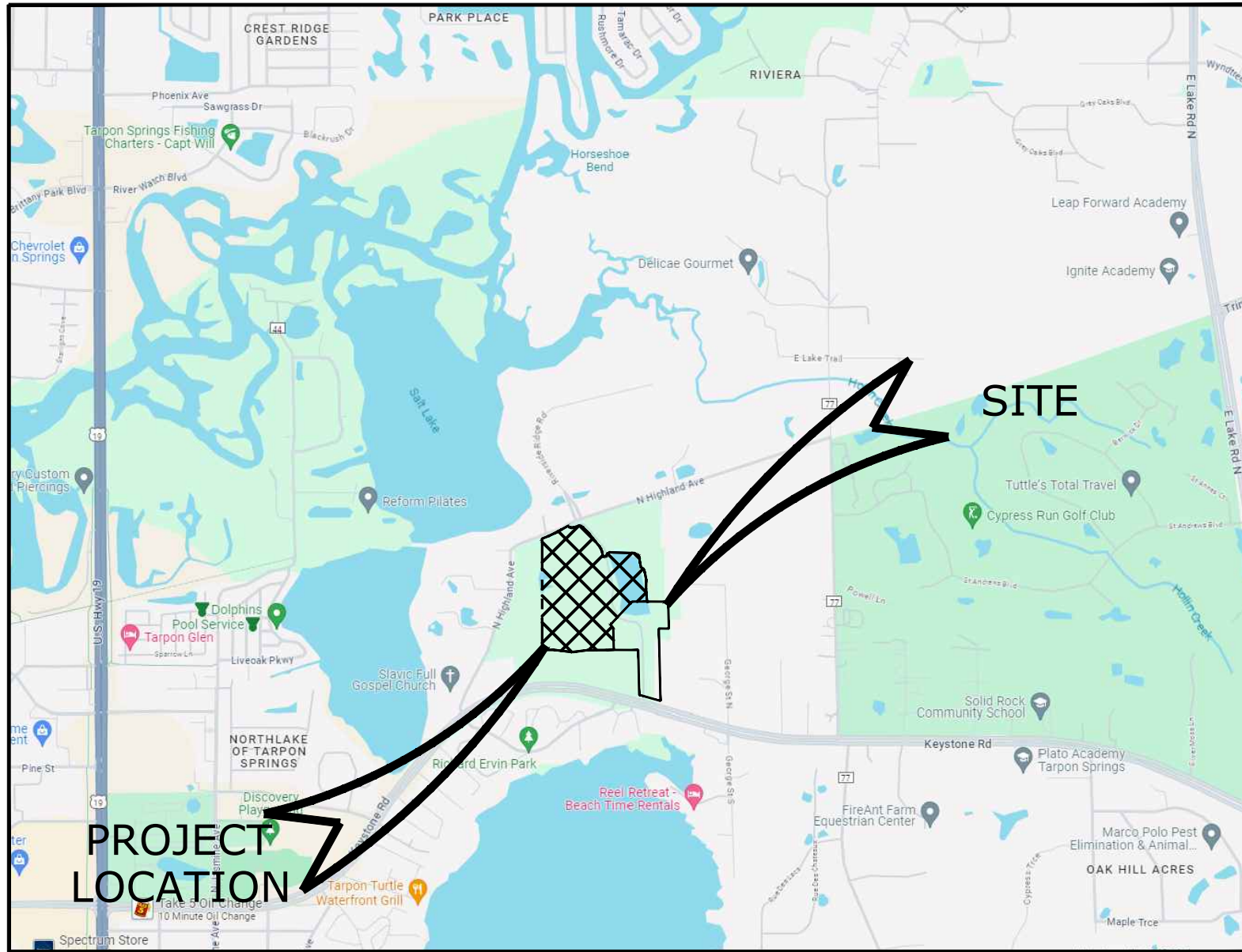
GeoPoint
Surveying, Inc.

JALLO FAMILY SUBDIVISION - PHASE I

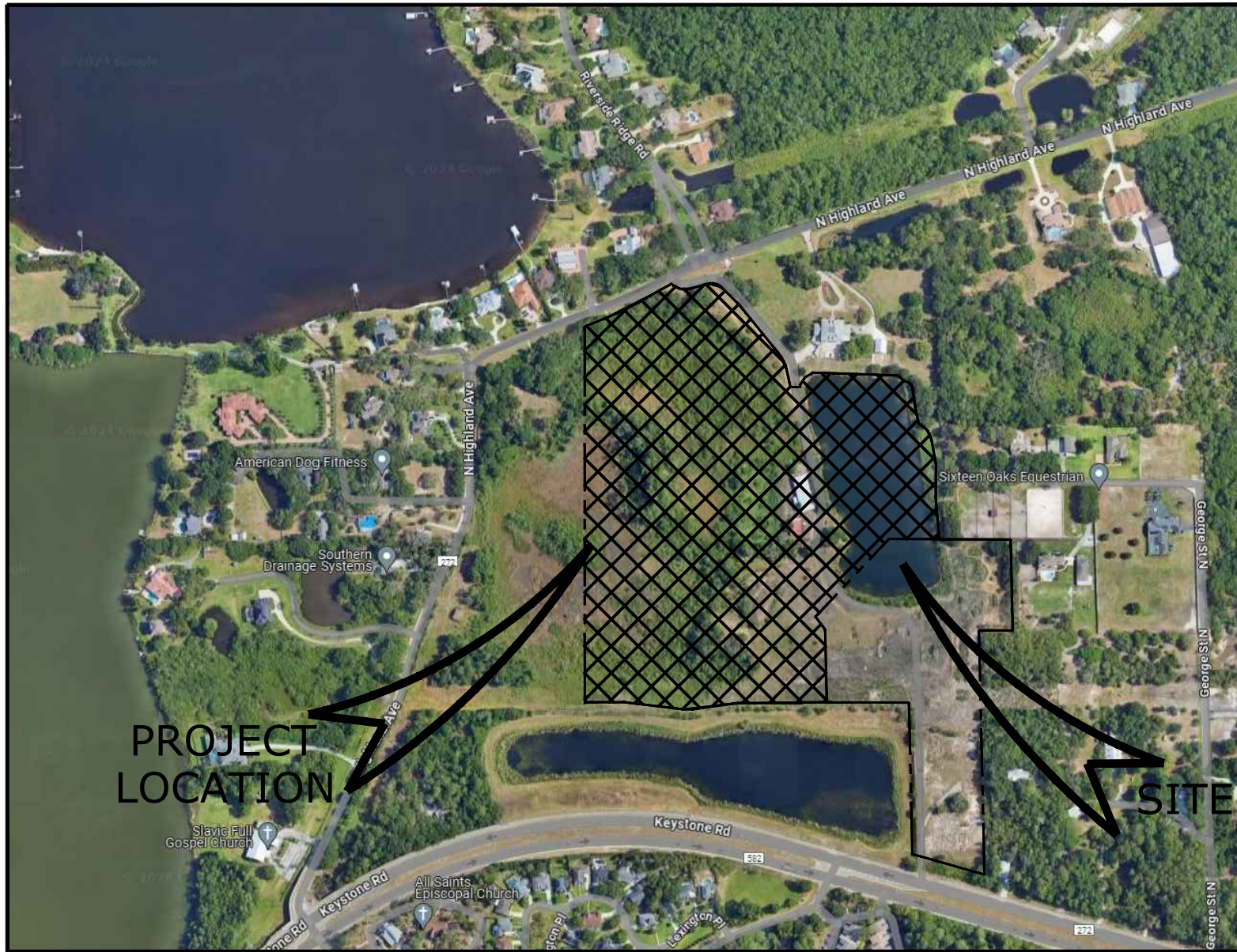
SECTION 08 - TOWNSHIP 27 S - RANGE 16 E
PARCEL NO. 08-27-16-89406-000-0060
TARPON SPRINGS

LEGAL DESCRIPTION

Legal Description
TRACT A OF DAVIS REE ALL DESC FROM SW COR OF NW 1/4 OF SEC 08-27-16 TH S01D2126°E 268.28FT TH S89D4907°E 159.69FT TH S82D2015°E 81.24FT TH S89D5116°E 87.85FT TH N83D4631°E 57.1FT FOR POB TH N00D0002°W 1373.81FT TH N68D0329°E 85.76FT TH CUR LT RAD 1030FT ARC 175.51FT CB N63D1229°E 175.3FT TH CUR RT RAD 993FT ARC 92.11FT CB N61D0047°E 92.08FT TH CUR LT RAD 70.33FT ARC 73.32FT CB S75D41°E 70.04FT TH N74D2647°E 69.03FT TH CUR RT RAD 48.84FT ARC 51.41FT CB S75D23°E 49.07FT TH S45D1429°E 94.64FT TH S38D5941°E 231.03FT TH CUR RT RAD 127.11FT ARC 59.05FT CB S25D4112°E 58.52FT TH S12D2242°E 67.95FT TH N89D5920°E 35.3FT TH N00D0040°W 7.65FT TH N32D4202°E 34.29FT TH N62D1838°E 28.52FT TH N83D2033°E 2.03FT TH N00D1957°E 2.66FT TH S88D0443°E 310.6FT TH S51D0638°E 34.56FT TH CUR RT RAD 30.17FT ARC 40.89FT CB S47D0247°E 37.83FT TH S08D1520°E 69.25FT TH S11D3502°E 60.94FT TH CUR RT RAD 81.64FT ARC 79.24FT CB S38D0644°E 76.17FT TH S10D1807°E 91.6FT TH S00D4542°W 115.96FT TH S04D5909°E 156.73FT TH S89D4113°E 260.29FT TH S01D2308°E 332.16FT TH N89D43°W 122.25FT TH S01D1130°E 892.64FT TH N74D0124°W 273.64FT TH N01D1511°W 553.15FT TH N89D4907°W 389.38FT TH S00D0648°W 3.75FT TH N89D4627°W 254.19FT TH S82D1056°W 171.95FT TH S89D5430°W 29.02FT TH N83D0058°W 215.96FT TH N89D4506°W 126.77FT TH S83D4631°W 20.14FT TO POB CONT 45.59 AC(C)



STREET MAP



AERIAL MAP

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C2.1	EX. CONDITIONS
C2.2	N.P.D.E.S
C3.1	MASTER CIVIL SITE PLAN
C3.2	CIVIL SITE PLAN - 50 SCALE
C4.1	GRADING AND DRAINAGE PLAN - OVERALL
C4.2	DRAINAGE PLAN - 50 SCALE
C5.1	UTILITY PLAN - OVERALL
C5.2	UTILITY PLAN - 50 SCALE
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN - OVERALL
L1.2	LANDSCAPE PLAN

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

SURVEY

GEOPOINT SURVEYING, INC.
213 HOBBS STREET
TAMPA, FLORIDA 33619
813-248-8888

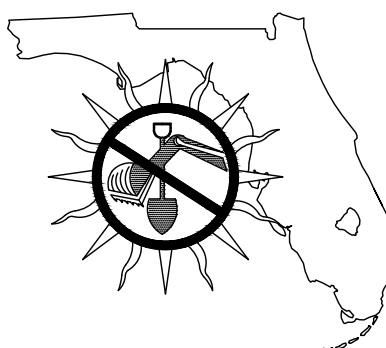
FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN ZONE "AE" AND "X"
OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 12103C0036H, 12103C0038H,
EFFECTIVE DATE OF 08/24/2021.

SITE DATA

MATRIX		EXISTING		PROPOSED		ALLOWED/CODE
ZONING:		AGRICULTURAL & RPD-0.5		AGRICULTURAL & RPD-0.5 (PROP. REZONING)		OK
USAGE:		VACANT		SINGLE FAMILY		OK
FUTURE LAND USE:		RVL & P		RVL & P		OK
LOT AREA (GROSS):	UPLAND	1,993,278 S.F. 45.76 ACRES	1,247,173 S.F. 28.63 ACRES	1,491,268.2 S.F. 34.234 ACRES	745,163.2 S.F. 17.106 ACRES	30,000 S.F. 0.688 ACRE
	WETLAND		746,105 S.F. 17.13 ACRES		746,105 S.F. 17.12 ACRES	
BUILDING COVERAGE:		-		-		N/A
FLOOR AREA RATIO: (FAR)		-		-		N/A
DENSITY:		-		4 UNITS		1.4 UNIT PER ACRE 23.94 UNITS
BLDG. SETBACKS:	FRONT	-		SEE SHEET C3.2		30'
	SIDE	-		SEE SHEET C3.2		20'
	REAR	-		SEE SHEET C3.2		50'
BLDG. HEIGHT:		-		35'		35'
VEHICULAR USE AREA (VUA):		-		37,500 S.F.		-
INTERIOR LANDSCAPING:		-		-		-
IMPERVIOUS SURFACE RATIO: (I.S.R.)		-		*357,085.5 S.F. 0.479		0.60
OPEN SPACE: (S.F. & % OF GROSS SITE)		-		388,077.7 S.F. 52.1%		40%
PARKING:		-		8 SPACES		8 SPACES
PARKING CALCULATIONS: 2 PER UNIT = 8 SPACES TOTAL * SEE ISR TABLE ON SHEET C3.1						

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES A
MIN. OF 2 DAYS AND MAX. OF 5
DAYS NOTICE BEFORE YOU EXCAVATE.

Not enough information
provided to give comments.
K. Wodrich, Fire Marshal
11/25/24

AGENCY RESPONSE STAMPS

Northside Engineering, Inc.
Civil - Land Planning - Traffic Studies - Landscape
Due Diligence Reports - Land Use - Re-Zoning
Stormwater Management - Utility Design
Construction Administration
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

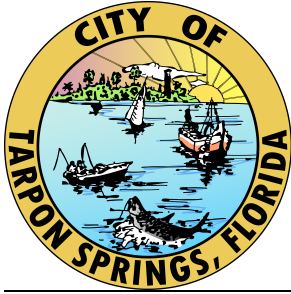
Donald B. Fairbairn, P.E. #44971
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE
SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT #		2415
ISSUE DATE:		05/20/24
REVISIONS:		
No.	Date	Description
△	/ /	
△	/ /	
△	/ /	
△	/ /	
△	/ /	
△	/ /	
DRAWN BY : SA		

CIVIL SITE DATA

JALLO FAMILY SUBDIVISION &
2169 KEYSTONE ROAD
TARPON SPRINGS, FL 34688
PHASE - I

Northside Engineering, Inc.
C1.1



City of Tarpon Springs

TRC Comment Report

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

Project

24.79

PNZ - Jallo Family Subdivision

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Planning and Zoning

[Comment 00001]

Patricia McNeese

The property is currently located in the Residential Very Low (RVL) and Preservation (P) Future Land Use Map categories, and, in the following zoning categories: Agricultural and Residential Planned Development (RPD). The applicant is requesting a rezoning of the RPD portion to Agricultural for the "Jallo Family Subdivision" project (Site Plan Application #24.41).

[Comment 00002]

Patricia McNeese

The applicant has stated that approximately 9.3 acres is requested to be amended from RPD zoning to Agricultural zoning. The legal description provided does not appear to match the

area of proposed amendment or the subdivision area. A legal description of the Jallo Family Subdivision property and of the portion currently in RPD are both needed. These are also needed for Application #24-41 so will be used to run both applications concurrently through the hearing process.

If the above items can be provided by December 27, 2024, this application can be scheduled for the January 27, 2025 meeting of the Planning and Zoning Board.

[Comment 00003]

Patricia McNeese

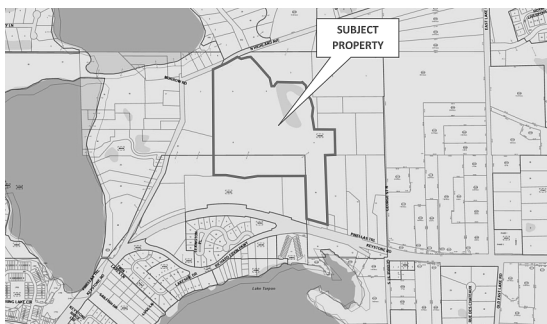
This document contains comments resulting from the December 5, 2024 meeting of the Technical Review Committee.

NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

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

ORDINANCE 2025-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 32.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED BETWEEN NORTH HIGHLAND AVENUE AND KEYSTONE ROAD, APPROXIMATELY 500 FEET EAST OF NORTH HIGHLAND AVENUE, FROM AGRICULTURAL (A) DISTRICT AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, TO, AGRICULTURAL (A) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinance will be held before the **Planning & Zoning Board** on

Monday, March 17, 2025 at 6:30 P.M., and,

before the **Board of Commissioners** on:

Tuesday, April 8, 2025 at 6:30 P.M. (1st Reading)

Tuesday, April 22, 2025 at 6:30 P.M. (2nd 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.

PLEASE REFERENCE APPLICATION #24-791

Page 195 of 421

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter APPLICATION #24-79 was published in said newspaper by print in the issues of 02/26/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



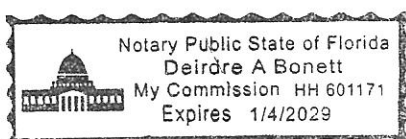
Signature of Affiant _____

Sworn to and subscribed before me this **02/26/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

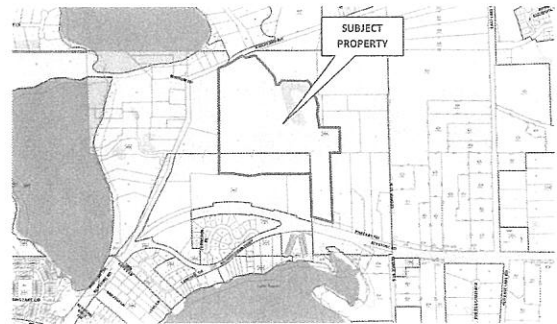



NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

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

ORDINANCE 2025-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 32.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED BETWEEN NORTH HIGHLAND AVENUE AND KEYSTONE ROAD, APPROXIMATELY 500 FEET EAST OF NORTH HIGHLAND AVENUE, FROM AGRICULTURAL (A) DISTRICT AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, TO, AGRICULTURAL (A) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinance will be held before the **Planning & Zoning Board** on

Monday, March 17, 2025 at 6:30 P.M., and,

before the **Board of Commissioners** on:

Tuesday, April 8, 2025 at 6:30 P.M. (1st Reading)

Tuesday, April 22, 2025 at 6:30 P.M. (2nd 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.

PLEASE REFERENCE APPLICATION #24-79

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

**NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ZONING MAP AMENDMENT
APPLICATION #24-79**

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»

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
 COUNTY OF HERNANDO, CITRUS, PASCO,
 PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2025-04 was published in said newspaper by print in the issues of 04/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



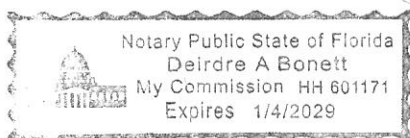
Signature of Affiant _____

Sworn to and subscribed before me this **04/30/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

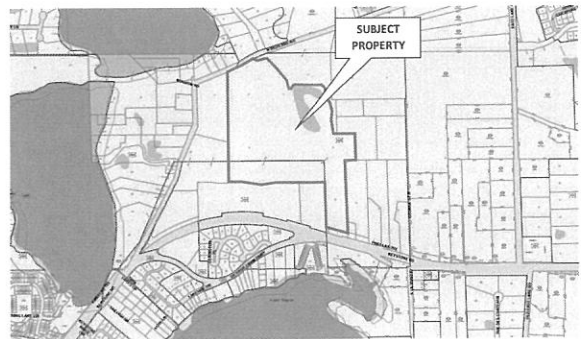


NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

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

ORDINANCE 2025-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 32.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED BETWEEN NORTH HIGHLAND AVENUE AND KEYSTONE ROAD, APPROXIMATELY 500 FEET EAST OF NORTH HIGHLAND AVENUE, FROM AGRICULTURAL (A) DISTRICT AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, TO, AGRICULTURAL (A) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinance will be held before the Board of Commissioners on:

Tuesday, May 13, 2025 at 6:30 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.

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.

PLEASE REFERENCE APPLICATION #24-79



Memorandum

Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Renea Vincent, Planning Director
Subject: Application for Annexation, Land Use, and Zoning for property located at 249 and 251 Anclote Road (Application 24-51); **Quasi-Judicial (Renea Vincent Planning & Zoning Director)**

Recommendation

Staff recommends that the Board of Commissioners **consider the request and act to approve or deny** the following **Ordinances** to:

- **2024-08:** annex approximately 0.375 acres into the City of Tarpon Springs municipal boundary (Quasi-Judicial),
- **2024-10:** 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) (Legislative), and,
- **2024-09:** 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) (Quasi-Judicial).

The **Planning and Zoning Board** reviewed this item at their regular meeting of October 21, 2024 with six (6) members present. The **Board voted unanimously to recommend approval** of each of the above three ordinances.

The **Board of Commissioners** heard a first reading of this item at their regular meeting of November 5, 2024. The Board voted unanimously to recommend approval of each of the above three ordinances, authorizing staff to file an application with Forward Pinellas on the City's behalf.

The **Board of County Commissioners**, acting as the Countywide Planning Authority, heard this item at their regular meeting of May 6, 2025 and unanimously recommended approval of a Countywide Map amendment from Employment category to Industrial category.

Background

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 Anclote Road is built with a single family detached dwelling. The adjacent parcel at 249 Anclote Road is being used for boat storage.

Location



Funding

N/A

Strategic Plan Objective

Goal D.1 Expand and Diversify Local Employment Opportunities that Support a Living Wage
Objective D.1.3 Develop a plan for remaining developable land (north side of the river).



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 / Belle Harbour Marina Annexation

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 (Current): IG (Industrial General)

Proposed Land Use (2045): I (Industrial)

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

Ordinances: **2024-08 for Annexation**
2024-10 for Future Land Use Map Amendment
2024-09 for Rezoning

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 Anclothe Road is built with a single family detached dwelling. The adjacent parcel at 249 Anclothe 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 Anclothe Road (east parcel) is currently, and would continue upon annexation, to be a legal non-conforming use. The western parcel (251 Anclothe 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 (Anclothe 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 the following **Ordinances** to:

1. **2024-08:** annex approximately 0.375 acres into the City of Tarpon Springs municipal boundary (Quasi-Judicial),
2. **2024-10:** 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) (Legislative), and,
3. **2024-09:** 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) (Quasi-Judicial).

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 Anclothe 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 Ordinances 2024-08, 2024-10 and 2024-09

BELLE HARBOUR MARINA #24-51

Planning & Zoning Board – October 21, 2024

Board of Commissioners – November 5, 2024

(Second Reading Date To Be Determined)





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



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



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

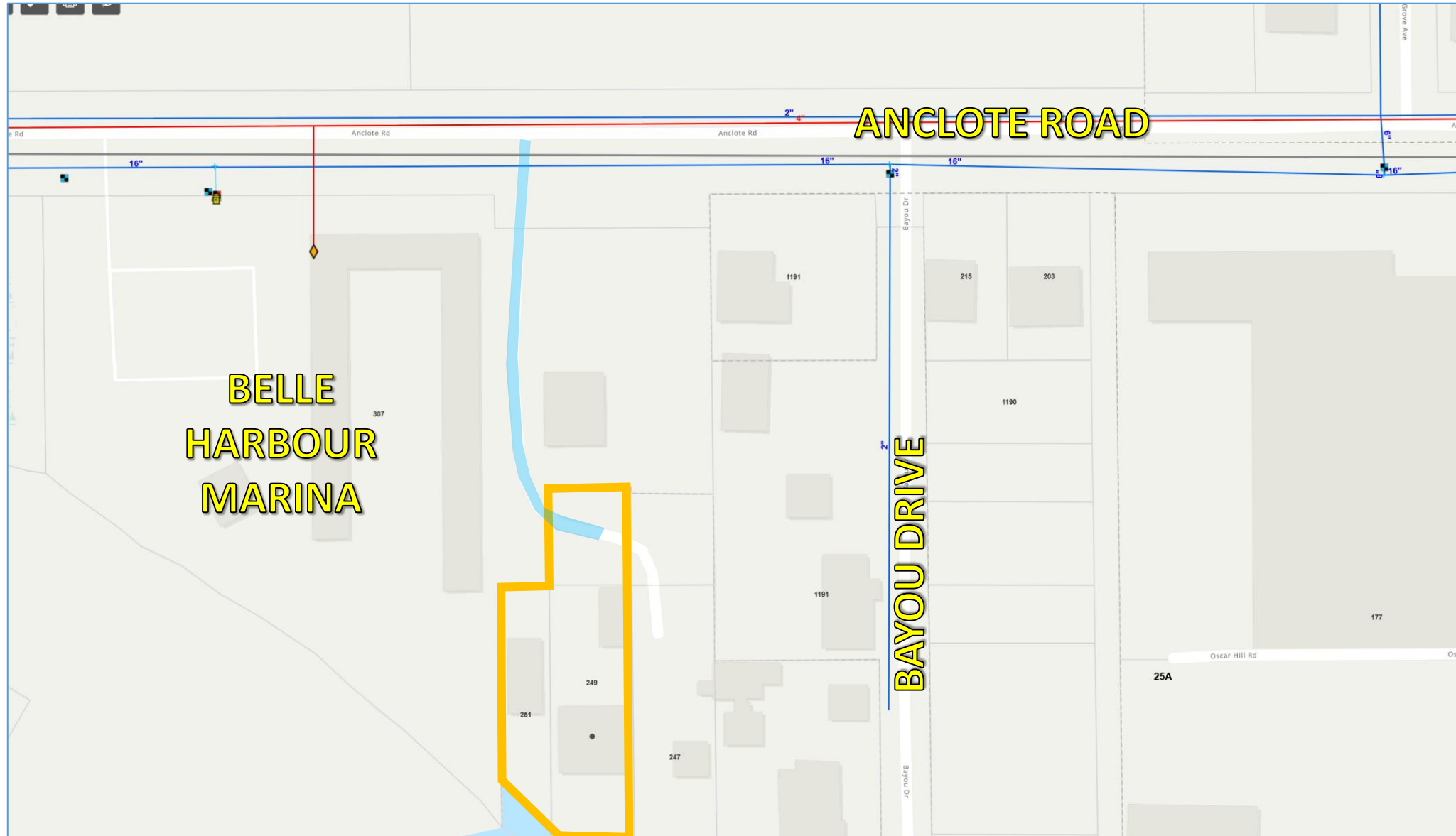




REVIEW CRITERIA - ANNEXATION

- 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 – UTILITIES/ROADWAY ACCESS

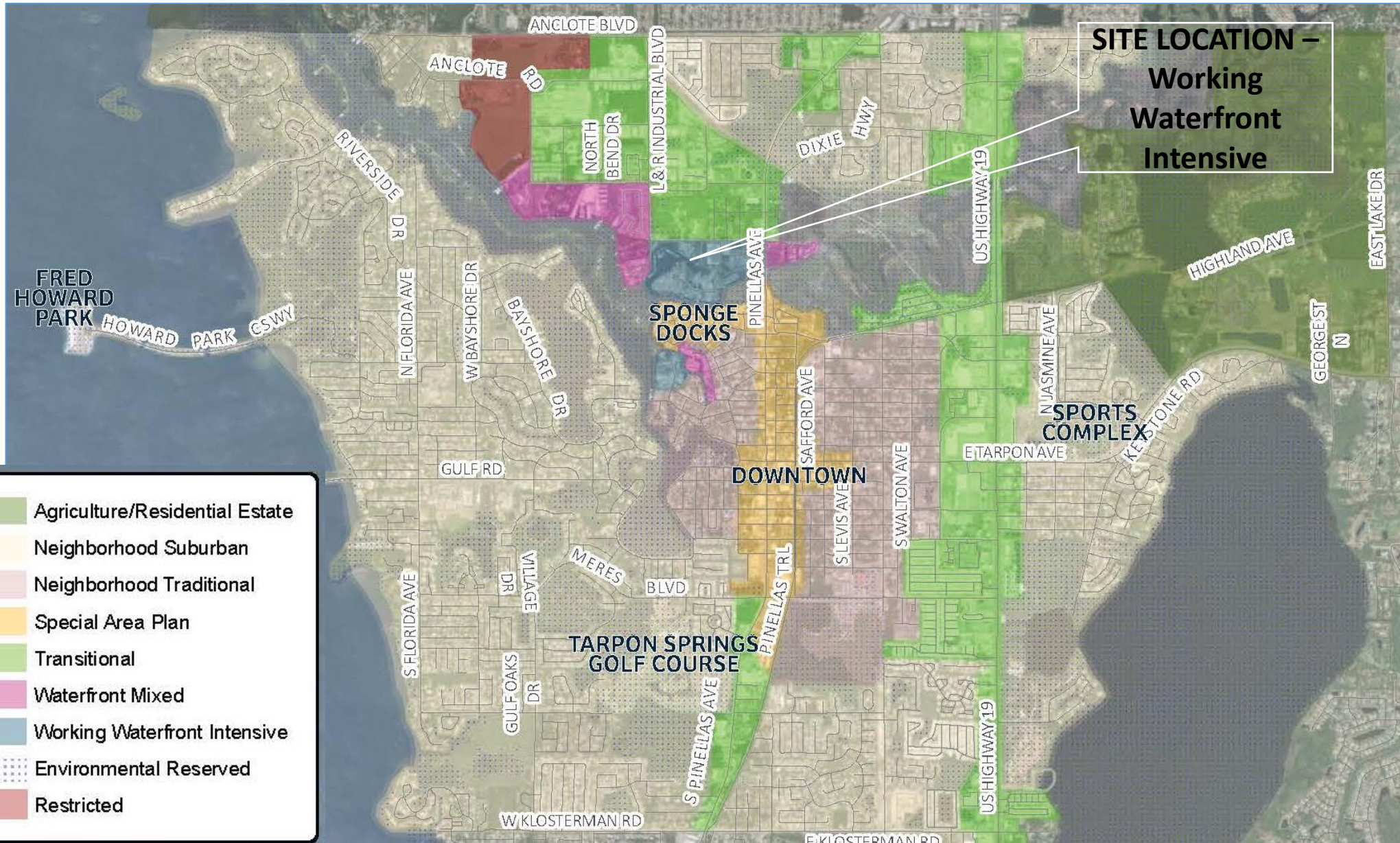




REVIEW CRITERIA – FLUM AMENDMENT

- 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 the Pinellas County Employment (E) FLUM category, transient (lodging) density will be removed.

SITE LOCATION, PLACE-BASED AREA MAP



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 – ORDINANCES 2024-08, 2024-10 AND 2024-09:

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*** the following:

- **Ordinance 2024-08**: Annex +/- 0.375 acres into Tarpon Springs
- **Ordinance 2024-10**: Amend the Future Land Use Map from Pinellas County E (Employment) to City of Tarpon Springs Industrial General (IG)
- **Ordinance 2024-09**: 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.



PLANNING AND ZONING RECOMMENDATION

#24-51 – ORDINANCES 2024-08, 2024-10 AND 2024-09:

The Planning and Zoning Board reviewed this item at their regular meeting of October 21, 2024 with six members present. The Board voted unanimously to **recommend approval** of each of the following three ordinances:

- **Ordinance 2024-08**: Annex +/- 0.375 acres into Tarpon Springs
- **Ordinance 2024-10**: Amend the Future Land Use Map from Pinellas County E (Employment) to City of Tarpon Springs Industrial General (IG)
- **Ordinance 2024-09**: 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.

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.

ORDINANCE 2024-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE MAP FOR 0.37 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD (APPLICATION 24-51) FROM PINELLAS COUNTY EMPLOYMENT (E) CATEGORY TO CITY OF TARPON SPRINGS INDUSTRIAL GENERAL (IG) CATEGORY; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of record 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 also 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 property owner has also requested to annex said property into the municipal limits of Tarpon Springs; and,

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

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and 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: 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 2. 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 3. EFFECTIVE DATE

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

DRAFT

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.

ORDINANCE 2024-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 0.37 ACRES, MORE OR LESS, OF REAL 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 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 owner of said property has also 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 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 property owner has also requested to annex said property into the municipal limits of Tarpon Springs; 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: 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 2. ZONING ATLAS DESIGNATION

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

Section 3. 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.

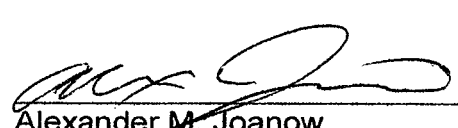
Signed, sealed, and delivered in our presence:

Witness 1:

Printed:

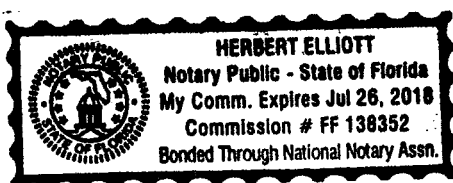
Witness 2:

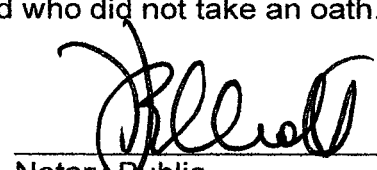
Printed:


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 Anclole 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 Anclole 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 Anclole 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 Anclole 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 Anclole 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 Anclole 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.

ANCLOTE ROAD

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, RECORDED IN PLAT BOOK 4, PAGE 103, 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 THEREFROM FOR A DISTANCE 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, 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 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 WATER 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 PART OF BLOCK 6 AND 7 OF BRIDGE SUBDIVISION, TOGETHER WITH ALL RIPARIAN RIGHTS.

PRELIMINARY

SURVEY ABBREVIATIONS

AC = ACRES	O.U.L. = OVERHEAD UTILITY LINE
AC = AIR CONDITIONER	O.R.B. = OFFICIAL RECORD BOOK
ALUM. = ALUMINUM	PL = PLAT BOOK
AVL = AVENUE	PC = POINT OF CURVATURE
B.L.D. = BUILDING	PCP = PERMANENT CONTROL POINT
B.L.D. = BOLLARD	P.I. = POINT OF INTERSECTION
B.W. = BOLLARD	POB = POINT OF BEGINNING
C = CALCULATED	PRC = POINT OF REVERSE CURVE
CL = CENTERLINE	PRM = PERMANENT REFERENCE MONUMENT
CL = CHORD BEARING	PT = POINT OF TANGENT
CL = CHORD DISTANCE	R = RECORD
C.E. = COVERED ENTRY	RAD. = RADII
CONC. = CONCRETE	RNG. = RANGE
CS = CONCRETE SLAB	R/W. = RIGHT-OF-WAY
CR. = CORNER	S = SOUTH
COV. = COVERED	SC. = SCHEDULE
CT = COURT	SEC. = SECTION
CR. = DRIVE	SLY. = SOUTHWESTLY
E. = EAST	TWP. = TOWNSHIP
ELEC. = ELECTRIC	TY. = TYPICAL
ELN. = ELEVATION	W. = WEST
ELY. = EASTERLY	WLY. = WESTERLY
ENCL. = ENCLOSURE	W. = MORE OR LESS (or plus or minus)
ESP. = EDGE OF PAVEMENT	° = DEGREES
ESMT. = EASEMENT	" = INCHES WHEN USED IN BEARINGS
FND. = FOUND	" = FEET WHEN USED IN BEARINGS
FL. = FLOOR	" = FEET WHEN USED IN DISTANCES
FL. = MEASURED	" = INCHES WHEN USED IN DISTANCES
H.O.L. = MORE OR LESS	
N. = NORTH	
NLY. = NORTHERLY	

NOTE: Elevations shown this map 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: The 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 that 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, rights-of-way, and other matters of record.

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

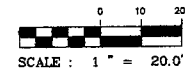
NOTE: The property shown herein may be subject to the rules, regulations, ordinances and / or jurisdictions of local state and / or federal agencies. The requirements of all rules, regulations, ordinances and / or the limits of said jurisdictions are not shown.

REVISIONS

CERTIFIED TO:
XXXXXXXXXX
XXXXXXXXXX

LEGEND

■ SET CONCRETE MONUMENT
□ FOUND CONCRETE MONUMENT
● SET 1/2" IRON ROD U.S. # 4154
○ FOUND IRON ROD
▲ SET NAIL & DISK # 4154
△ FOUND NAIL



BAY LAND SURVEYING
CERTIFICATE OF AUTHORIZATION U.S. # 4154

6154-A SPRINGER DR.
PORT RICHEY, FLORIDA 34668

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

DRAWN BY:

DATE

DATE OF DRAWING:

XXXXX

SURVEY:

BOUNDARY

DATE OF FIELD WORK:

XXXXX

CREW CHIEF

DAVID PREVOT

WORK ORDER NO.:

XXXXX

SHEET

1

OF 1 SHEETS

Unless it bears the signature and the original rolled 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

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 = EASTERLY
 ENCL = ENCLOSURE
 EOP = EDGE OF PAVEMENT
 EPT = EASEMENT
 FND = FOUND
 H = HEDGE
 H.O.L. = HOLE OR LESS
 N = NORTH
 NLY = NORTHERLY
 OVA = OVER ALL

SURVEY ABBREVIATIONS

CU = OVERHEAD UTILITY LINE
 O.U.L. = OFFICIAL RECORD BOOK
 P.C. = POINT OF CURVATURE
 P.E. = POOL 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 MONUMENT
 R = RECORD
 RAD = RADIUS

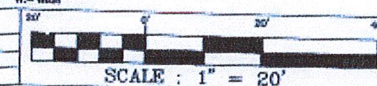
R.R. = RAILROAD
 R.R.C. = RIGHT-OF-WAY
 S = SOUTH
 SCL = SCREENED
 SLY = SECTION
 SLY = SOUTHERLY
 TRANS = TRANSFORMER
 TWP = TOWNSHIP
 TYP = TYPICAL
 W = WEST

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

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

FOUNDED (IRON ROD)
 SET FOUNDED & MARK @ 4054
 FOUNDED HALL

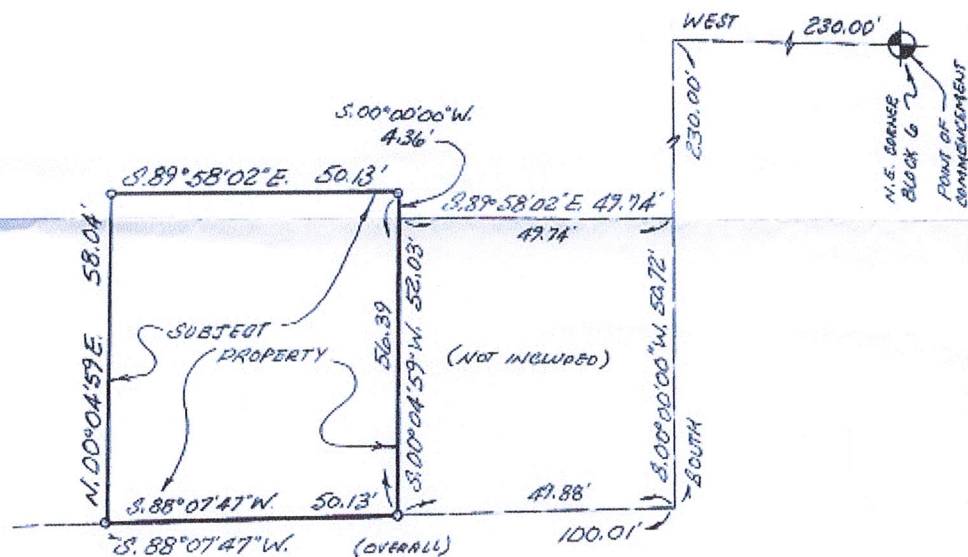
REVISIONS



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

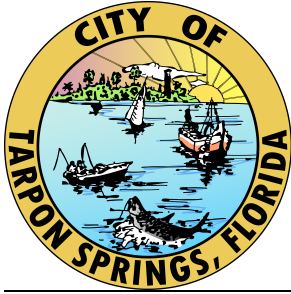
BAY LAND SURVEYING

CERTIFICATE OF AUTHORIZATION LB. # 4164

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

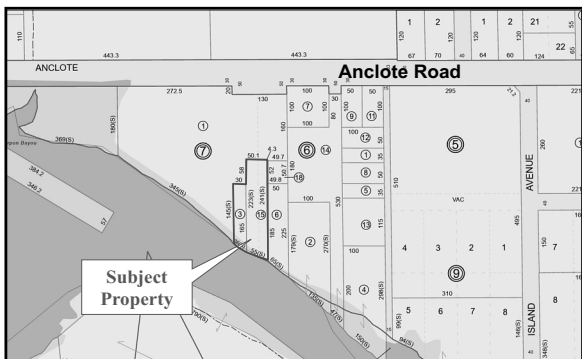
Megan Araya
(727) 942-5604
maraya@ctsfl.us

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.

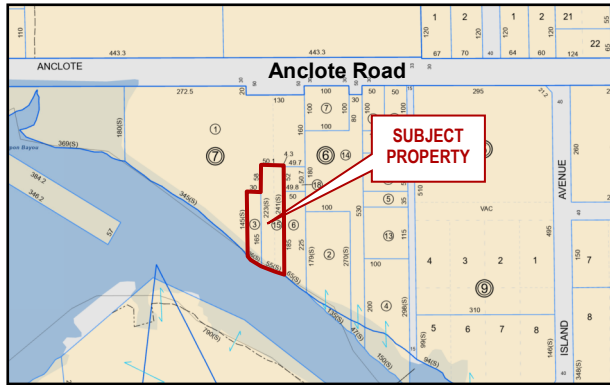
PLEASE REFERENCE APPLICATION 24-51

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.

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
 COUNTY OF HERNANDO, CITRUS, PASCO,
 PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2024-08, 2024-09, 2024-10 was published in said newspaper by print in the issues of 04/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



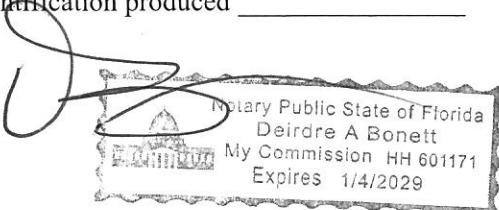
Signature of Affiant _____

Sworn to and subscribed before me this **04/30/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PROPOSED ANNEXATION OF PROPERTY INTO CITY OF TARPON SPRINGS

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

ORDINANCE 2024-08

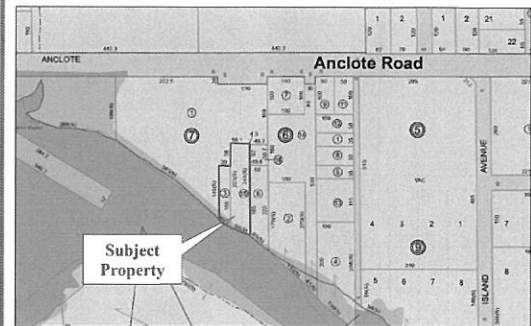
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.37 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD (APPLICATION 24-51); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2024-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 0.37 ACRES, MORE OR LESS, OF REAL 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.

ORDINANCE 2024-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE MAP FOR 0.37 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 249 AND 251 ANCLOTE ROAD (APPLICATION 24-51) FROM PINELLAS COUNTY EMPLOYMENT (E) CATEGORY TO CITY OF TARPON SPRINGS INDUSTRIAL GENERAL (IG) CATEGORY; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



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

Tuesday, May 13, 2025 at 6:30 P.M. (2ND 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.

PLEASE REFERENCE APPLICATION #24-51



Memorandum

Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Renea Vincent, Planning Director
Subject: **Resolution 2025-29; Conditional Use** for a childcare center located at 301 N. Pinellas Avenue (Application 25-21)(**Quasi-Judicial**)(**Renea Vincent Planning & Zoning Director**)

Recommendation

Staff recommends **approval** of Resolution 2025-29 with the following conditions:

1. Prior to the issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA-accessible parking space.
2. A local business tax receipt must be obtained within 12 months.

The Planning and Zoning Board reviewed this item on April 21, 2025, and made the recommendation to approve the request by a vote of 4 to 3. The Board's recommendation included staff's recommended conditions, in addition to the following:

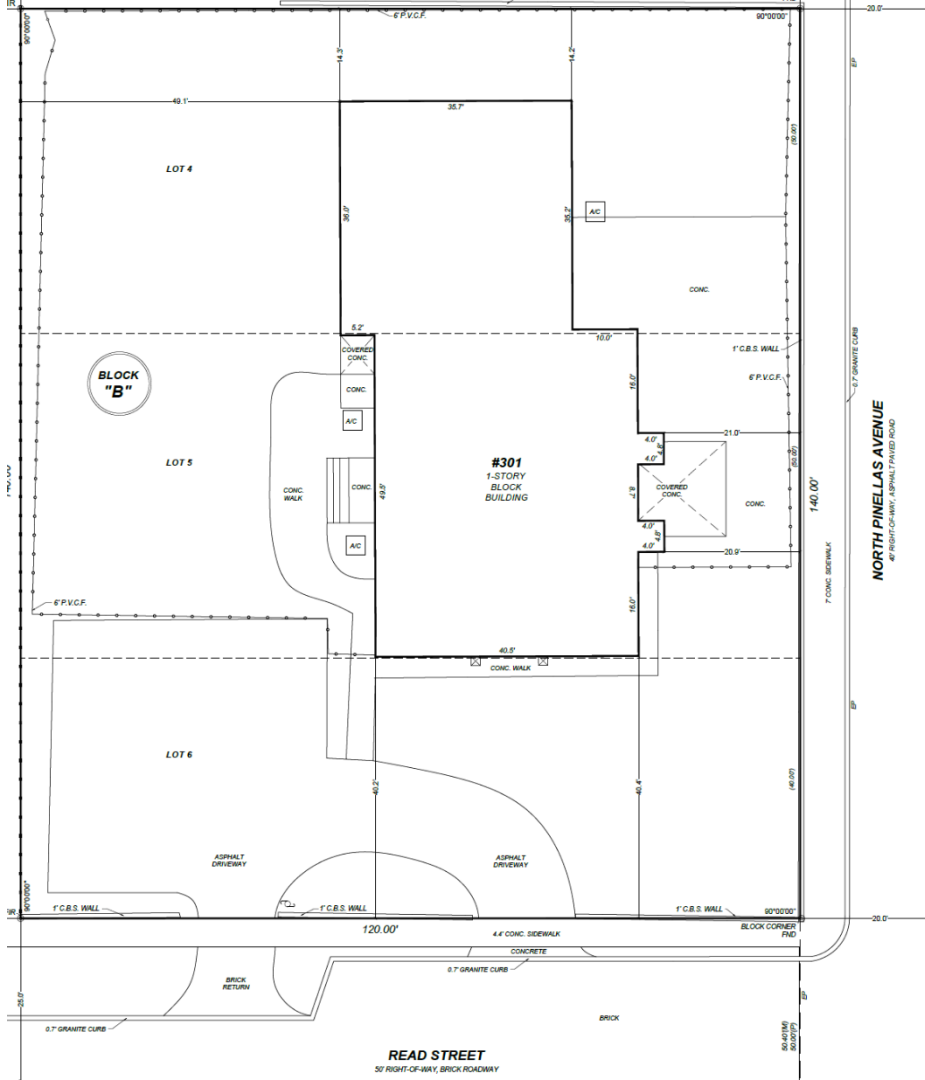
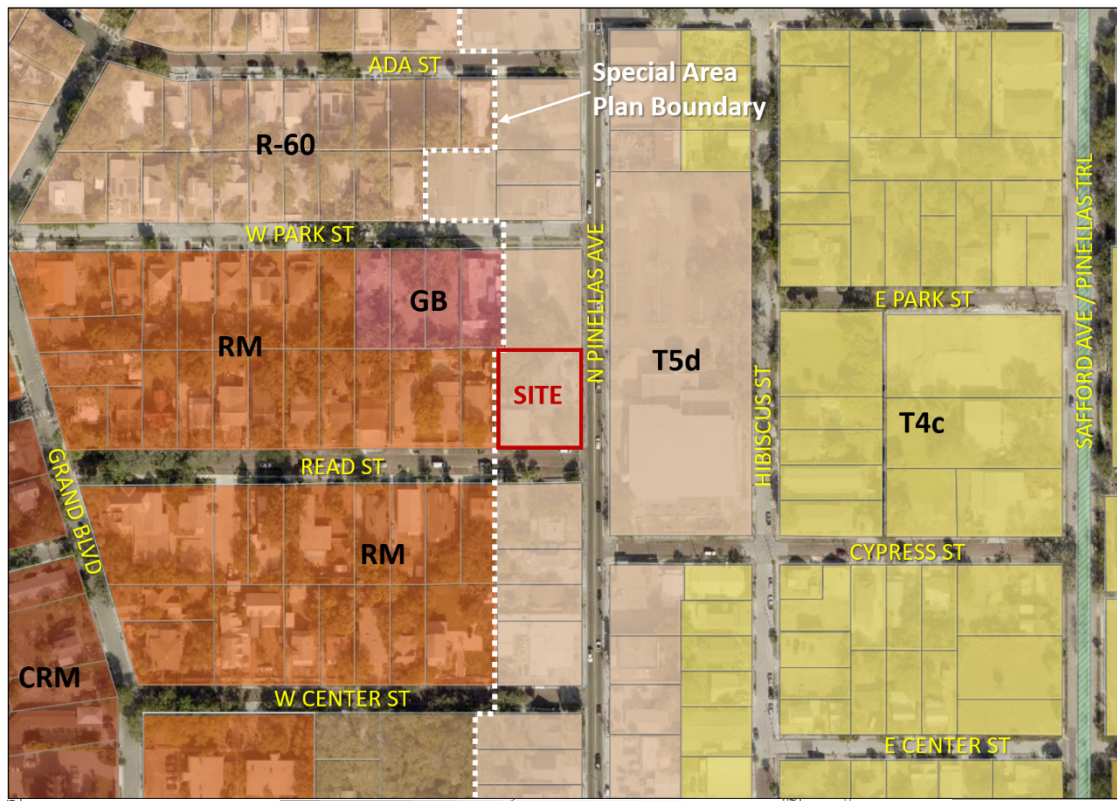
1. Prior to the issuance of a local business tax receipt, a gate shall be installed between the subject property and the adjacent property to the north utilized for shared parking. The gate must be accessible for the proposed childcare center use, while also being secure to ensure the safety of the children.
2. The childcare center must comply with all applicable state licensing requirements for the proposed use.

There were no members of the public who spoke at the meeting.

Background

The applicant is seeking conditional use approval to operate a childcare center in the T5d (North Pinellas Ave) transect district of the Special Area Plan (SAP). The property has been utilized as a childcare center/preschool since 1926, however, the facility closed in 2023. Per Land Development Code (LDC) Section 209.00(N)(3), if an established conditional use ceases operation for more than 1 year, a new conditional use application must be filed.

Location and Survey



Funding

N/A

Strategic Plan Objective

N/A



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[APRIL 21, 2025 / MAY 13, 2025]

STAFF REPORT

Application No. / Project Title: #25-21 (301 N. Pinellas Ave. Day Care)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Alpha Alternatives, LLC / St. Nicholas Greek Orthodox Cathedral
Property Size: +/- 16,800 square feet
Current Zoning: T5d (N Pinellas Ave Corridor)
Current Land Use: North Pinellas Ave Character District
Location / Parcel ID: 301 N. Pinellas Avenue / 12-27-15-89820-000-0040
Resolution #: 2025-29

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to operate a childcare center in the T5d (North Pinellas Ave) transect district of the Special Area Plan (SAP). The property has been utilized as a childcare center/preschool since 1926, however, the facility closed in 2023. Per Land Development Code (LDC) Section 209.00(N)(3), if an established conditional use ceases operation for more than 1 year, a new conditional use application must be filed.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of Resolution 2025-29 with the following conditions:

1. Prior to issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA accessible parking space.
2. A local business tax receipt must be obtained within 12 months.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, Former Childcare Center/Preschool
Site Features:	Commercial building, parking lot, outdoor play area, fence, mature vegetation.
Vehicle Access:	This property gains access from Read Street.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	T5d (North Pinellas Ave) GB (General Business)	North Pinellas Ave Character District RM (Residential Medium)
South:	T5d (North Pinellas Ave)	North Pinellas Ave Character District



East:	T5d (North Pinellas Ave)	North Pinellas Ave Character District
West:	RM (Residential Multifamily)	RM (Residential Medium)

PLANNING CONSIDERATIONS:

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

1. The applicant is proposing to operate a childcare center that offers educational day care services to children aged 2 to 5 years. The facility will have 9 teachers/staff members, which includes a director and assistant director, and will accommodate up to 70 children. The typical drop off time will be 7:00 AM and pick up at 6:45 PM.
2. SmartCodeTable 4E(ii) requires 10 parking spaces for the proposed use (3 spaces per 1,000 square feet of net floor area). There is a small onsite parking lot accessed from Read Street that has approximately 5 parking spaces. According to the applicant, overflow parking will be accommodated on the adjacent lot to the north of the subject site, which is also owned by the landlord.
3. According to the Planning Department's records, the property has been utilized as a childcare center/preschool since 1926 up until 2023. Although this property was previously used as a childcare center, because the established use ceased operation for more than 1 year, LDC Section 209.00(N)(3) requires a new application for conditional use to be filed and reviewed for approval.
4. The property is located in the City's Special Area Plan's North Pinellas Ave character district which is primarily focused on retail development with some medium density and mixed-use residential development.
5. The property is within a mixed-use area that includes retail, office, institutional and residential uses. Childcare centers and preschools can be appropriate in areas near residential neighborhoods, as well as areas of employment to allow for accessibility for parents to drop their children off on their way to work and to pick up on the way home. These facilities being near their places of work or homes allow for that ease of accessibility.
6. The property is located at the corner of Pinellas Avenue and Read Street. Although the property fronts Pinellas Avenue, it does not have direct access to Pinellas Avenue. The onsite parking lot is accessed from Read Street, which improves circulation and potentially prevents backups along Pinellas Avenue during peak drop-off and pickup hours. Additionally, the overflow parking lot gains access from W. Park Street and not Pinellas Avenue.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. Conformance with the requirements of the Land Development Code.

Provisional Findings: The proposed use does not require any modifications to the existing site, which has been utilized as a childcare center in the past. Any improvements in the future would be required to meet the standards of the SmartCode, Florida Building Code, and the heritage preservation requirements of the Land Development Code, if applicable.

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

Provisional Findings: The property is located within a mixed-use area that includes retail, office, institutional, and residential uses. It is common for childcare centers to locate near residential and areas of



employment to allow for ease of accessibility. There are existing residential homes to the west of the property, however, the existing building and play area are oriented along Pinellas Avenue and there are mature trees and vegetation providing screening and buffering of the property to these homes. Additionally, although the property and overflow parking lot are located along Pinellas Avenue, they do not have direct access to the roadway. This improves circulation and potentially prevents backups along Pinellas Avenue during drop-off and pickup hours.

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

Provisional Findings: The proposed use is consistent with the goals, objectives, and policies of the City's Comprehensive Plan and the Special Area Plan, specifically the intent of the North Pinellas Ave character district which focuses on retail development and medium residential and mixed-use development along the Pinellas Avenue corridor.

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

Provisional Findings: The property is in the City's historic district and the existing building is identified as a contributing-altered structure. The applicant does not propose any modifications to the existing building, nor any significant property improvements. Any modifications in the future will have to be reviewed for compatibility and compliance with the city's heritage preservation standards and guidelines. The property is not located on an environmentally sensitive site.

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

Provisional Findings: This property has been utilized as a childcare center and preschool since 1926 and only recently ceased operation. The proposed application does not include any modifications or changes to the property; therefore, property values are not expected to be impacted.

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

Provisional Findings: The proposed use does not require the extension of new public facilities to the site and will not affect the City's ability to provide public facilities.

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

Provisional Findings: The proposed use makes use of an existing developed property within the city's downtown area. The use meets the intent of the Special Area Plan, and the City does not expect to incur any costs in providing public services.

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

Provisional Findings: The applicant will be required to meet all requirements of the Florida Department of Education and will obtain a local business tax receipt from the city to operate the childcare facility. The use is occupying an existing building and property that has been utilized in this manner for several years. Parking can be accommodated on site and on the adjacent property, both of which are not directly



accessed from Pinellas Avenue. The proposed use is not expected to adversely impact the general health, safety, and welfare.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property.; This included 124 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2025-29
3. Application
4. Applicant Description of Use
5. Survey

301 N. PINELLAS AVE CHILDCARE CENTER #25-21

Planning & Zoning Board Meeting – April 21, 2025

Board of Commissioners Meeting – May 13, 2025



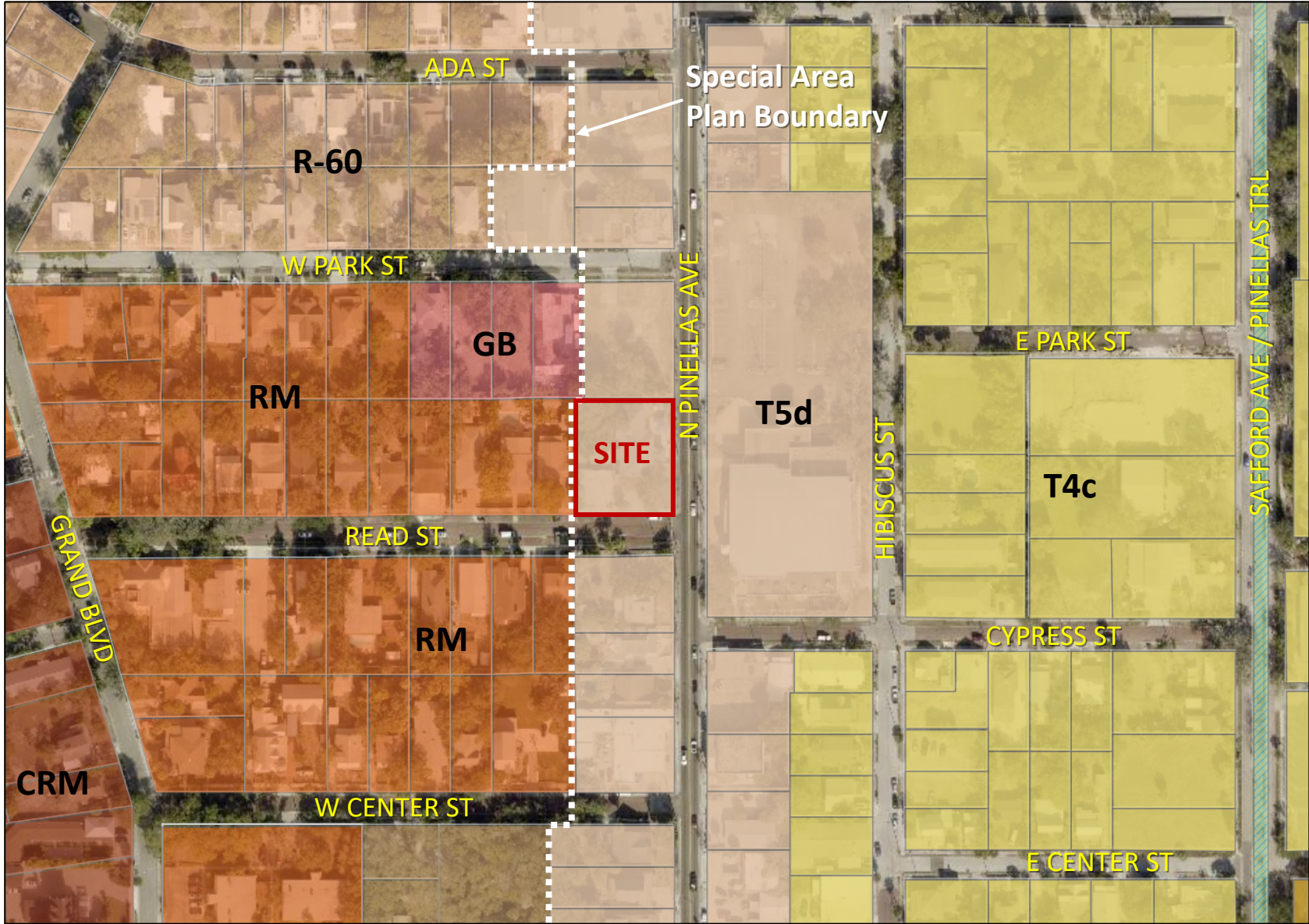


SUMMARY OF REQUEST

- **Resolution #2025-29 – Conditional Use (#25-21)**
 - Location: 301 N. Pinellas Avenue
 - Property Size: +/- 16,800 square feet
 - Current Land Use: North Pinellas Ave Character District
 - Current Zoning: T5d (North Pinellas Ave) Transect Zone
 - Proposed Use of Property: Childcare Center/Preschool
 - Educational, day care services
 - 2 to 5 years of age
 - 9 staff members (Director, Asst. Director, Teachers)
 - Up to 70 children
 - Typical Drop Off: 7:00 A.M. / Pickup: 6:45 P.M.
- **Owner**: St. Nicholas Greek Orthodox Cathedral
- **Agent/Applicant**: Alpha Alternatives, LLC



LOCATION





REQUEST

Previous Childcare Facility

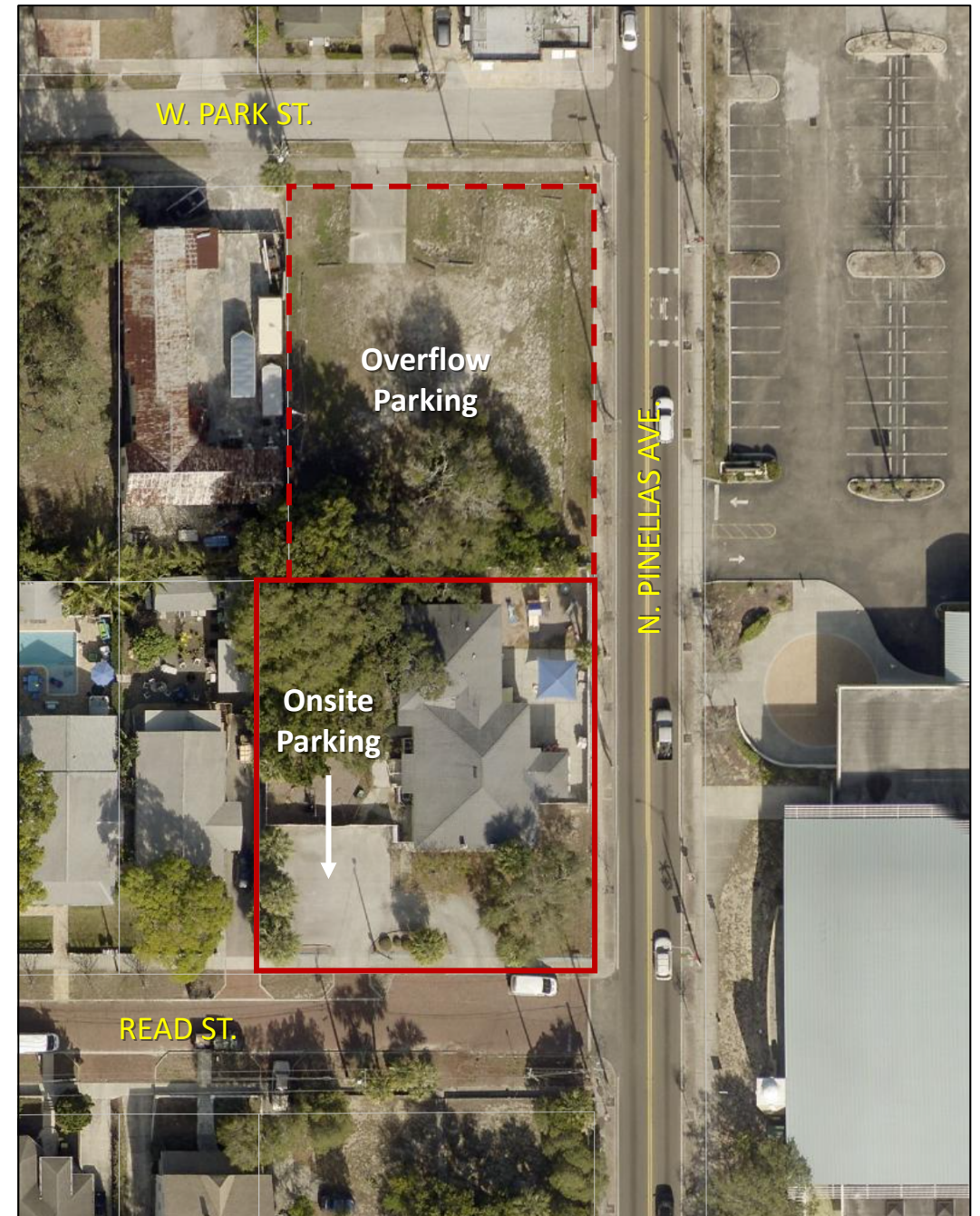
- Operated as a childcare facility/preschool.
- Records indicate as early as 1926.
- Ceased operation in 2023.

LDC Section 209.00(N)(3) – Conditional Uses

- If an established conditional use ceases operation for more than 1 year, a new application must be filed.

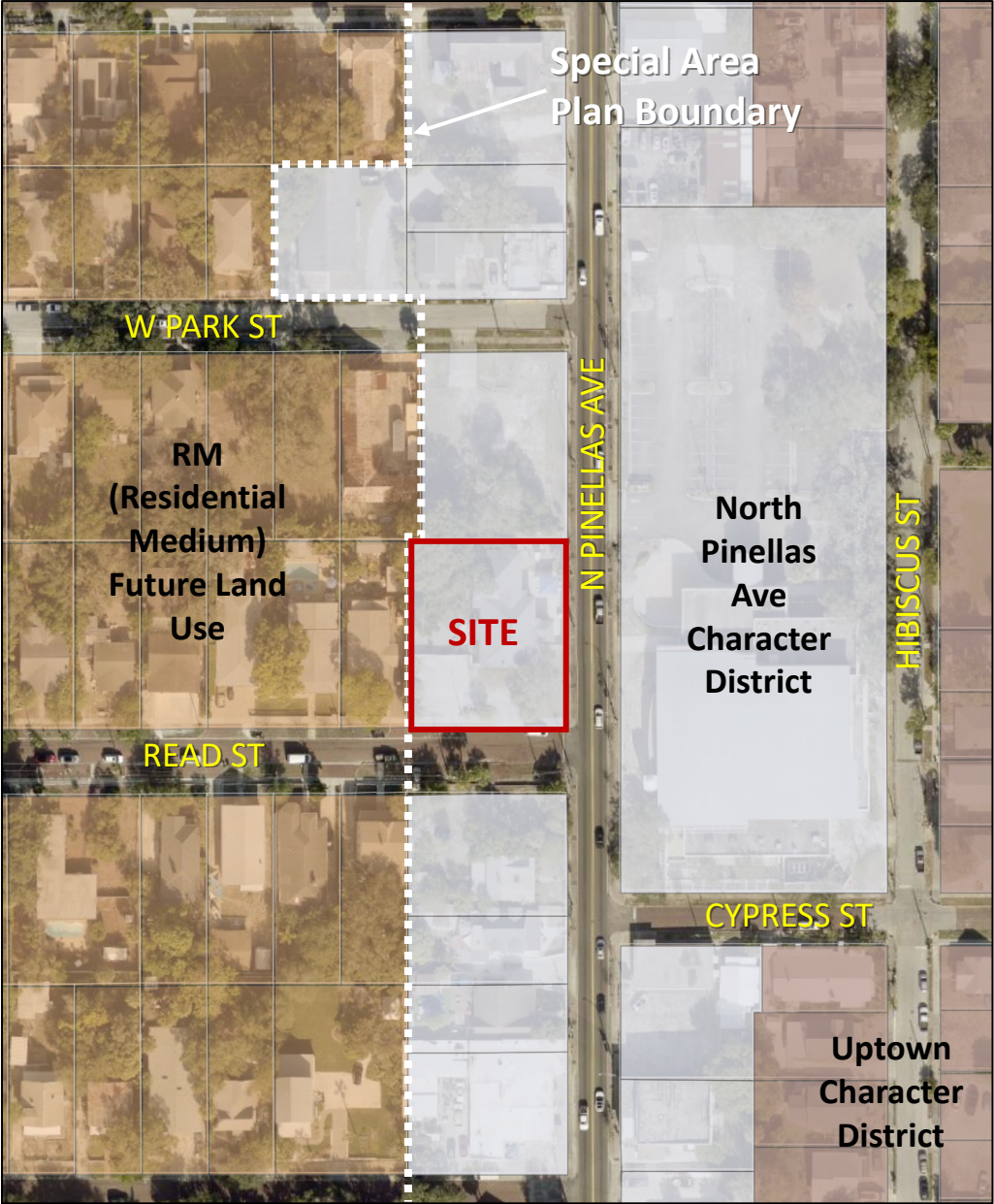
Parking

- Required = 10 spaces (*3 per 1,000 sq. ft. net floor area*)
- Onsite = Approx. 5 spaces
- Overflow parking can be accommodated on adjacent property under same ownership.





CONTEXT





REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code.** The proposed use does not require any modifications to the existing site, which has been utilized as a childcare center in the past. Any future improvements would be required to comply with all local and state codes.
- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The property is located in a mixed-use area that includes retail, office, institutional, and residential. It is common for childcare centers to locate near residential areas and places of employment to allow for ease of accessibility. The adjacent residential homes are buffered by mature trees and vegetation on the subject property and by the existing building and outdoor play areas being oriented along Pinellas Avenue. The property and overflow parking do not have direct access from Pinellas Avenue, which improves circulation and potentially prevents backups along that roadway during drop-off and pickup hours.
- 3) **The use is consistent with the Comprehensive Plan.** The use is consistent with the Comprehensive Plan and Special Area Plan's North Pinellas Ave character district.



REVIEW CRITERIA – CONDITIONAL USE

- 4) **The use will not adversely impact historical or environmental resources.** The site is in the historic district and the building is identified as a contributing-altered structure. Any future exterior modifications will have to be reviewed for compliance with the city's historic guidelines. The property is not located on an environmentally sensitive site.
- 5) **The use will not adversely affect adjoining property values.** This property has been utilized as a childcare center and preschool since 1926 and only recently ceased operation. The proposed application does not include any modifications or changes to the property; therefore, property values are not expected to be impacted.
- 6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.**
- 7) **The use shall provide for efficient and orderly development.**
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** All requirements of the Florida Department of Education will have to be met, and the applicant will have to obtain a local business tax receipt to operate the childcare facility. The use is occupying an existing building and property that has been used in this manner for several years. Parking can be accommodated and is not directly accessed from Pinellas Avenue. The proposed use is not expected to adversely impact the general health, safety, and welfare.



PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-29

Staff recommends ***approval*** with the following conditions:

1. Prior to issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA accessible parking space.
2. A local business tax receipt must be obtained within 12 months.

Public Notice – 124 mailed notices; Staff has received no responses.



PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board reviewed this item on April 21, 2025, and made the recommendation to approve the request by a vote of 4 to 3. The Board's recommendation included staff's conditions, in addition to the following:

1. Prior to the issuance of a local business tax receipt, a gate shall be installed between the subject property and the adjacent property to the north utilized for shared parking. The gate must be accessible for the proposed childcare center use, while also being secure to ensure the safety of the children.
2. The childcare center must comply with all applicable state licensing requirements for the proposed use.

There were no members of the public who spoke at the meeting.

RESOLUTION NO. 2025-29

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #25-21 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW A CHILDCARE CENTER AT 301 N. PINELLAS AVENUE, IN THE T5D (NORTH PINELLAS AVE) TRANSECT ZONE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for a childcare center on property located at 301 N. Pinellas Avenue in the T5d (North Pinellas Ave) transect zone; and

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area (SmartCode) allows childcare centers as a conditional use in the T5d (North Pinellas Ave) transect zone; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of April 21, 2025; and

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

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

SECTION 1: CONDITIONAL USE FINDINGS

Application Number 25-21 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application Number 25-21 under Resolution 2025-29, requesting Conditional Use approval to allow for a childcare center on property located at 301 N. Pinellas Avenue in the T5d (North Pinellas Ave) transect zone, is approved with the following conditions:

1. Prior to the issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA accessible parking space.

2. A local business tax receipt must be obtained within 12 months.
3. Prior to the issuance of a local business tax receipt, a gate shall be installed between the subject property and the adjacent property to the north utilized for shared parking. The gate must be accessible for the proposed childcare center use, while also being secure to ensure the safety of the children.
4. The childcare center must comply with all applicable state licensing requirements for the proposed use.

SECTION 3: EFFECTIVE DATE

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



PLANNING & ZONING APPLICATION

INSTRUCTIONS

Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME St. Nicholas Greek Orthodox Cathedral		EMAIL denise@stnicholastarpon.org
ADDRESS 17 E Tarpon Ave		
CITY Tarpon Springs	STATE FL	ZIP 34689
PHONE 727-937-3540		

2. APPLICANT(S) *(if different than owner)*

NAME		EMAIL
ADDRESS		
CITY	STATE	ZIP
PHONE		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME Alpha Alternatives, LLC		EMAIL info@alpha-alternatives-pm.com
ADDRESS 123 E Tarpon Ave, Suite 225		
CITY Tarpon Springs	STATE FL	ZIP 34689
PHONE 727-756-9355		



4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- | | | |
|---|--|---|
| ☐ Annexation | ☐ Rezoning | ☐ Minor Plat |
| ☒ Conditional Use | ☐ Site Plan/Subdivision | ☐ Planned Development: |
| ☐ Discussion Item | ☐ Right-of-Way Vacation | ☐ Concept |
| ☐ Development Agreement | ☐ Plat or Other Property Vacation | ☐ Preliminary |
| ☐ Future Land Use Amendment | ☐ Temporary Use (Dates: _____) | ☐ Final |
| ☐ Sidewalk Cafe | ☐ Final Plat | |

Board of Adjustment Applications (BOA)

- ☐ Variance
☐ Nonconforming Lot of Record Variance
☐ FAR/ISR Adjustment
☐ Sidewalk Waiver
☐ After-the-Fact Variance
☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Removal Form

* See Page 4 for required Application Addendums.

5. GENERAL INFORMATION

PROJECT NAME Preschool / Daycare Approval			
ADDRESS/LOCATION 301 N Pinellas Avenue, Tarpon Springs, FL 34689			
TAX PARCEL NUMBER(S) 12-27-15-89820-000-0040			
LEGAL DESCRIPTION TARPON HEIGHTS SEC B LOTS 4,5 AND 6			
SITE ACREAGE Upland <u>16.801</u> Wetland _____ Submerged _____ Total <u>16.801</u>			
FLOOD (check all that apply) ☐ Zone X ☐ Zone X Shaded ☐ Zone AE ☐ Zone VE ☒ Not in a Flood Zone Base Flood Elevation(s) (BFE): _____			
COASTAL HIGH HAZARD AREA (CHHA) ☐ Yes, this property is located within the CHHA ☒ No, this property is not located within the CHHA			

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS (if applicable)	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
Institutional	SAP		

7. SUMMARY/PURPOSE OF REQUEST

Request conditional use approval for operations as a daycare / preschool. The property was historically operated as such through 2023, at which point the St Nicholas Orthodox Cathedral elected to suspend their daycare practice.



8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:

The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

Anna T. Billiris
 (Applicant's Signature)

4/10/2025
 (Date)

AGENT AUTHORIZATION:

The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Maria Luna - Alpha Alternatives, LLC
 (Agent Name, Printed)

Maria Luna
 (Agent's Signature)

4/10/2025
 (Date)

4/10/2025
 (Date)

PROPERTY OWNER'S SIGNATURE*:

I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.

Anna T. Billiris
 (Property Owner's Signature)

4/10/2025
 (Date)

*Not required for discussion item applications

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

() Online notarization, this 10th day of April, A.D., 2025 by

Anna T. Billiris, who is personally known to me or who has produced

Property Owner's Name _____ as identification and who did (did not) take an oath.

Stamp:

NOTARY PUBLIC
 Name: Linda Orvis
 Signature: Linda Orvis





APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the *required addendums* as outlined below:

ANNEXATION

- ☐ General Application Checklist

CONDITIONAL USE

- ☐ General Application Checklist
- ☐ Certificate of Concurrency Form
- ☐ Short Term Rental/Tourist Home Form, if applicable
- ☐ Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

- ☐ General Application Checklist

DEVELOPMENT AGREEMENT

- ☐ Development Agreement Checklist

FUTURE LAND USE AMENDMENT

- ☐ General Application Checklist
- ☐ Certificate of Concurrency Form

REZONING

- ☐ General Application Checklist
- ☐ Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

- ☐ General Application Checklist
- ☐ Site Plan Application Checklist
- ☐ Certificate of Concurrency Form
- ☐ Public Art Form

RIGHT-OF-WAY VACATION

- ☐ General Application Checklist
- ☐ Letters of No Objection Checklist

PLAT OR OTHER PROPERTY VACATION

- ☐ General Application Checklist
- ☐ Letters of No Objection Checklist

FINAL PLAT

- ☐ Final Plat Application Checklist

MINOR PLAT

- ☐ General Application Checklist

PLANNED DEVELOPMENT

- ☐ General Application Checklist
- ☐ Planned Development Application Checklist
- ☐ Certificate of Concurrency Form
- ☐ Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

- ☐ General Application Checklist
- ☐ Variance Application Form, if applicable
- ☐ Nonconforming Lot Application Form, if applicable
- ☐ FAR/ISR Application Form, if applicable
- ☐ Sidewalk Waiver Form, if applicable
- ☐ After-the-Fact Variance Application Form, if applicable
- ☐ De Minimis Variance Form, if applicable

HERITAGE PRESERVATION BOARD (HPB) APPLICATIONS

- ☐ General Application Checklist
- ☐ Certificate of Appropriateness Form
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Designation Removal Form

SIDEWALK CAFE

- ☐ General Application Checklist
- ☐ Sidewalk Café Form, if applicable



PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	\$0	\$500.00 Public Notice Fee
Conditional Use	\$500.00	\$150.00 Public Notice Fee
Discussion Item	\$0	-
Development Agreement		
Request to Negotiate	\$250.00	-
Development Proposal	\$2,500.00	-
Agreement Modification	\$1,000.00	-
Agreement Extension	\$250.00	-
Future Land Use Amendment	\$750.00	\$525.00 Public Notice Fee
Rezoning	\$750.00	\$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	\$1,250.00	\$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	\$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	\$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	\$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	\$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	\$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	\$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Plat or Other Property Vacation	\$200.00	\$775.00 Public Notice Fee
Temporary Use	\$100.00	-
Mobile Food Vendor	\$25.00	-
Final Plat	\$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	\$250.00	-
Planned Development		
Conceptual Plan	\$250.00	-
Preliminary Plan	\$750.00	\$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	\$500.00	\$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	\$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	\$750.00	\$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	\$100.00	-
Sidewalk Café	\$250.00	-
Board of Adjustment Applications		
Variance	\$250.00	\$150.00 Public Notice Fee
Sidewalk Waiver	\$250.00	\$150.00 Public Notice Fee
De Minimis Variance	\$50.00	\$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	\$250.00	\$150.00 Public Notice Fee
Heritage Preservation Board Applications		
Certificate of Appropriateness	\$50.00	\$75.00 Public Notice Fee
Designation	\$250.00	\$75.00 Public Notice Fee
Economic Hardship	\$50.00	\$75.00 Public Notice Fee



The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	\$675.00	No Cost	\$350.00
<i>Single-Family (Detached, Attached, & Semi-Detached)</i>			
1 – 50 Lots	\$1,500.00	No Cost	\$500.00
Over 50 Lots	\$1,750.00	No Cost	\$600.00
Multi-Family	\$600.00/Building	No Cost	\$300.00/Building
Commercial	\$2,000.00	No Cost	\$1,000.00
Industrial	\$3,000.00	No Cost	\$1,500.00
Planned Development Applications			
<i>Preliminary Plan (Residential)</i>			
1 – 50 Lots	\$500.00	No Cost	\$200.00
Over 50 Lots	\$750.00	No Cost	\$300.00
Preliminary Plan (Multi-Family)	\$600.00/Building	No Cost	\$200.00/Building
Preliminary Plan (Commercial)	\$1,000.00	No Cost	\$500.00
Preliminary Plan (Industrial)	\$1,500.00	No Cost	\$750.00
<i>Final Plan (Residential – Single-Family Detached, Attached, Semi-Detached)</i>			
1 – 50 Lots	\$1,500.00	No Cost	\$500.00
Over 50 Lots	\$1,750.00	No Cost	\$600.00
Final Plan (Multi-Family)	\$600/Building	No Cost	\$300/Building
Final Plan (Commercial)	\$2,000.00	No Cost	\$1,000.00
Final Plan (Industrial)	\$3,000.00	No Cost	\$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	\$250.00	No Cost	\$250.00
Site Plan	\$250.00	No Cost	\$250.00
Downstream Analysis (<i>as necessary</i>)	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

From: [Andrew Alexander Pappas](#)
To: [Allie Keen](#)
Subject: Re: #25-21 - The Astor Day Care Conditional Use Request
Date: Wednesday, April 9, 2025 7:06:48 PM
Attachments: [Outlook-5mmwv0rc.png](#)

Warning: Unusual sender <apappas@alpha-alternatives-pm.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Allie,

The flexibility is much appreciated. Given that we are trying to place a new tenant in the space, we will run the application process to secure the conditional use approval as we finalize negotiations with another party. Please see below for comments to the questions in the report and advise if anything else is needed to secure our spot in the meeting on April 21st.

Comment 00006

Proposed use: The facility is proposed to be used as a Child Care Center/Preschool/Daycare-Center.

Anticipated number of kids: 60-70 (Full licensed capacity).

Hours of operation: 7:00 AM - 6:30 PM

Typical Drop-Off/Pick-Up times: 7:00 AM - 6:45 PM

Number of teachers/staff : 9

Brief description of operations: Offer education, care and nurturing to children 2 years to 5 years of age only.

Curriculum: Age appropriate Child-Care Curriculum formulated by professionals, accepted by DCF (Florida Department Of Children and Families) and also approved by FACCM (Florida Association Of Child Care Management).

VPK: Intend to provide School Readiness and VPK (Voluntary Pre-Kindergarten Education Program) initiated by The Florida Department Of Education for 4 year old children.

Management: Our program would have a Full-Time Center-Director and an Asst-Director. The Asst-Director may occasionally support the teachers if needed. The Director is responsible for the day to day operations at the center.

Center-Director: Responsibilities include ensuring all the rules and regulations are strictly followed, the curriculum is implemented, hire teachers, ensure all the activities/programs are conducted safely, maintain files/paperwork for all the teachers and children, order supplies, provide tours to the Parents/guardians and answer all their questions among other things.

Asst-Director: Assist the Director in all the abovementioned duties and take on the role of the Director in their absence. Also, accept tuition, pay bills, hire help to maintain the facility and assist the teachers if needed.

Teachers: Implement the curriculum and concentrate only on the education and safety of the children.

Cleaning-Crew: Cleaning and sanitising the facility after hours. They are private contractors.

Note: We intend to provide snacks/food to the children along with the food sent along by the Parents/Guardians.

Comment 00007

Per the comment above, the intent would be to offer education, care and nurturing to children 2 years to 5 years of age only.

Comment 00008

I believe that it closed at some point in 2023.

Comment 00009

Per the Pinellas County Property Appraiser - 3,332 square feet (heated) / 3,527 square feet (gross)

Comment 00010

Approximately four to five spaces are on site. The parking lot is not striped, and it does not designate any ADA spaces. Overflow parking may be found in the vacant lot abutting the subject property to the north, which is owned by the landlord.

Thanks,
Alex

Andrew Alexander Pappas | *President*

Mobile (727) 542-9730

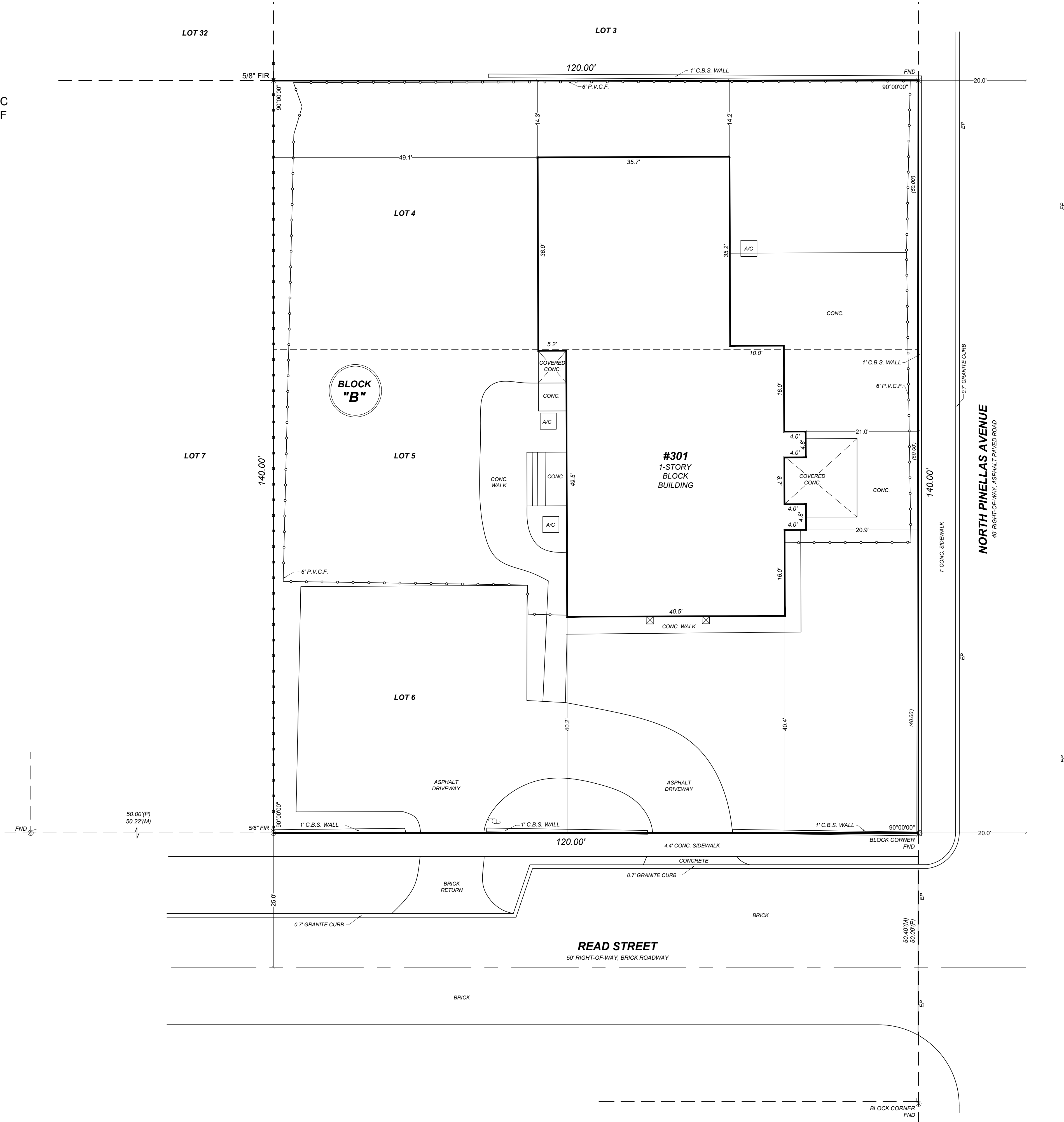
LEGAL DESCRIPTION

SEC 12, TWP 27S, RGE 15E

LOTS 4, 5 AND 6, SECTION B, READ AND KELLY'S TARPON HEIGHTS SUBDIVISION OF BLOCK 65, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 47 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL NO: 12-27-15-89820-000-0040

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD



LEGEND

- A = ARC
A/C = AIR CONDITIONER
AC = ACREAGE
CH = CHORD BEARING
CLF = CHAIN LINK FENCE
CONC = CONCRETE
DI = DRAINAGE INLET
EL = ELEVATION
EP = EDGE OF PAVEMENT
F.F. = FINISHED FLOOR ELEVATION
FCIR = FOUND CAPPED IRON ROD
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FOEP = FOUND OPEN END PIPE
GAR_EL = GARAGE ELEVATION
HYD = HYDRANT
- LP = LIGHT POLE
(M) = MEASURED
(P) = PLAT
(R) = RECORD
(C) = CALCULATED
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.PIPE = PINCHED PIPE
PG. = PAGE
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SCIR = SET 1/2" IRON ROD #5545
UP = UTILITY POLE

- Sanitary Manhole
Drainage Manhole
Manhole
Survey Control Point
Cleanout
Boundary Point Found
Found Conc. Monument
Grease Trap
Lightpole
Gas Valve
Water Valve (Potable)
Water Valve (Non-Potable)
Sanitary Valve
Valve
Telephone Pedestal
Electric Pedestal
- Cable Television Pedestal
Service Cabinet
Valve Cover (Water)
Valve Cover (Irrigation)
Wire Pull Box
Water Meter Box
Hydrant
Utility Pole
Electric Transformer
Valve (Backflow)
Single Support Sign
Multi Support Sign
Property Line
Center Line
Delta
Column

- Palm Tree
Tree
Utility Easement
Fence
Grade Break
Building/Boundary

- SURVEYOR NOTES:
1. ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THE ANGLES SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 02/21/2025. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.

CERTIFIED PARTIES:
MICHAEL EISELE

FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0019/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X".

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 F.A.C. pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL. FOR REFERENCE ONLY.

02/25/2025
DATE

MOHAMMAD B. FAR
No. 5545
STATE OF FLORIDA
MOHAMMAD B. FAR, P.L.S. #5545
LAND SURVEYOR

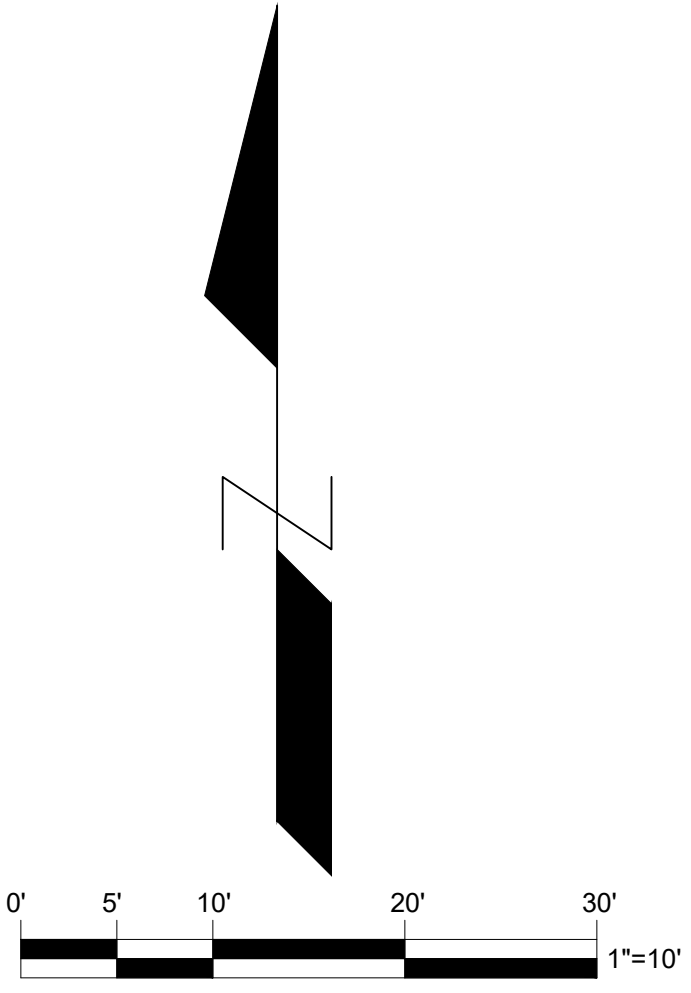
REVISIONS

301 NORTH PINELLAS AVENUE,
TARPON SPRINGS, FL. 34689

BOUNDARY SURVEY

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

JOB NO: 301
FIELD DATE: 02/21/2025
DRAWN BY: E.I.
CHECKED BY: M.B.F.
SCALE: 1"=10'

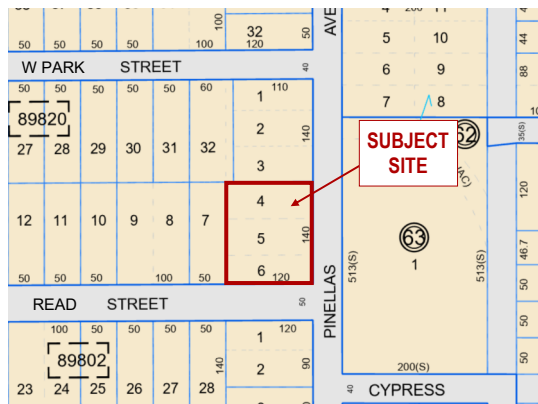


City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-21

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

«AddressBlock»



Application Description: The applicant is requesting conditional use approval for the property located at 301 N. Pinellas Avenue to allow a childcare center in the T5d (North Pinellas Ave Corridor) transect zone.

(Please Reference Application #25-21)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, April 21, 2025 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, May 13, 2025 at 6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to Planning@ctsfl.us.



MEMORANDUM

To: Mayor and Commissioners

From: Renea Vincent, Planning Director

Through: Charles Rudd, City Manager

Date: May 13, 2025, Regular Session

Subject: Heritage Preservation Board Certificate of Appropriateness Application 24.78 Appeal

BACKGROUND

The Heritage Preservation Board (HPB) approved Application 23.159 for the subject contributing structure at 154 Read Street at their regular meeting of March 4, 2024. The Certificate of Appropriateness (CA) was issued to replace windows, doors, roof, and other exterior renovations. To date, the City has not received building permit application submittals for this work.

At their regular meeting of January 13, 2025, the HPB reviewed a new request (Application 24.78) for a CA to demolish the contributing building located at 154 Read Street. The Board voted to deny the request, finding demolition by neglect and insufficient evidence to approve. The fact that the applicant took no remedial action following flooding from the 2024 hurricanes was of particular concern to the HPB.

Per Section 111.00 of the Land Development Code (LDC) the applicant may appeal the HPB decision to the Board of Commissioners (Board). The notice of appeal shall state the grounds and a summary of the relief which is sought. The Board may affirm, modify, or reverse the decision of the HPB.

Per Section 110.01 of the LDC, upon notification that a CA to permit a demolition has been denied, the applicant may apply for an Economic Hardship Exception on the basis that the denial will result in the loss of all beneficial or economic use of the property within 30 days of the date of notice. The process described in Section 110.01 is appropriate if the applicant is claiming economic hardship. The Board may remand the case back to the HPB to follow the Section 110.01 process if they find the applicant is claiming economic hardship. The applicant has not submitted evidence to determine if an Economic Hardship Exception is warranted.

OPTIONS

The following actions are available to the Board:

1. Deny the appeal request as originally presented to the HPB
2. Approve the appeal request
3. Direct the applicant to submit additional information needed to determine if an Economic Hardship Exception is warranted and remand the case back to the HPB for consideration.

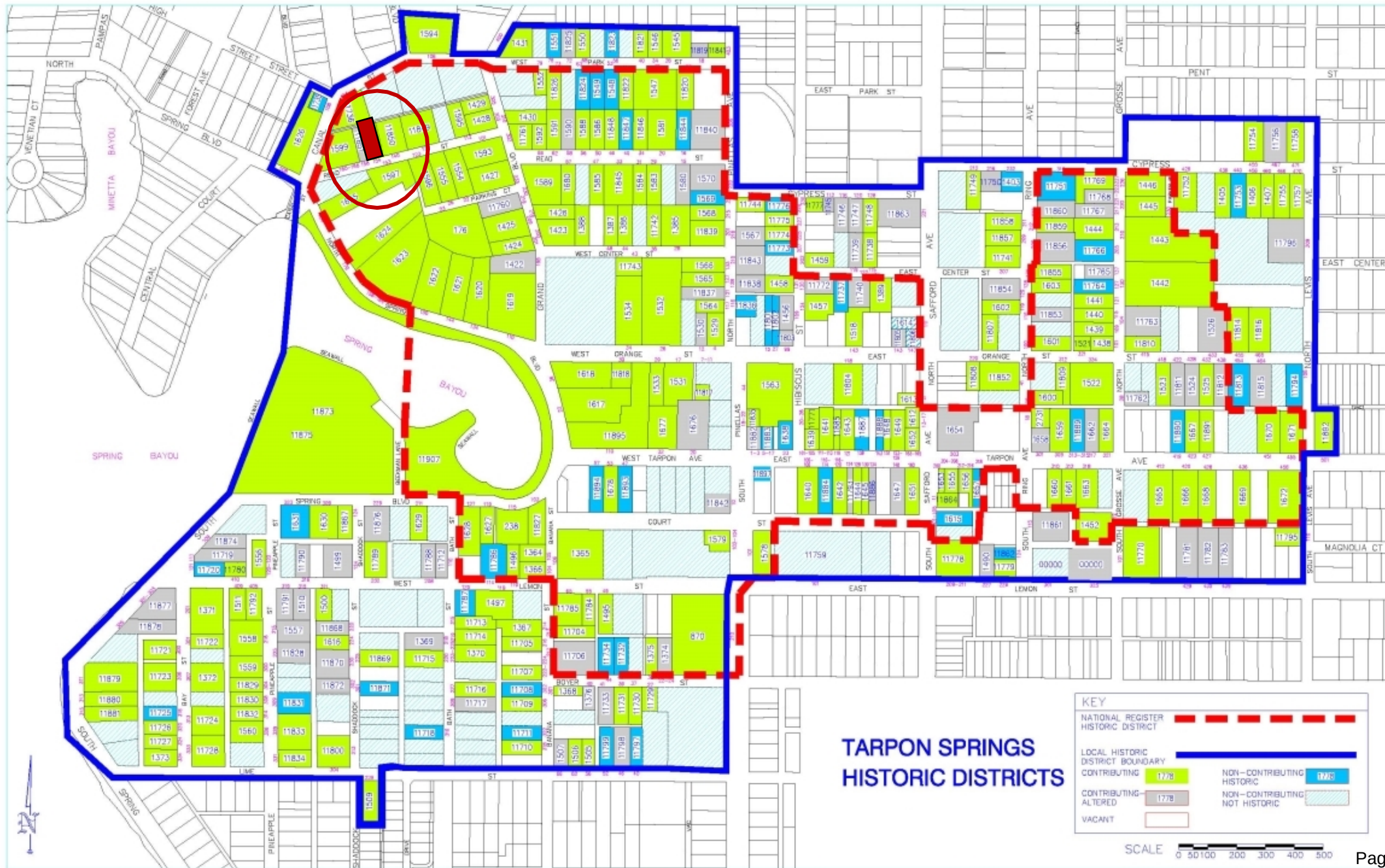
Attachments:

1. Staff Report HPB Case 24.78
2. Slide Presentation
3. Florida Master Site File Form #8PI11852
4. HPB CA Application 24.78
5. Appeal Application and related materials

MARTERIE CERTIFICATE OF APPROPRIATENESS APPLICATION #24.78 APPEAL

Board of Commissioners, May 13, 2025





FAÇADE JANUARY 2024



JANUARY 2025



WATERLINE





REQUEST

- Certificate of Approval to demolish the contributing structure
- Lot Size: 7,096 square feet
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1670
- Property Owner / Applicant: Marterie Family Trust, Owner/ Robin Hancock, Applicant

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 8 AND THE EAST 29.5 FEET OF LOT 9 AND THE VACATED ALLEY ADJACENT THERETO, J.K. CHEYNEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 9 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

154 READ STREET PROPERTIES, LLC.

SURVEY ABBREVIATIONS

[illegible]

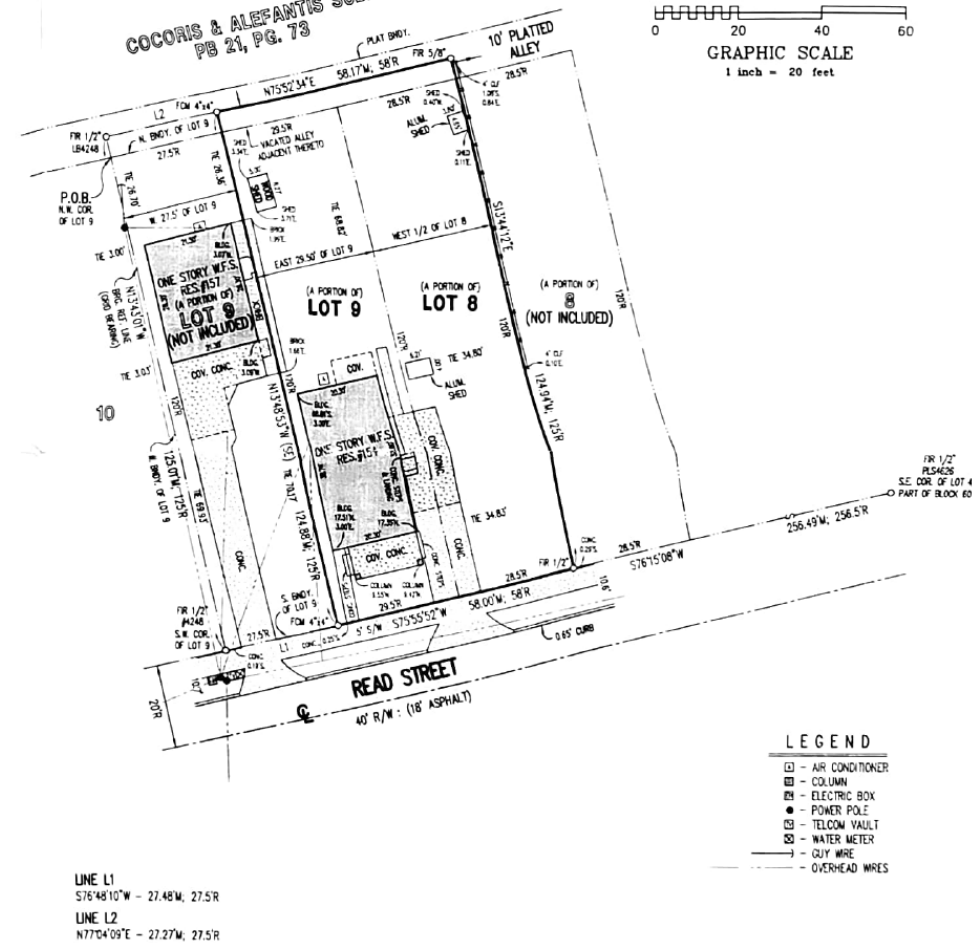
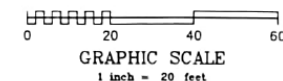
*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHAW II & ASSOCIATES, INC. (THE "SURVEYOR") AND THE CERTIFIED PROFESSIONAL SURVEYOR AND WARRANT (THE "SHOWING SURVEYORS") HEREAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYORS". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 4) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS BY ANY MEANS OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYORS' EXPRESSED, WRITTEN CONSENT.
- 5) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYORS' OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 6) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 7) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE CURATIVE AND IS SUBJECT TO ANY DESIGNATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD INCLUDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OTHER MATTERS WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 9) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE UNRECORDED EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT WERE NOT KNOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 10) BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE, COORDINATE NORTH, WEST ZONE, NAD 83, HORIZONTAL DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODESIC SURVEY.
- 11) THERE ARE NO VISIBLE ENCUMBRANCES, EXCEPT AS SHOWN HEREON.
- 12) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, EXCEPT AS SHOWN HEREON.
- 13) ALL BUILDING TIES, PROPERTY BANNER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 14) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE SHOWN ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 15) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/CONFLICTING OVERLAP, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 16) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 17) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 18) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE ENLARGED FOR QUANTITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEASURED AND ARE APPROPRIATE. PRIOR TO THE RECONSTRUCTION OF ANY TYPES OF WALLS, IT SHOULD BE PROBENT TO HAVE THE BOUNDARY LINE STAVED.
- 19) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 21) THE ACCURACY OF THIS SURVEY, AS DETERMINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE STANDARD BOUNDARY DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE NATIONAL TECHNICAL STANDARDS (55-117, FLORIDA ADMINISTRATIVE CODE).
- 22) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 23) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BOARD OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 24) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO THE PROPERTY SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERTY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND NOT THE BUSINESS OF THE SURVEYOR. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 25) THIS SURVEY SHALL NOT BE USED WITH A SURVEY ATTACHEMENT. AN INCORRECT SURVEY ATTACHEMENT CAN INCREASE THE OWNER/USER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE ATTACHED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION. ONLY AN INCORRECT SURVEY ATTACHEMENT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHO MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJOINING OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION, TITLE COMPANY IN CONNECTION WITH A SURVEY ATTACHEMENT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.

COCORIS & ALEFANTIS SUB.
PB 21, PG. 73



LEGEND

- Ⓐ - AIR CONDITIONER
- Ⓒ - COLUMN
- Ⓔ - ELECTRIC BOX
- - POWER POLE
- Ⓢ - TELCOM VAULT
- Ⓜ - WATER METER
- - GUY WIRE
- - OVERHEAD WIRES

BOUNDARY SURVEY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-1. F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE COUNTERSIGNED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II
 GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 251

JOB NUMBER: 210311 DATE SURVEYED: 8-25-2021
DRAWING FILE: 210311.DWG DATE DRAWN: 10-5-2021
LAST REVISION: N/A X REFERENCE: N/A

 **GEORGE A. SHIMP II**
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DESOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1255

S.O.
LR 1834

Source:
realtor.com



§ 112.00 - MAINTENANCE AND REPAIR OF CONTRIBUTING STRUCTURES, AND HISTORIC, ARCHEOLOGICAL OR CULTURAL SITES IN HISTORIC AND CULTURAL DISTRICTS.

(A) Any person(s) owning, renting or managing a contributing structure, an historic, archaeological or cultural site or a traditional cultural property in an historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.

(B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.

(C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.



4.13 Universal Guidelines for Demolition

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

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

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

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

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

Guideline 41. Guidelines for Demolition of Historic Properties

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



OPTIONS

1. Deny the appeal request as originally presented to the HPB
2. Approve the appeal request
3. Direct the applicant to submit additional information needed to determine if an Economic Hardship Exception is warranted and remand the case back to the HPB for consideration.

RESOLUTION NO. 2025-40

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA; APPROVING APPLICATION 24-78 APPEALING THE DECISION OF THE HERITAGE PRESERVATION BOARD TO DENY A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF A NATIONAL REGISTER HISTORIC DISTRICT AND LOCAL HISTORIC DISTRICT CONTRIBUTING STRUCTURE LOCATED AT 154 READ STREET; PROVIDING FOR A CERTIFICATE OF APPROPRIATENESS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Anthony Marterie, owner, submitted Application 24-78 for a Certificate of Appropriateness (CA) to demolish the primary structure located at 154 Read Street; and

WHEREAS, the structure located at 154 Read Street is designated as a contributing structure in the Tarpon Springs National Register Historic District and Local Historic District; and

WHEREAS, the Heritage Preservation Board (HPB) held a public hearing on Application 24-78 at their regular meeting of January 13, 2025, and, with four members present, unanimously voted to deny a CA for demolition; and

WHEREAS, the HPB found insufficient evidence to approve the application; and

WHEREAS, the HPB found potential violation of Section 112.00 of the Land Development Code; and,

WHEREAS, Anthony Marterie, owner, timely submitted Application No. 25-13 appealing the January 13, 2025 decision of the Heritage Preservation Board; and

WHEREAS, pursuant to Section 111.0 (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:

SECTION 1. FINDINGS

That the demolition is consistent with the Standards for Review of Section 110.00 (B) of the Land Development Code and,

That a Certificate of Appropriateness is hereby issued for the demolition of the primary structure located at 154 Read Street, as proposed in Application 24-78.

SECTION 2.

This Resolution shall become effective upon final passage and adoption, in the manner provided by law.

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 ANTHONY MARTERIE		Email TJM@NORCOAST.COM	
Address 405 INNESS DR			
City TARPON SPRINGS	State FL	Zip 34689	
Phone 4159875781	Fax	Cellular	

Applicant

Name MICHAEL STEFFEN as Authorized Signor for ANTHONY		Email michael@steffenpa.com	
Address 116 S Pinellas Ave			
City Tarpon Springs	State FL	Zip 34689	
Phone 7274202839	Fax	Cellular	

Agent (if applicable)

Name MICHAEL STEFFEN as Authorized Signor for ANTHONY		Email “	
Address “			
City “	State “	Zip “	
Phone “	Fax	Cellular	

General Information

Property Location or Address 154 READ ST, TARPON SPRINGS, FL 34689		
Legal Description (attach additional sheets as necessary) See attached Exhibit A		
Tax Parcel Number(s) 12 27 15 15228 000 0080	Current Designations of Property	
	Land Use Category Residential Medium	Zoning District CRM
Current Use of Property Vacant	Contributing Structure? ☒ YES ☐ NO	

Previous HPB Action: [please check all that apply]

☒ Certificate of Approval Date of HPB Denial 01/15/2025

☐ Economic Hardship Exemption Date of HPB Denial _____

Justification for Appeal: [attach additional sheets if necessary]

See Attached EXHIBIT B

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Appeal

Relief Requested: [attach additional sheets if necessary]

Per Section 111.00 of the LDC:

Applicant seeks reversal of the Board's decision to deny his request to demolish
the contributing building located at the referenced address.

The following must be furnished with this application: (incomplete applications will not be accepted)

- **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
- Property survey, signed and sealed by a professional land surveyor
- Mailing labels for public notices and applicable postage charges. (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

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.

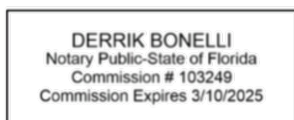
I (we) certify that MICHAEL STEFFEN is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

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: <u>02/04/2025</u>	Title Holder/Property Owner: <u>ANTHONY MARTERIE</u>
Date: <u>2/4/2025</u>	Title Holder/Property Owner: <u>MICHAEL STEFFEN, as Auth</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 4 day of February, A.D., 20 25
by MICHAEL STEFFEN, as Authorized Signor f 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: Derrik Bonelli

Signature: _____

Stamp: _____

DocuSigned by:

Derrik Bonelli

C3A38F33179E468...

EXHIBIT A

The West Half of Lot 8 and the East 29.5 feet of Lot 9, Block 60 and the vacated alley adjacent thereto, J.K. Cheyney's Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 16 of the Public Records of Pinellas County, Florida.

EXHIBIT B

Justification for Appeal:

The Board's decision was based, in part, on a theory of "demolition by neglect" stated by the Board as not the fault of the Applicant. Discussion on this point was unclear as to whether the theory should be used as authority to justify a decision either way. The damage to the subject property existed prior to Applicant's ownership, and was beyond repair. Construction costs to repair were not economically feasible, according to a quote from a reputable contractor regardless of whether additional quotes were obtained (The Board did not state a source/authority requiring additional quotes). Insufficient time was available to Applicant to responsibly tear out materials from the subject property for proper disposal, such that it was not feasible to perform a "typical" remediation of the subject property within the timeframe available to the Applicant. The basis for the Board's denial was not clearly stated amid discussion of procedural items regarding the casting of votes.

Applicant reserves the right to include additional authority/materials to this Application if needed. A hearing is requested.

154 READ STREET / REPORT OF EXISTING CONDITIONS

CRANE BROOK INCORPORATED CBC1252143
623 EAST TARPON AVE. TARPON SPRINGS FL 34689

THE STRUCTURE IS CURRENTLY CONFIGURED AS A 2 BED / 1 BATH ROOM UNIT AS
PER THE PINELLAS COUNTY TAX RECORDS: NO PERMITS HAVE BEEN ISSUED FOR INTERIOR
IMPROVEMENTS. 2002 ROOF PERMIT ISSUED. HPB CERTIFICATE OF APPROVAL WAS ISSUED 3-6-2024 FOR
EXTERIOR IMPROVEMENTS, NO ACTION TAKEN.
STRUCTURE RECEIVED APPROXIMATELY 26" OF WATER DURING HELENE

FOUNDATION: BRICK PIER, CONDITION IS POOR

FLOOR SYSTEM: WOOD FRAME, CONDITION IS DAMAGED/DEGRADING
2 X WOOD FLOOR JOIST, T & G UNDERLAYMENT
STRUCTURAL, MOISURE, MOLD, AND TERMITE DAMAGE IS PRESENT

WALLS: 2 X WOOD FRAME, CONDITION IS DAMAGED/DEGRADING
COVE WOOD SIDING, BOTTOM 5 ROWS, CONDITION IS DAMAGED/DEGRADING
MOISTURE, MOLD, WOOD ROT AND TERMITE DAMAGE IS PRESENT
LEAD TESTING REVEALED POSITIVE FOR LEAD PAINT

FINISHES: DRY WALL, PANELING AND PLASTER, CONDITION IS DAMAGED/DEGRADING
MOISTURE, MOLD, WOOD ROT AND TERMITE DAMAGE IS PRESENT
LEAD TESTING REVEALED POSITIVE FOR LEAD PAINT
FLOORING, CONDITION IS DAMAGED /DEGRADING
MOISTURE, MOLD, WOOD ROT AND TERMITE DAMAGE IS PRESENT
KITCHEN, CONDITION IS DAMAGED/DEGRADING
CABINETS ARE NOT SALVAGABLE, MOISTURE, MOLD IS PRESENT
BATH, CONDITION IS DAMAGED/DEGRADING
MOISTURE, MOLD IS PRESENT

ROOF: REPLACEMENT HAD BEEN APPROVED BY HPB NO ACTION TAKEN

MILL WORK: 1 X WOOD BASE, 100% REPLACEMENT REQUIRED, FLOOD DAMAGED, LEAD POSITIVE
WINDOWS, REPLACEMENT WAS IN THE NEAR FUTURE AND HAD BEEN APPROVED BY HPB
CASINGS PARTIAL DAMAGE, LEAD POSITIVE INTERIOR AND EXTERIOR

ELECTRICAL: 100% REPLACEMENT, NON FUNCTIONING DUE TO SALT WATER COMPROMISE OF ALL
WIRING AND DEVICES

HVAC: 100% REPLACEMENT NON-FUNCTIONING DUE TO SALT WATER COMPROMISE

THE STRUCTURE WOULD REQUIRE REMOVAL OF ALL FINISHES DOWN TO THE WOOD FRAME OF THE
LOWER 4 FT. LEAD TESTING REVEALED POSITIVE IN ALL PAINTED ORIGINAL FINISHES. FLOOR SYSTEM IS
DAMAGED AND WOULD REQUIRE REMOVAL OF STRUCTURAL UNDERLAYMENT AND WOOD FLOORS.

154 READ STREET / SCOPE OF WORK

CRANE BROOK INCORPORATED CBC1252143
623 EAST TARPON AVE. TARPON SPRINGS FL 34689

TO ELEVATE THE STRUCTURE, CONSTRUCT A BLOCK FOUNDATION APPROX 6' HIGH, WILL NOT BE VISUALLY IN KEEPING WITH THE SURROUNDING NEIGHBORHOOD.

EXISTING LOWEST LIVING = 5 FT RECVD 26" OF FLOODING (7.25')

RAISING 6 FT MIN.

NEW LOWEST LIVING = 10.5 FT. / REQUIRED BFE + FREE-BOARD ELEVATION OF 10'.

IT IS OF MY OPINION THE FOLLOWING:

1. A RAISING AND REPAIR OF THIS STRUCTURE WOULD NOT REMAIN IN KEEPING WITH THE NEIGHBORHOOD
2. RAISING DOES NOT REMAIN IN KEEPING WITH THE LOOK OF THE NEIGHBORHOOD
3. IN ORDER TO BE BROUGHT TO CODE COMPLIANCE FOR USE AS A SINGLE FAMILY DWELLING, FULL REPLACEMENT OF ALL MATERIALS IS REQUIRED MAKING RESTORATION IRRELEVANT
4. STRUCTURE DOES NOT HAVE ANY SIGNIFICANT HISTORICAL DETAILS THAT ARE DIFFICULT TO REPRODUCE
5. SOME MATERIALS HAVE EXCEEDED THEIR USEFULNESS
6. CURRENT STRUCTURAL ELEMENTS DO NOT MEET ANY BUILDING, ELECTRICAL, PLUMBING OR MECHANICAL CODES
7. COSTS TO REPAIR AND ELEVATE ARE ESTIMATED AT \$423,126 PLUS THE PURCHASE PRICE OF \$400,000 (AS PER THE TAX RECORDS).
A TOTAL COST OF \$823,126 FOR 780 SQ FT OF LIVING SPACE IS UNABLE TO CREATE AN ECONOMIC RETURN



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
January 13, 2025

STAFF REPORT, January 3, 2025

Application No. / Project Title: 24.78 / Marterie

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Robin Hancock, Applicant/Marterie Family Trust, Owner

Property Size: 7,096 square feet

Current Zoning: RM (Residential Multi-Family)

Current Land Use: Residential Medium

Location / Parcel ID: 154 Read Street / 12-27-15-15228-000-0080

Architectural Type/District Status: Frame Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval (CA) to demolish the contributing structure at 154 Read Street. The Florida Master Site File (FMSF) form for this structure (8PI1598) lists this property as built circa 1926. The wood frame home features a nearly full width, integral porch with concrete deck, supported by tapered wood posts on brick piers. The building is contributing to the local and National Register districts.

The Heritage Preservation Board approved Application 23-159 for the subject property at their regular meeting of March 4, 2024. The CA was issued to replace windows, doors, and roof, install pavers or brick tile over existing concrete steps to the porch, install new non-vented white vinyl soffit on gable eaves to match rake eaves, replace existing fascia board with woodgrain composite, and add new aluminum posts and larger fascia to the existing carport at 154 Read Street.

The applicant is seeking a CA to demolish the structure, stating that restoring the structure following flood damage from recent hurricanes is economically infeasible.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **denial** of the project as presented by the applicant based on the review criteria as described in this staff report. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

1. The parameters of Historic District Design Review Guidelines Manual (DRGM) Guideline 41 will be followed.



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 HPB is encouraged to refer to the DRGM, especially Chapter 4.13. 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 guidelines state that “the decision to demolish a historic structure is a measure of last resort and shall be based on the demonstration that there is no other feasible alternative.”
3. Guideline 41 provides for actions to be implemented should a demolition be approved. It is recommended that the Heritage Preservation Board (HPB) include these actions as conditions should they render a favorable decision on the demolition.
4. Guideline 42 states that demolition by neglect occurs when regular maintenance and repair of a property is not the result of a property owner’s financial inability to carry these actions out. The applicant has not provided any information regarding their financial inability to maintain and repair the property. Some of the items included in the construction estimate provided by the applicant are maintenance items or the result of deferred maintenance, such as “wiring and outlets to code.”
5. Article VII § 112.00 of the Land Development Code notes the following:
 - (A) Any person(s) owning, renting or managing a contributing structure, an historic, archaeological or cultural site or a traditional cultural property in an historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.
 - (B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.
 - (C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Article VII § 110.00 of the Land Development Code states in Section (B), “When authorizing a Certificate of Approval for the issuance of a demolition permit, the Board shall consider the following criteria:

(1) The historic, architectural or cultural significance of the building or structure;

ANALYSIS: The building and property have no special significance beyond the fact that it is contributing to the National Register and local districts. See further discussion of the property in the context of the district (see item 2 below) and in the context of the architectural type (see item 4 below).

(2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;

ANALYSIS: The subject building has no documented significance beyond contributing to the local historic district. The building is a contributing component to the historic ambiance of Read Street,



which is an eclectic mix of styles and construction eras. The subject block of Read Street includes the circa 1926 Mission-style former church to the immediate west of the subject property, four circa 1915 Craftsman homes, a circa 1925 Craftsman home, a circa 1905 Shingle home, a circa 1959 Masonry Vernacular home, a new build Craftsman style home, and a circa 1885 Gothic Revival home. While similar to the Craftsman style homes, the subject property is the only frame structure on this block of Read Street that does not exhibit Craftsman styling. Demolition of the structure would alter the historic streetscape and destroy a unique contributing component of the street. The HPB should determine if this alteration is significantly adverse.

(3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;

ANALYSIS: The building would not be impossible to reproduce including the design, texture, material and detail. The location/setting is not unique to a frame vernacular structure.

(4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;

ANALYSIS: The subject property is the only 1920's Frame Vernacular building on this block of Read Street. While examples of Frame Vernacular buildings cover all periods of development in Tarpon Springs, the majority were constructed prior to 1915, with the earliest built around 1883. There are approximately 146 frame vernacular structures in the local historic district, and approximately 35 of these structures were constructed in the period between 1920 and 1929. Out of the 35 Frame Vernacular structures built in this period, there is no other extant example of a single-story, gable front residence with a nearly full width, integrated porch. The only similar structure in the local historic district from this time period is located at 225 Hibiscus Street, which in contrast to the subject property has a 1/3 width porch rather than nearly full width porch; a central, rather than off-center entryway; and metal, rather than wood and brick porch supports. The subject property is the only Frame Vernacular, single-story, asymmetrical, front-gabled residence with a nearly full width integrated porch with wood and brick porch supports from this time period in the local historic district. The HPB should determine if there is sufficient representation of single-story, 1920's residential Frame Vernacular style in the district.

(5) The future utilization of the site and/or group occupancy of the structure;

ANALYSIS: The subject property is located in the RM-Residential Multi-Family Zoning District, with Residential Medium Future Land Use. The applicant has not provided any information regarding the proposed future utilization of the site. The zoning and underlying land use would permit more dense and intense use of the property if the historic structure is demolished.

(6) Whether reasonable measures can be taken to save the building, structure or traditional cultural property; and

ANALYSIS: The applicant has not provided any evidence of efforts to save the building. No building permits for the structure have been issued since a roof replacement in 2002.



The applicant has provided estimates for rehabilitating and elevating the home. Some of the items included were included in the CA issued in March of 2024. The Scope of Work provided by the applicant proposes raising the structure 6 feet, while the structure received 26 inches of flooding. Staff concurs that elevating is a reasonable action to increase resiliency of the contributing structure, but it is not required to bring the structure up to code, due to the floodplain regulation exemption for historic structures. It may also be possible to reduce flood risks to the structure through a more modest increase in elevation or other flood risk adaptations.

The HPB should review the “Proposed Costs” document provided by the applicant carefully to determine if reasonable measures could be taken to return the building to use. The analysis should include consideration of:

- Code requirements
- Necessary vs. desired items
- Required items that are the result of neglect or deferred maintenance



Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
DESIGN	DESIGN AND PLANS FOR PERMITTING	6,000.00
ENGINEERING	STRUCTURAL ENGINEERING	2,500.00
ENVIRONMENTAL	ABATEMENT FOR LEAD	5,600.00
01 FOOTERS	NEW FOUNDATION	100.00
CMU WALLS	WALLS TO 6 FT	20.00
02 SOIL TREAT	TERMITE TREATMENT OF SOIL ONLY	300.00
03 SLAB	NONE	15.00
DEMOLITION	SELECTIVE DEMOLITION OF FRONT PORCH AND CARPORT	7,000.00
DEMOLITION	EXISTING FRAME, SIDING, ELEC. PLUMB ECT	6,000.00
FRAME LABOR	BUILD FLOOR SYSTEM, REBUILD EXIST EXT WALLS TO ATTACH TO NEW FLOOR JOIST	32,400.00
FRAME MATERIALS	FLOOR SYSTEM	18,000.00
DRYWALL	REMOVE/REPLACE ALL INTERIOR DRY WALL	18,000.00
INSULATION	INSTALL WALLS AND CEILING	7,000.00
SIDING	REPAIRS TO EXISTING SIDING	5,000.00
CABINETS	SMALL KITCHEN INCLUDING COUNTER TOP	10,500.00
PAINT	INTERIOR AND EXTERIOR	18,000.00
STUCCO	INSTALL STUCCO ON THE NEW FOUNDATION	4,320.00
EXTERIOR DOORS	NEW EXTERIOR DOORS, MATCH HISTORICALLY	2,500.00
DECKING LABOR	BUILD PORCH AND STAIRS FOR EGRESS	8,000.00
DECKING MATERIAL	PORCH	7,000.00
HVAC		7,000.00
INTERIOR DOORS	INTERIOR DOORS AND TRIM	7,000.00
ROOFING	REMOVE AND REPLACE	7,000.00
FLOORING	VINYL PLANK	7.00
PLUMBING	PLUMBING OF NEW BATH AND KITCHEN	12,000.00
PLUMBING FIXTURES	BATH AND KITCHEN FIXTURES	3,200.00
SEWER CONNECTI...	NEW SEWER LINE	15.00
ELECTRICAL CONN...	NEW UNDERGROUND/DUKE RESIDENTIAL	600.00
ELECTRICAL	WIRING AND OUTLETS TO CODE	8,000.00
LIGHTING	FIXTURES AND FANS	1,600.00
MISCELLANEOUS	TO RAISE AND MOVE THE HOUSE	15,000.00
WALKS/PADS	DRIVE AND WALKS	6,000.00
TOTAL		



Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
EXCAVATION	SILT FENCE, ROUGH AND FINAL GRADE, COMPACTION TESTING, DRIVE CUT	6,000.00
WINDOWS	WINDOWS	18,000.00
LANDSCAPING	IRRIGATION AND LANDSCAPING	12,000.00
UNFORSEEN	MISCELLANEOUS 5% OF SUB TOTAL 337,605	337,605.00
PROFIT & OVERHEAD	PROFIT AND OVERHEAD	337,605.00
SUPERVISION	SITE SUPERVISION	3,000.00
ORIGINAL COST	PURCHASE PRICE \$400,000	400,000.00
TOTAL		\$823,126.00



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

ANALYSIS: This standard compels that the Heritage Preservation Board compare the current property to the value of the restored property and analyze whether the cost of restoration is justified. In this particular case, this determination is complicated by the fact that the property was purchased by the current owner in 2023 at a cost of approximately \$513 a square foot, while the just market value at the time of purchase was \$318 a square foot, according to the Pinellas County Property Appraiser.

The Pinellas County Property Appraiser sets the 2024 just market value of the property at \$277,779. Staff cannot render an expert opinion regarding reasonable economic return and/or economic feasibility, however; the following facts can be established:

1. The entitlements available for this property allow for new development that could exceed its present value if the historic structure is demolished.
2. The property was acquired at a price significantly above its appraised value. The purchase price for the property in September of 2023 was \$400,000, despite having a just market value of \$248,159 in 2023 and \$172,188 in 2022, according to the Pinellas County Property Appraiser.
3. The property owner received a Certificate of Approval in March of 2024 to complete some of the work listed in the current scope of work, indicating that some of the property's deficiencies predate this application for demolition.
4. The determination of the economic feasibility of repair is complicated by the existential economic loss of acquisition at a value significantly higher than the just market value.

With respect to the current physical condition of the property, the HPB must determine if the physical deficiencies at the property are the result of neglect and/or deferred maintenance. For instance, the largest cost items in the "Proposed Costs" document are related to the replacement of the flooring system. The lifetime of any wood product depends on several factors including moisture intrusion, but regular inspection, maintenance, and repairs prevent the complete failure of a flooring system.

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:

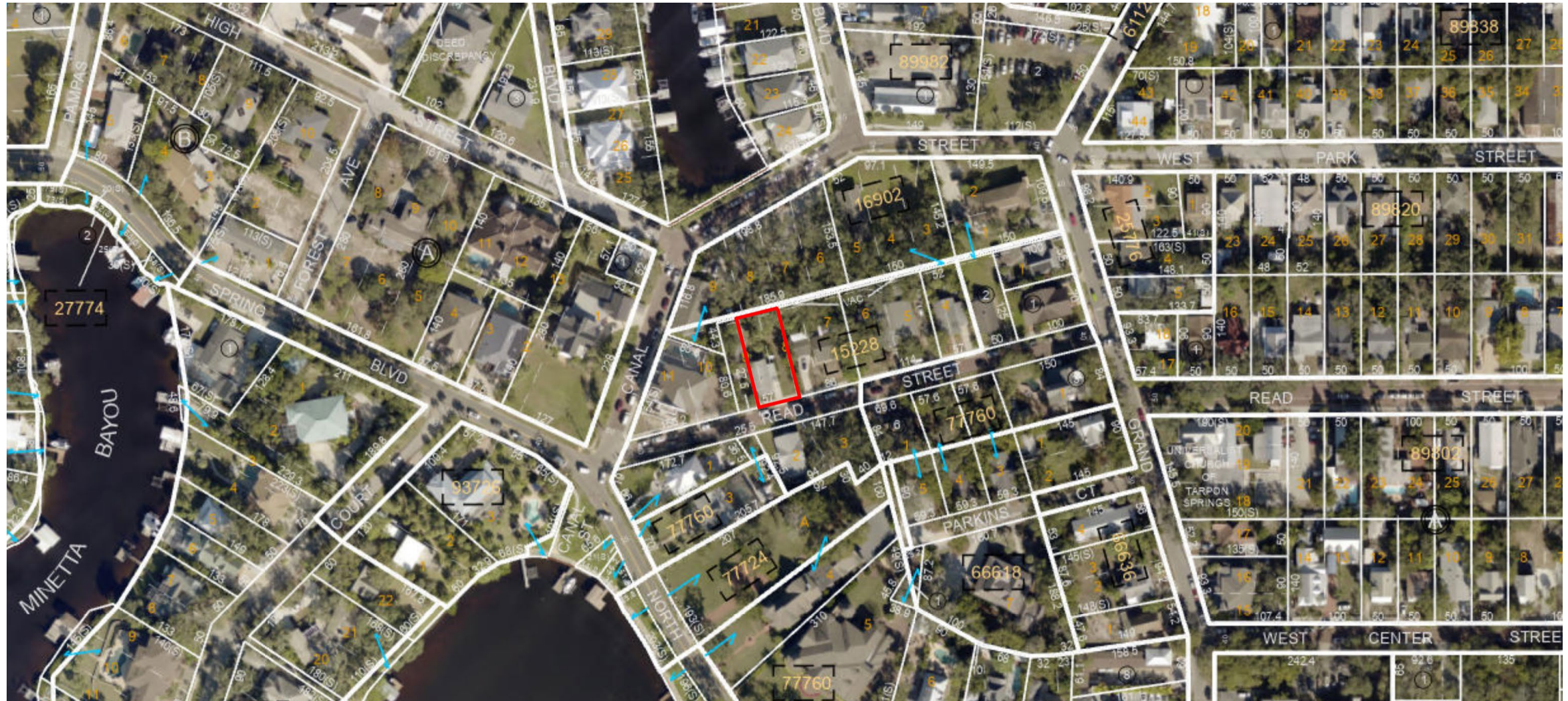
1. Slide Presentation
2. Florida Master Site File Form #8PI11852
3. Application

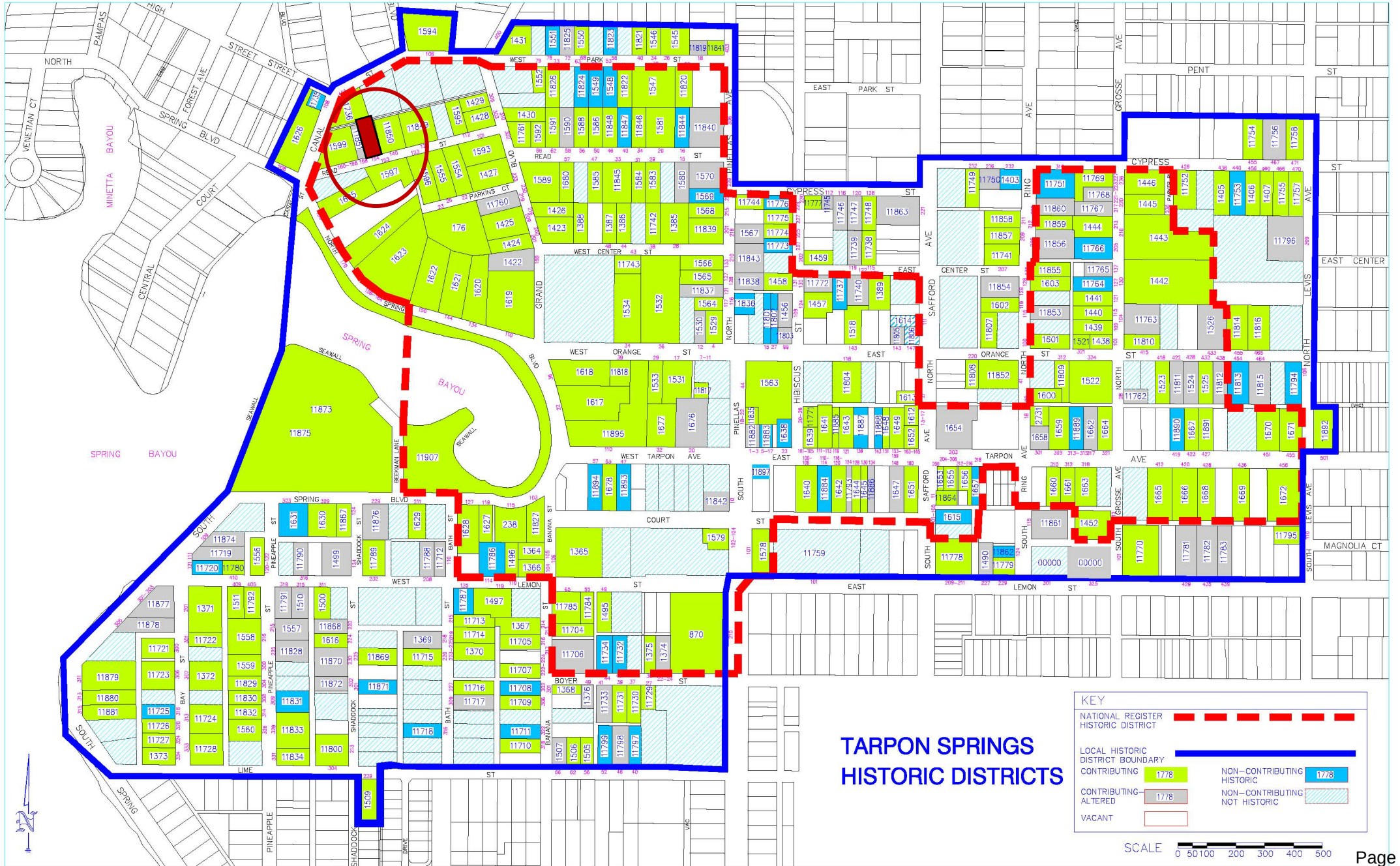
MARTERIE APPLICATION #24.78

Heritage Preservation Board, January 13, 2025



LOCATION & CONTEXT







REQUEST

- Certificate of Approval to demolish the contributing structure
- Lot Size: 7,096 square feet
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1670
- Property Owner / Applicant: Marterie Family Trust, Owner/ Robin Hancock, Applicant

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 8 AND THE EAST 29.5 FEET OF LOT 9 AND THE VACATED ALLEY ADJACENT THERETO, J.K. CHEYNEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 9 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

154 READ STREET PROPERTIES, LLC.

SURVEY ABBREVIATIONS

[illegible]

GENERAL NOTES

- 1) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHAW & ASSOCIATES, INC. (THE "SURVEYOR") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND WRAPPER (THE "SIGNING SURVEYOR") HEREINAFTER COLLECTIVELY REFERRED TO AS THE "SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. THIS DOES NOT CONSTITUTE NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LAND DESCRIPTION, AS SHOWN HEREON UNLESS OTHERWISE STATED; WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEEDS, COVENANTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD INCLUDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP MERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE UNRECORDED EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8) BASES OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE 17B, NAD 83 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 9) THERE ARE NO VISIBLE ENCUMBRANCES, EXCEPT AS SHOWN HEREON.
- 10) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES, AND UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11) ALL BUILDING TRACES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL ENERGY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PICTURED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL ENERGY MANAGEMENT AGENCY.
- 13) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16) FENCES AND WALLS (IF ANY) SHOWN ARE BEYOND THE BOUNDARIES OF THIS SURVEY ARE ENLARGED FOR QUANTITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEASURED ARE MORE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY TYPES OF WALLS, IT WOULD BE PROUDENT TO HAVE THE BOUNDARY LINE STAVED.
- 17) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE TIES/US DRAW OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED COUNTER MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE-ACCURACY REQUIREMENT AS SPECIFIED IN THE NATIONAL TECHNICAL STANDARDS (25-117, FLORIDA ADMINISTRATIVE CODE).
- 20) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21) UNLESS OTHERWISE STATED, THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES GOVERNMENT OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY ENTRY IT IS MADE TO ACCURATELY LOCATE THEM. THEIR TREE SIZE IS DETERMINED AT THEIR CHEST HEIGHT GIRTH AND THE TREE LINE IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY ENTRY HAS BEEN MADE TO PROPERTY CENTER TO THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND FIELD LOCATIONS. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 24) THIS SURVEY SHALL NOT BE USED WITH A SURVEY ATTACHEMENT. AN INCORRECT SURVEY ATTACHEMENT CAN INCREASE THE OWNER/OWNER'S LIABILITY, DECREASE THEIR LAND RIGHTS AND PROTECTIONS WHICH ARE ATTACHED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION. ONLY AN INCORRECT SURVEY ATTACHEMENT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJOINING OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY AT A LENDING INSTITUTION AND/OR AS A COMPANY IN CONNECTION WITH A SURVEY ATTACHEMENT OF A STRUCTURE WILL ONLY MAKE THE COMPANY IN FULL AND VOID.

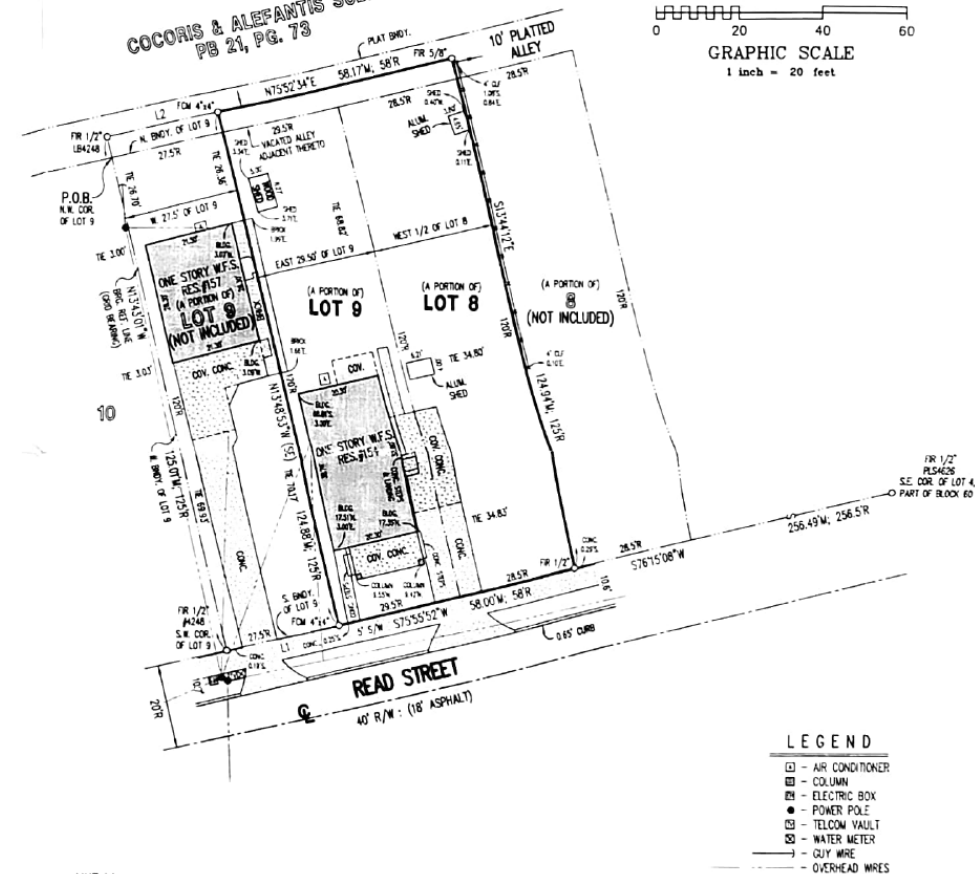
COCORIS & ALEFANTIS SUB.
PB 21, PG. 73



0 20 40 60

GRAPHIC SCALE

1 inch = 20 feet



LINE L1
S76°48'10"W - 27.48°N; 27.5°N
LINE L2
N77°04'09"E - 27.27°N; 27.5°N

BOUNDARY SURVEY

© COPYRIGHT 2021
ALL RIGHTS RESERVED
George A. Shimp II & Associates, Inc.
Any copying this document in any manner without the
expressed consent of GEORGE A. SHIMP II & ASSOCIATES, INC.
shall be prosecuted to the full extent of the law.
DO NOT COPY OR REPRODUCE

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINATED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MATTER.

JOB NUMBER: 210311 DATE SURVEYED: 8-25-2021
DRAWING FILE: 210311.DWG DATE DRAWN: 10-5-2021
LAST REVISION: N/A X REFERENCE: N/A

 **GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 DE SOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 764-5496 FAX (727) 766-1255

S.O.
LB 1834

Source:
realtor.com

FAÇADE JANUARY 2024



JANUARY 2024



JANUARY 2025



JANUARY 2025



JANUARY 2025



WATERLINE





154 READ STREET TARPON SPRINGS FL 34689

HOME OWNER: MARTERIE, ANTHONY J TRE, MARTERIE FAMILY TRUST
PROJECT: Exterior Modifications
ADDRESS: 154 Read Street
Tarpon Springs Florida 34689

LEGAL DESCRIPTION : THE WEST 1/2 OF LOT 8 AND THE EAST 29.5 FEET OF LOT 9 AND THE VACATED ALLEY ADJACENT THERETO, J.K. CHEYNEY'S SUBDIVISION OF PART OF BLOCK 60, ACCORDING TO THE MAP OR PLAT THERE OF, RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: AE / BFE.=9'

BLDG CODE & STANDARDS

FOR COMPLIANCE: FBC 8TH EDITION (2020) RESIDENTIAL
ELECTRICAL CODE: ELECTRICAL TO COMPLY WITH 2017 NEC

WIND SPEED: 145 EXPOSURE "B" , CATEGORY II, ENCLOSED

BLDG PERMIT#: LEVEL 1 ALTERATION

BUILDING AREA: LIV.
Total 780 sq ft (NO CHANGE TO LIV. SQ FT)

ZONING AND SET BACKS

ZONING - CRM

SETBACKS:

FRONT 25'
SIDE 7.5'
REAR 20'



154 Read St - Google Maps, Page 1



FRONT EXISTING



FRONT PROPOSED MODIFICATIONS

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

COVER SHEET

DRAWINGS PROVIDED BY:
CRANE BROOK INC
122 EAST ORANGE STREET
TARPON SPRINGS FL 34689
727-934-3442 / 727-950-1507

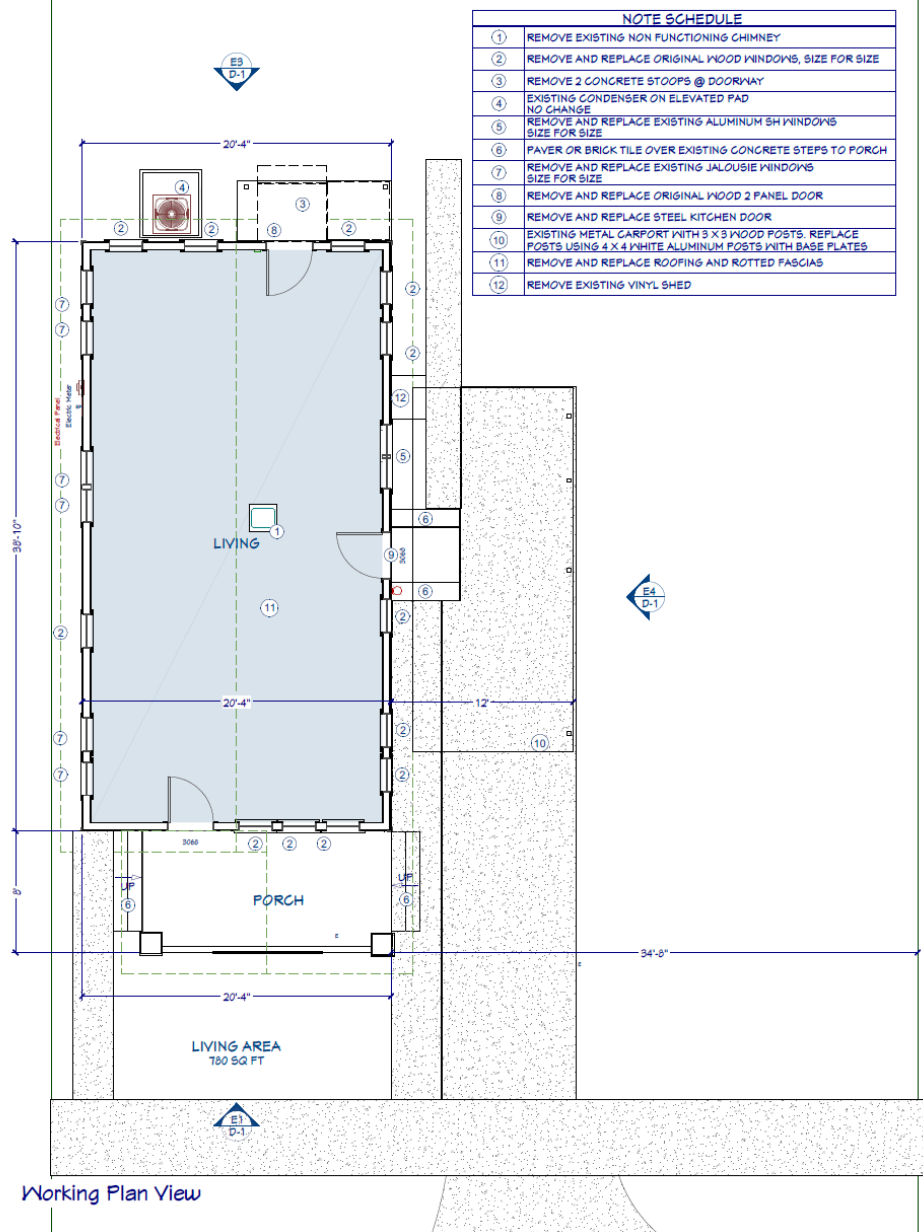
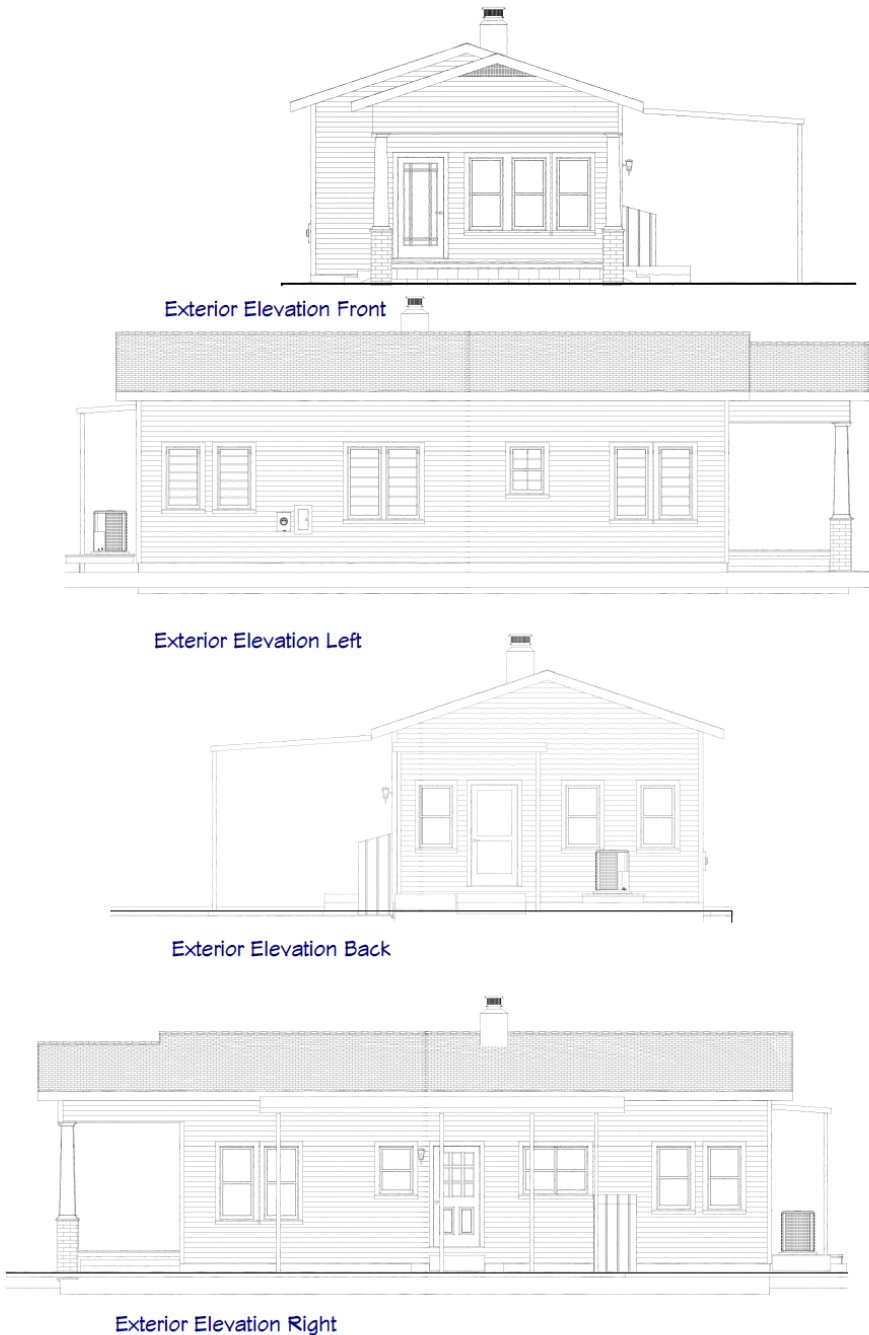
DATE:

12/20/2023

SCALE:

SHEET:

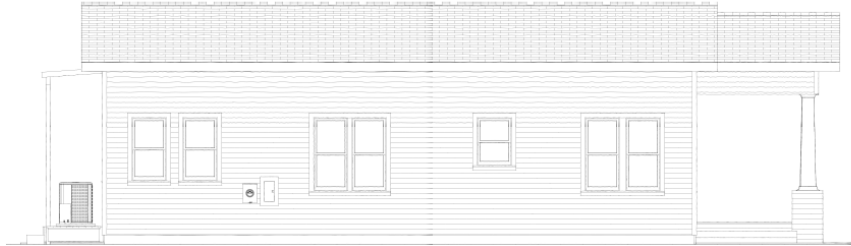
0



	MODIFICATIONS TO 154 READ STREET TARPON SPRINGS FL	
	DEMOLITION/EXISTING CONDITIONS	
DRAWINGS PROVIDED BY: CRANE BROOK, INC. 122 EAST ORANGE STREET TARPON SPRINGS FL 34664 727-954-5442 / 727-950-7507		
DATE:	12/20/2023	
SCALE:		
SHEET:	D-1	



Exterior Elevation Front



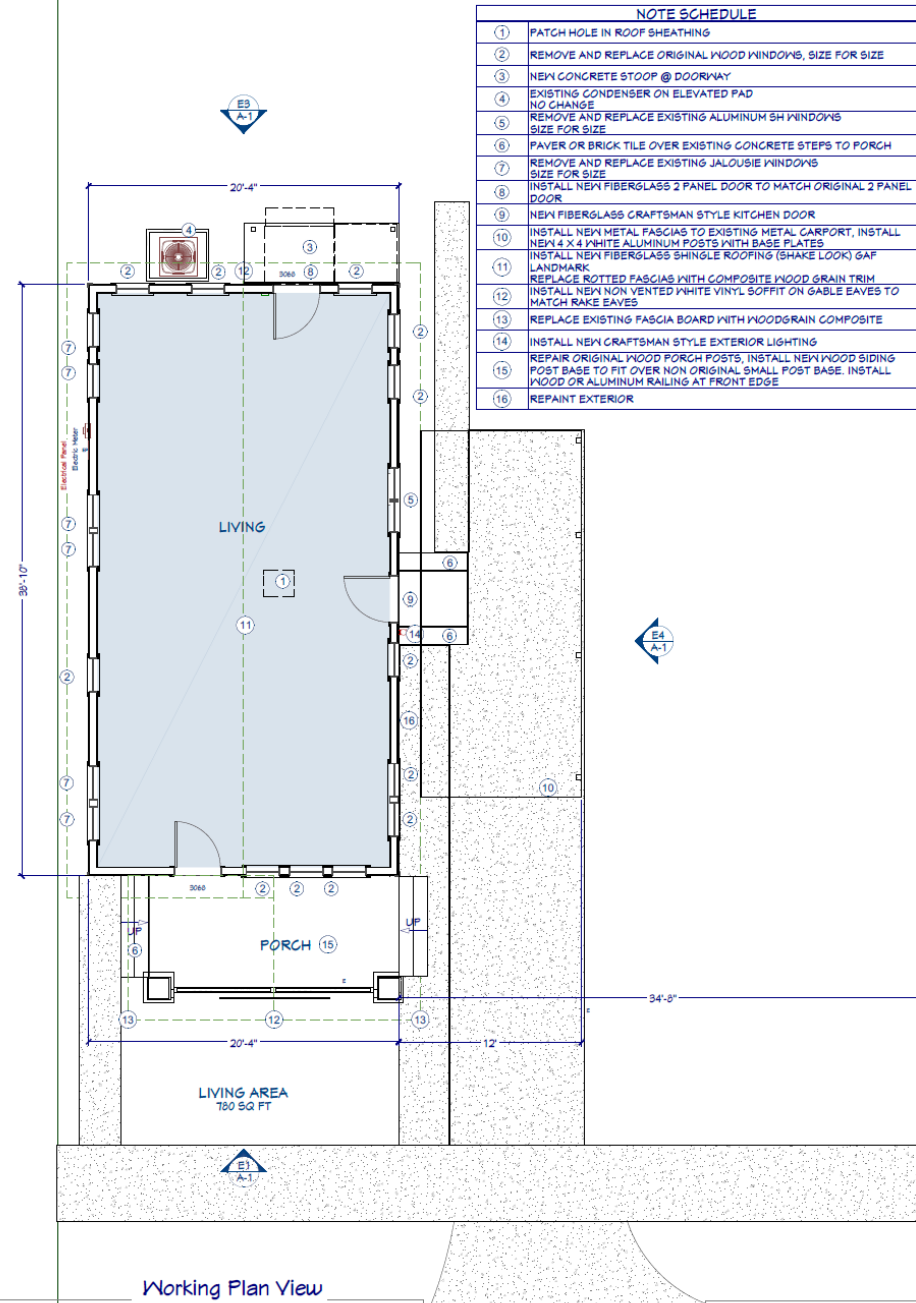
Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right



NOTE SCHEDULE	
①	PATCH HOLE IN ROOF SHEATHING
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	NEW CONCRETE STOOP @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAVER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH SIZE FOR SIZE
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	INSTALL NEW FIBERGLASS 2 PANEL DOOR TO MATCH ORIGINAL 2 PANEL DOOR
⑨	NEW FIBERGLASS CRAFTSMAN STYLE KITCHEN DOOR
⑩	INSTALL NEW METAL FASCIAS TO EXISTING METAL CARPORT, INSTALL NEW 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	INSTALL NEW FIBERGLASS SHINGLE ROOFING (SHAKE LOOK) GAP LANDMARK
⑫	REPLACE ROTTED FASCIAS WITH COMPOSITE WOOD GRAIN TRIM
⑬	REPLACE EXISTING FASCIA BOARD WITH WOODGRAIN COMPOSITE
⑭	INSTALL NEW CRAFTSMAN STYLE EXTERIOR LIGHTING
⑮	REPAIR ORIGINAL WOOD PORCH POSTS, INSTALL NEW WOOD SIDING POST BASE TO FIT OVER NON ORIGINAL SMALL POST BASE. INSTALL WOOD OR ALUMINUM RAILING AT FRONT EDGE
⑯	REPAINT EXTERIOR

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

PROPOSED
MODIFICATIONS

DRAWINGS PROVIDED BY:
CRANE BROOKING
112 EAST ORANGE STREET
T27-550-7507

DATE:

12/20/2023

SCALE:

AS NOTED

SHEET:

A-1



NOTE SCHEDULE	
①	PATCH HOLE IN ROOF SHEATHING
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	NEW CONCRETE STOOP @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAYER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	INSTALL NEW FIBERGLASS 2 PANEL DOOR TO MATCH ORIGINAL 2 PANEL DOOR
⑨	NEW FIBERGLASS CRAFTSMAN STYLE KITCHEN DOOR
⑩	INSTALL NEW METAL FASCIAS TO EXISTING METAL CARPORT, INSTALL NEW 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	INSTALL NEW FIBERGLASS SHINGLE ROOFING (SHAKE LOOK) GAF LANDMARK REPLACE ROTTED FASCIAS WITH COMPOSITE WOOD GRAIN TRIM
⑫	INSTALL NEW NON VENTED WHITE VINYL SOFFIT ON GABLE EAVES TO MATCH RAKE EAVES
⑬	REPLACE EXISTING FASCIA BOARD WITH WOODGRAIN COMPOSITE
⑭	INSTALL NEW CRAFTSMAN STYLE EXTERIOR LIGHTING
⑮	REPAIR ORIGINAL WOOD PORCH POSTS, INSTALL NEW WOOD SIDING POST BASE TO FIT OVER NON ORIGINAL SMALL POST BASE. INSTALL WOOD OR ALUMINUM RAILING AT FRONT EDGE
⑯	REPAINT EXTERIOR



§ 112.00 - MAINTENANCE AND REPAIR OF CONTRIBUTING STRUCTURES, AND HISTORIC, ARCHEOLOGICAL OR CULTURAL SITES IN HISTORIC AND CULTURAL DISTRICTS.

(A) Any person(s) owning, renting or managing a contributing structure, an historic, archaeological or cultural site or a traditional cultural property in an historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.

(B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.

(C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.



4.13 Universal Guidelines for Demolition

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

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

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

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

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

Guideline 41. Guidelines for Demolition of Historic Properties

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

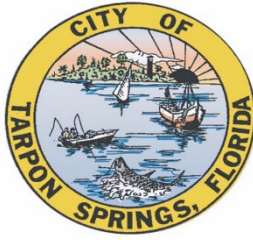


PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of the project as presented by the applicant based on inconsistencies with the review criteria. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

1. The parameters of Historic District Design Review Guidelines Manual (DRGM) Guideline 41 will be followed.
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 were received.



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 6, 2024

Mr. Anthony Marterie
405 Innes Drive
Tarpon Springs, FL 34689
(tjm@norcoast.com, robin@cranebrookinc.com)

RE: **Certificate of Approval – 154 Read Street
Application #23-159**

To Whom it May Concern,

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 4, 2024, approved your request to replace windows, doors, and roof, install pavers or brick tile over existing concrete steps to the porch, install new non-vented white vinyl soffit on gable eaves to match rake eaves, replace existing fascia board with woodgrain composite, and add new aluminum posts and larger fascia to the existing carport at the contributing property at 154 Read Street. The following conditions of approval were specified:

1. 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 #23-159



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1598

Recorder # 248

Recorder Date 2/18/09

Original ☐Update ☒

Site Name 154 Read Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 154 Read Street

Vicinity of N side of Read between Grand and Spring

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327108 Northing 3114977 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1926 Circa ☒Alterations ☒ Date c.1970 Type/Location some windows replaced, deck rebuilt in concreteAdditions ☒ Date Unknown Type/Location rear extension in line with the original house and roof lineMoved ☐ Original Location

Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Wood frame Exterior Fabric Weatherboard

Foundation Piers Foundation Materials Unknown Foundation Infill N/A

No. of Porches 1 Locations/Features nearly full width, integral, with concrete deck, supported by tapered wood posts on brick piers

Main Entrance (stylistic details): off-center entry under main porch

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Gable Roofing Materials Composition shingles

Secondary Structures ☒ Comments Metal carport Location east sideChimneys ☒ Number 1 Orientation East Location Ridge/Exterior Material BrickWood Windows ☒ Type DHS Light # 1/1Metal Windows ☒ Type SHS; Jalousie Light # 1/1

Exterior Ornament cornerboards, rafter tails, vents (lattice in gable end)

Condition Good Surroundings Residential

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

This asymmetrical façade residence has a front gable roof and separate 3/4 front gable porch supported by battered columns on brick piers. The soffits have been covered with aluminum panels.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

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

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-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	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		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 Olausen, Stephen A. FMSF form for 8PI1598. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #261, Facing NE

RECORDER INFORMATION

Recorder Name Janus Research

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

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



SKETCH MAP





Location of 8PI1598
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

0 500 ft.

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 ANTHONY MARTERIE		Email TJM@NORCOAST.COM	
Address 405 INNESS DR			
City TS	State FL	Zip 34689	
Phone 4159875781	Fax	Cellular	

Applicant

Name ROBIN HANCOCK		Email ROBIN@CRANEBROOKINC.COM	
Address 623 E TARPON SVE			
City TS	State FL	Zip 34689	
Phone 727-580-7507	Fax	Cellular	

Agent (if applicable)

Name Same as applicant		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address 154 READ ST TS FL 34689			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12 27 15 15228 000 0080	Current Designations of Property <table border="1"> <tr> <td>Land Use Category residential medium</td> <td>Zoning District CRM</td> </tr> </table>	Land Use Category residential medium	Zoning District CRM
Land Use Category residential medium	Zoning District CRM		
Current Use of Property Vacant	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 <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1920	Architectural Style FRAME VERNACULAR	Porches? ☒ YES ☐ NO
Original Use SFR	Present Use SFR	Proposed Use
Roof Type & Material FIBERGLASS SHINGLE		Exterior Siding Material WOOD

Previous Additions or Modifications: [please describe and include dates]

ALUMINUM CARPORT EXT DOORS ROOFING CONCRETE DRIVE

Description of Proposed Work:

DUE TO HURRICANE MILTON FLOODING DAMAGE, HOUSE TO BE DEMOLISHED.

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

POOR- FLOOR SYSTEM, UNDERLAYMENT, WOOD FLOORING IRREPAIRABLE. DRYWALL FINISH DAMAGED.

ALL EXTERIOR DOORS AND SOME WINDOWS ARE DAMAGED BEYOND REPAIR. CONSTRUCTION COSTS TO REPAIR IS NOT ECONOMICALLY FEASIBLE.

HOUSE NOW HAS APPARENT MOLD AND INSIDE WALLS AS WELL.

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 ROBIN HANCOCK 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: <u>ANTHONY MARTERIE</u>
Date: <u>10/30/2024</u>	Title Holder/Property Owner: <u><i>Anthony Marterie</i></u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 30 day of OCT., A.D., 2024
by ANTHONY MARTERIE, ~~who is personally known~~ to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

	DOREE ANN LESTER	NOTARY PUBLIC
	Notary Public	Name: <u>DOREE ANN LESTER</u>
	State of Florida	Signature: <u><i>[Signature]</i></u>
	Comm# HH498421	Stamp: _____
	Expires 2/29/2028	

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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 which 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.*
- (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.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Erica Contreras

WITNESS

PRINT NAME: Sabrina Layne

154 Read St Properties LLC

By:

Carlos J. Mazariegos, Manager

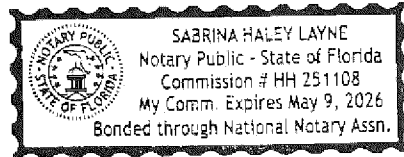
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of September, 2023 by Carlos J. Mazariegos, Manager of 154 Read St Properties LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Sabrina Layne
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: photo ID



Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
DESIGN	DESIGN AND PLANS FOR PERMITTING	6,000.00
ENGINEERING	STRUCTURAL ENGINEERING	2,500.00
ENVIRONMENTAL	ABATEMENT FOR LEAD	5,600.00
01 FOOTERS	NEW FOUNDATION	100.00
CMU WALLS	WALLS TO 6 FT	20.00
02 SOIL TREAT	TERMITE TREATMENT OF SOIL ONLY	300.00
03 SLAB	NONE	15.00
DEMOLITION	SELECTIVE DEMOLITION OF FRONT PORCH AND CARPORT	7,000.00
DEMOLITION	EXISTING FRAME, SIDING, ELEC. PLUMB ECT	6,000.00
FRAME LABOR	BUILD FLOOR SYSTEM, REBUILD EXIST EXT WALLS TO ATTACH TO NEW FLOOR JOIST	32,400.00
FRAME MATERIALS	FLOOR SYSTEM	18,000.00
DRYWALL	REMOVE/REPLACE ALL INTERIOR DRY WALL	18,000.00
INSULATION	INSTALL WALLS AND CEILING	7,000.00
SIDING	REPAIRS TO EXISTING SIDING	5,000.00
CABINETS	SMALL KITCHEN INCLUDING COUNTER TOP	10,500.00
PAINT	INTERIOR AND EXTERIOR	18,000.00
STUCCO	INSTALL STUCCO ON THE NEW FOUNDATION	4,320.00
EXTERIOR DOORS	NEW EXTERIOR DOORS, MATCH HISTORICALLY	2,500.00
DECKING LABOR	BUILD PORCH AND STAIRS FOR EGRESS	8,000.00
DECKING MATERIAL	PORCH	7,000.00
HVAC		7,000.00
INTERIOR DOORS	INTERIOR DOORS AND TRIM	7,000.00
ROOFING	REMOVE AND REPLACE	7,000.00
FLOORING	VINYL PLANK	7.00
PLUMBING	PLUMBING OF NEW BATH AND KITCHEN	12,000.00
PLUMBING FIXTURES	BATH AND KITCHEN FIXTURES	3,200.00
SEWER CONNECTI...	NEW SEWER LINE	15.00
ELECTRICAL CONN...	NEW UNDERGROUND/DUKE RESIDENTIAL	600.00
ELECTRICAL	WIRING AND OUTLETS TO CODE	8,000.00
LIGHTING	FIXTURES AND FANS	1,600.00
MISCELLANEOUS	TO RAISE AND MOVE THE HOUSE	15,000.00
WALKS/PADS	DRIVE AND WALKS	6,000.00
TOTAL		

Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
EXCAVATION	SILT FENCE, ROUGH AND FINAL GRADE, COMPACTION TESTING, DRIVE CUT	6,000.00
WINDOWS	WINDOWS	18,000.00
LANDSCAPING	IRRIGATION AND LANDSCAPING	12,000.00
UNFORSEEN	MISCELLANEOUS 5% OF SUB TOTAL 337,605	337,605.00
PROFIT &OVERHEAD	PROFIT AND OVERHEAD	337,605.00
SUPERVISION	SITE SUPERVISION	3,000.00
ORIGINAL COST	PURCHASE PRICE \$400,000	400,000.00
TOTAL		\$823,126.00

August 29, 2024

Crane Brook Inc.
Ms. Ann Lester
Project Coordinator
122 East Orange Street
Tarpon Springs, FL 34689

**RE: LEAD-BASED PAINT SCREENING AT THE RESIDENTIAL STRUCTURE
WINDOW AREAS LOCATED AT 154 READ STREET IN TARPON SPRINGS,
FLORIDA**

Dear Ms. Lester:

Greenfield Environmental, Inc. (GE) has completed the lead-based paint screening at the above-referenced residential structure window areas. The survey was conducted on August 22, 2024 by Max Adamski. The lead screening was conducted in order to detect accessible lead-based paint at the interior and select exterior areas of the structure prior to upcoming renovations. Painted walls, soffit, fascia boards and window components were surveyed at the structure. All window areas at the structure were inspected. GE inspected the painted surfaces at the areas, which may be impacted during upcoming renovation activities.

The EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. Painted surfaces to be impacted during renovation activities should be analyzed for lead-based paint prior to disturbing these painted building components.

The lead-based paint survey was performed utilizing a Sci Aps XRF series lead analyzer, which is accepted by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Housing and Urban Development (HUD). The XRF device was calibrated prior to and following our testing activities.

Eighteen (18) sample points were assessed with the XRF unit. A reading of 1.0 mg/cm^2 or greater with the Niton unit qualifies the paint as lead-based paint. The XRF results are located in **Appendix A**.

REGULATORY DEFINITIONS

HUD/EPA

Defines lead-based paint as coatings where the concentration of lead is equal to or greater than either 1.0 milligram of lead per square centimeter of surface area (1.0 mg/cm²) when tested by XRF or 0.5% by weight when analyzed by laboratory methods.

OSHA

Does not have a definition of lead-based paint. OSHA addresses lead that can become airborne if coatings containing any concentration of lead are disturbed during construction activities.

FINDINGS

The XRF results indicated that one (1) of the painted surfaces tested at the structure was determined to be a lead-based paint component. Lead-based paint was found at the south and east exterior white painted wooden window frames.

In addition, lead-containing paint was found at select painted surfaces tested, in which OSHA lead regulations do apply for personnel that will conduct renovation/construction operations. Please refer to **Appendix A** for all XRF lead sample locations and results.

CONCLUSIONS AND RECOMMENDATIONS

Lead-based paint was found during the lead-based paint screening at select building exterior window frame surfaces. These painted surfaces should not be scraped or damaged by untrained personnel. If these areas are to be disturbed, all work should be conducted by properly trained/certified personnel that are using proper engineering controls and proper protective equipment. Lead-containing paint was also present at select surfaces tested.

To comply with OSHA lead regulation 29 CFR 1926.62, this report should be made available to personnel that will conduct renovation operations at the structure. This regulation considers coatings that contain measurable amounts of lead to be lead-based paint and mandates protective measures when a construction/painting or demolition project involves the disturbance of painted components in such a way as to cause airborne emissions of lead particulates (sanding, scraping, grinding, etc.). These protective measures include: hazard communication training, personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Action Level (AL) of 30 micrograms per cubic meter as an eight-hour time weighted average (TWA).

LIMITATIONS

This sampling letter report has been prepared by GE in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this report is to assist the client in locating lead-based paint (LBP).

GE's interpretations and recommendations are based upon the results of the sampling and are in compliance with environmental regulations. This report was prepared solely for the use of **Crane Brook Inc.** and is not intended for use by third party beneficiaries. The client, shall indemnify and hold GE harmless against any liability or any loss arising out of or relating to reliance by any third party on any work performed thereunder, or the contents of this report.

GE is pleased to have been of assistance to you on this project and we look forward to working with you in the future. If you have any questions or if we can be of any further service, please do not hesitate to call us at (727) 896-1266.

Sincerely,

GREENFIELD ENVIRONMENTAL, INC.



Max Adamski
Project Manager



Nicholas Barron
EPA Certified Lead Risk Assessor
#LBP-R-1157098-2

1526-0800_LeadLetter
Enclosure

APPENDIX A
XRF RESULTS

**RESIDENTIAL STRUCTURE
WINDOW RENOVATION AREAS
154 READ STREET
TARPON SPRINGS, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm ²)
C-1	Calibration	Standard Reference Material 2571	-----	White	-----	0.00
C-2	Calibration	Standard Reference Material 2573	-----	Red	-----	0.90
C-3	Calibration	Standard Reference Material 2572	-----	Yellow	-----	3.3
1	Exterior West	Window Trim	Wood	White	Good	0.020
2	Exterior South	Window Trim	Wood	White	Good	0.018
3	Exterior East	Window Trim	Wood	White	Good	0.00
4	Exterior North	Window Trim	Wood	White	Good	0.00
5	Exterior West	Window Frame	Metal	White	Good	0.42
6	Exterior South	Window Frame	Wood	White	Good	3.5
7	Exterior East	Window Frame	Wood	White	Good	3.1
8	Exterior North	Window Frame	Wood	White	Good	0.4
9	Exterior	Windowsill	Wood	White	Good	0.00
10	Exterior	Windowsill	Wood	White	Good	0.00
11	Exterior North	Fascia Board	Metal	White	Good	0.00
12	Exterior South	Fascia Board	Metal	White	Good	0.00
13	Exterior East	Fascia Board	Metal	White	Good	0.00
14	Exterior West	Fascia Board	Metal	White	Good	0.00
15	Exterior South	Soffit	Wood	White	Good	0.00
16	Exterior South	Soffit	Wood	White	Good	0.00
17	Interior East	Window Trim	Wood	White	Good	0.00
18	Interior West	Window Trim	Wood	White	Good	0.00

APPENDIX B
CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that



Nicholas E Barron

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 29, 2024

LBP-R-I157098-2

Certification #

July 23, 2021

Issued On

Adrienne Priselac, Manager, Toxics Office

Land Division

United States Environmental Protection Agency

This is to certify that



Greenfield Environmental, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires February 17, 2026

NAT-17768-1

Certification #

February 03, 2021

Issued On

A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



Prepared by and return to:

Sabrina Layne
atCause Title Agency
314 South Missouri Avenue
Ste 201
Clearwater, FL 33756
(727) 339-7728
File No 2023-163-SL

Parcel Identification No 12-27-15-15228-000-0080

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of September, 2023 between 154 Read St Properties LLC, a Florida Limited Liability Company, whose post office address is 1037 Roundstone Place, Palm Harbor, FL 34683, of the County of Pinellas, State of Florida, Grantor, to Anthony J. Marterie, Trustee of The Marterie Family Trust dated March 15, 2010, whose post office address is 405 Inness Drive, Tarpon Springs, FL 34689, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

The West Half of Lot 8 and the East 29.5 feet of Lot 9, Block 60 and the vacated alley adjacent thereto, J.K. Cheyney's Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 16 of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

FULL POWER AND AUTHORITY IS HEREBY GRANTED TO THE TRUSTEES OR ITS SUCCESSORS TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, ASSIGN, SATISFY OR OTHERWISE TO MANAGE OR DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE FLORIDA STATUTE 689.071 AND FLORIDA STATUTE 689.073.

154 READ STREET / SCOPE OF WORK

CRANE BROOK INCORPORATED CBC1252143
623 EAST TARPON AVE. TARPON SPRINGS FL 34689

TO ELEVATE THE STRUCTURE, CONSTRUCT A BLOCK FOUNDATION APPROX 6' HIGH, WILL NOT BE VISUALLY IN KEEPING WITH THE SURROUNDING NEIGHBORHOOD.

EXISTING LOWEST LIVING = 5 FT RECVD 26" OF FLOODING (7.25')

RAISING 6 FT MIN.

NEW LOWEST LIVING = 10.5 FT. / REQUIRED BFE + FREE-BOARD ELEVATION OF 10'.

IT IS OF MY OPINION THE FOLLOWING:

1. A RAISING AND REPAIR OF THIS STRUCTURE WOULD NOT REMAIN IN KEEPING WITH THE NEIGHBORHOOD
2. RAISING DOES NOT REMAIN IN KEEPING WITH THE LOOK OF THE NEIGHBORHOOD
3. IN ORDER TO BE BROUGHT TO CODE COMPLIANCE FOR USE AS A SINGLE FAMILY DWELLING, FULL REPLACEMENT OF ALL MATERIALS IS REQUIRED MAKING RESTORATION IRRELEVANT
4. STRUCTURE DOES NOT HAVE ANY SIGNIFICANT HISTORICAL DETAILS THAT ARE DIFFICULT TO REPRODUCE
5. SOME MATERIALS HAVE EXCEEDED THEIR USEFULNESS
6. CURRENT STRUCTURAL ELEMENTS DO NOT MEET ANY BUILDING, ELECTRICAL, PLUMBING OR MECHANICAL CODES
7. COSTS TO REPAIR AND ELEVATE ARE ESTIMATED AT \$423,126 PLUS THE PURCHASE PRICE OF \$400,000 (AS PER THE TAX RECORDS).
A TOTAL COST OF \$823,126 FOR 780 SQ FT OF LIVING SPACE IS UNABLE TO CREATE AN ECONOMIC RETURN





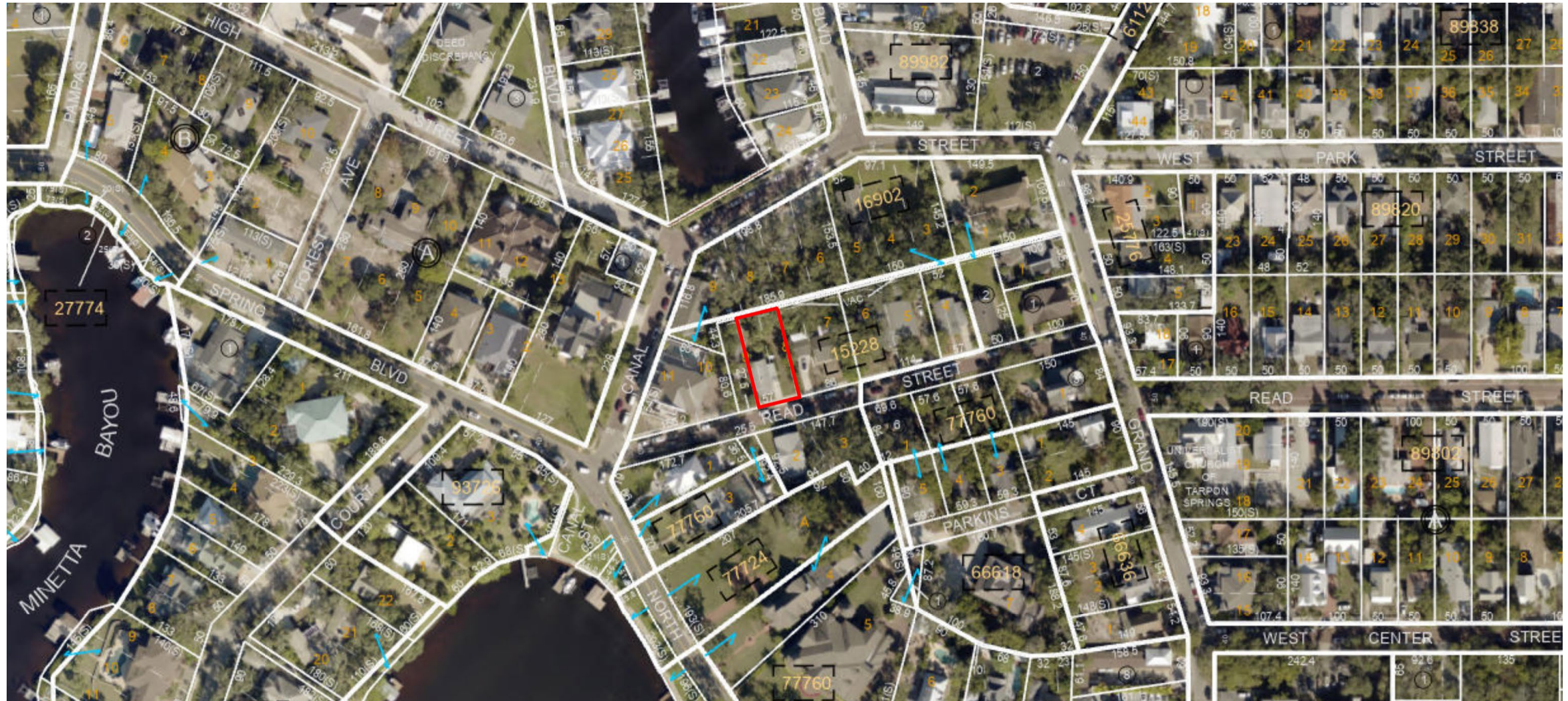


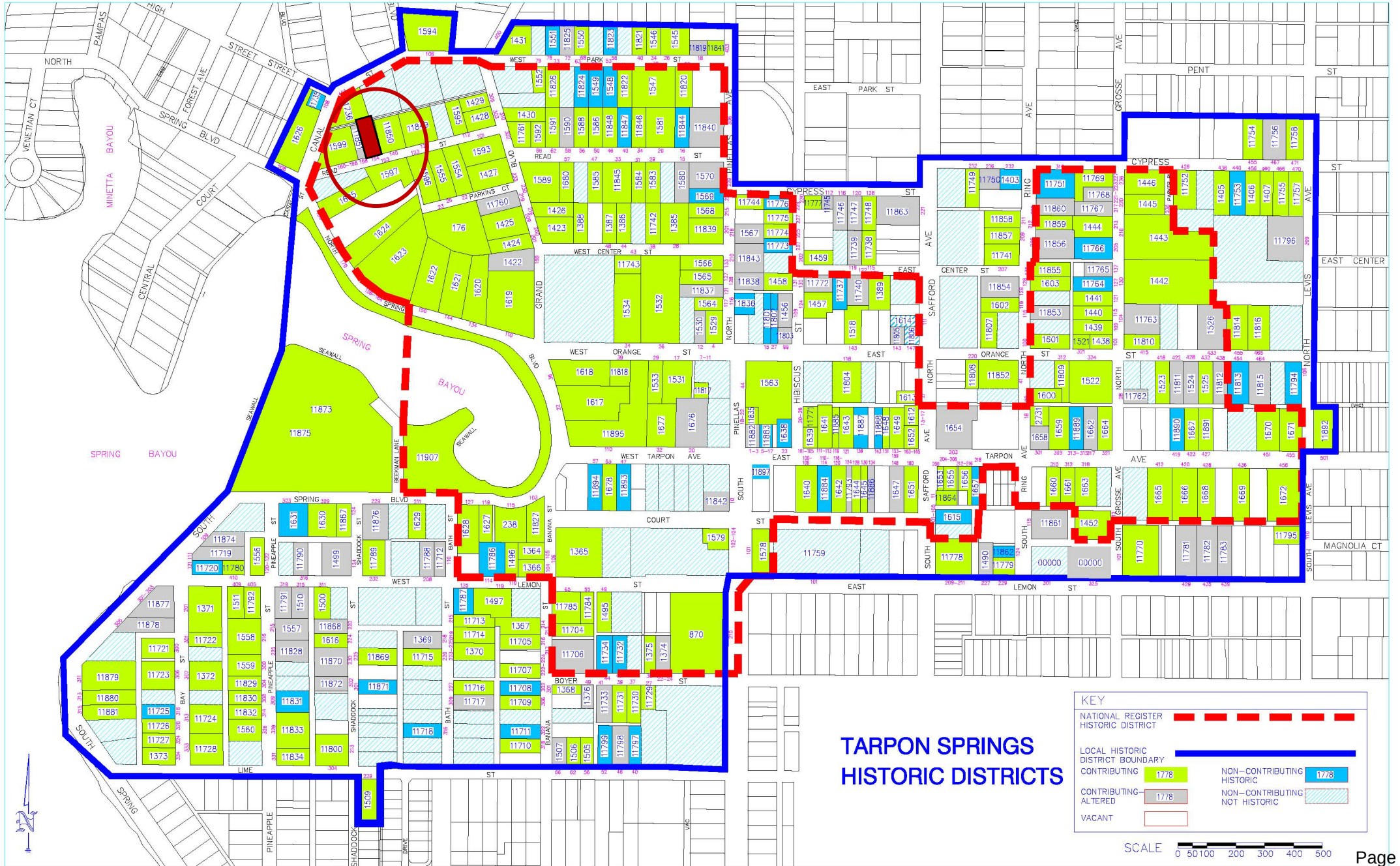
MARTERIE APPLICATION #24.78

Heritage Preservation Board, January 13, 2025



LOCATION & CONTEXT









REQUEST

- Certificate of Approval to demolish the contributing structure
- Lot Size: 7,096 square feet
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1670
- Property Owner / Applicant: Marterie Family Trust, Owner/ Robin Hancock, Applicant

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 8 AND THE EAST 29.5 FEET OF LOT 9 AND THE VACATED ALLEY ADJACENT THERETO, J.K. CHEYNEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 9 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

154 READ STREET PROPERTIES, LLC.

SURVEY ABBREVIATIONS

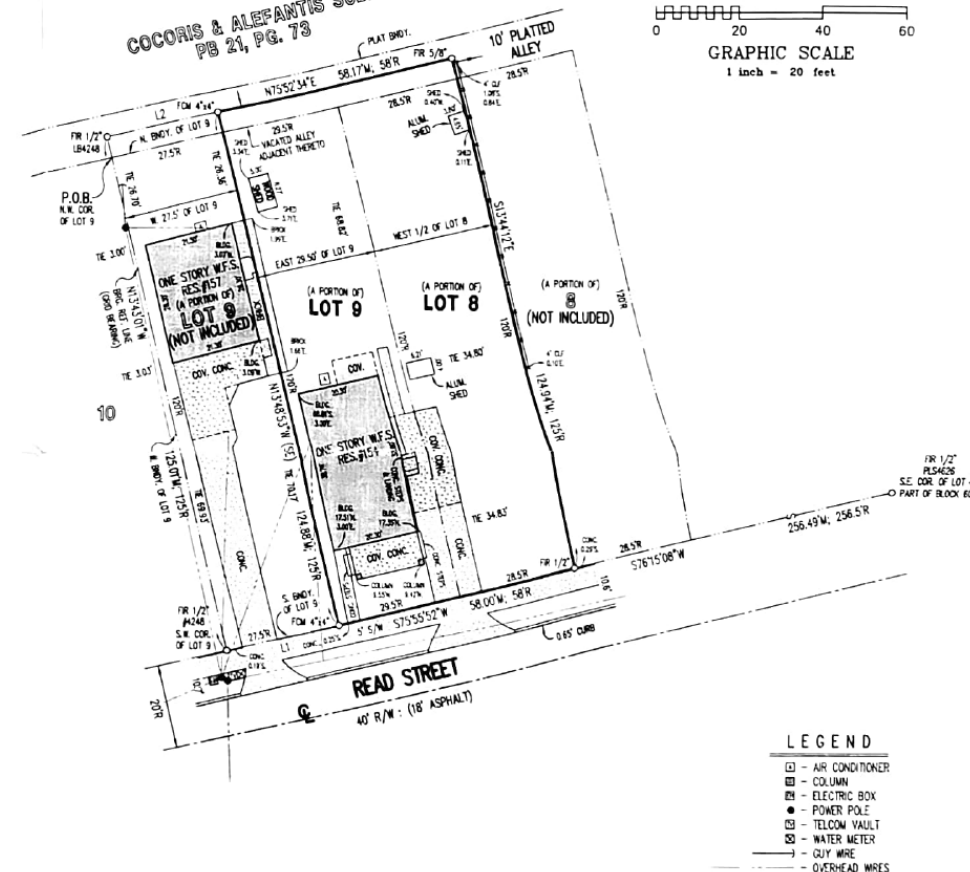
[illegible]

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON

GENERAL NOTES

- 1) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHAW & ASSOCIATES, INC. (THE "SURVEYOR") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND JAWPER (THE "SHOWING SURVEYOR"), HEREAFTER COLLECTIVELY REFERRED TO AS THE "SURVEYOR". NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIA OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES EITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5) THIS PROPERTY HAS SURVEYED BASED ON THE PROPERTY'S LAKE DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DESIGNATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER EIGHTS OF RECORD, NO INSTRUMENTS OF RECORD, HEREIN, EASEMENTS, RIGHTS-OF-WAY, AND/OR OTHER MATTERS WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD THAT AFFECT THIS SURVEY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8) BASES OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE NORTH, NAD 83, ZONE 18N, AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 9) THERE ARE NO VISIBLE ENCUMBRANCES, EXCEPT AS SHOWN HEREON.
- 10) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES, AND UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11) ALL BUILDING TRACES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PICTURED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 13) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONVEYING/DRIPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE CATEGORIZED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE YES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES HEREON ARE NOT APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, YOU SHOULD BE PRESENT TO HAVE THE BOUNDARY LINE STATED.
- 17) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE, OUTSIDE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5-1-17, FLORIDA ADMINISTRATIVE CODE).
- 20) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 22) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HIGHT DAWNER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO PROPERTY SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERTY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR, HEREON, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 23) THIS SURVEY SHALL NOT BE FILED WITH A SURVEY ATTORNEY. AN INCORRECT SURVEY ATTENTIVE CAN INCREASE THE OWNER/USER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE ATTORNEY BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL AS AN INCORRECT SURVEY ATTENTIVE CAN BE THE RESULT OF CHANGES TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJOINING OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION, TITLE COMPANY IN CONJUNCTION WITH A SURVEY ATTORNEY IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.

COCORIS & ALEFANTIS SUB.
PB 21, PG. 73



LINE L1
S76°48'10"W - 27.48'M; 27.5'R
LINE L2
N77°04'09"E - 27.27'M; 27.5'R

BOUNDARY SURVEY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINATED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAINTAINED

JOB NUMBER: 210311 DATE SURVEYED: 8-25-2021
DRAWING FILE: 210311.DWG DATE DRAWN: 10-5-2021
LAST REVISION: N/A X REFERENCE: N/A

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS
3301 DE SOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 764-5496 FAX (727) 766-1255

S.O.
I.B. 1834

Source:
realtor.com

FAÇADE JANUARY 2024



JANUARY 2024



JANUARY 2025



JANUARY 2025



JANUARY 2025



WATERLINE





154 READ STREET TARPON SPRINGS FL 34689

HOME OWNER: MARTERIE, ANTHONY J TRE, MARTERIE FAMILY TRUST
PROJECT: Exterior Modifications
ADDRESS: 154 Read Street
 Tarpon Springs Florida 34689

LEGAL DESCRIPTION : THE WEST 1/2 OF LOT 8 AND THE EAST 29.5 FEET OF LOT 9 AND THE VACATED ALLEY ADJACENT THERETO, J.K. CHEYNEY'S SUBDIVISION OF PART OF BLOCK 60, ACCORDING TO THE MAP OR PLAT THERE OF, RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: AE / BFE.=9'

BLDG CODE & STANDARDS

FOR COMPLIANCE: FBC 8TH EDITION (2020) RESIDENTIAL
ELECTRICAL CODE: ELECTRICAL TO COMPLY WITH 2017 NEC

WIND SPEED: 145 EXPOSURE "B", CATEGORY II, ENCLOSED

BLDG PERMIT#: LEVEL 1 ALTERATION

BUILDING AREA: LIV.
 Total 780 sq ft (NO CHANGE TO LIV. SQ FT)

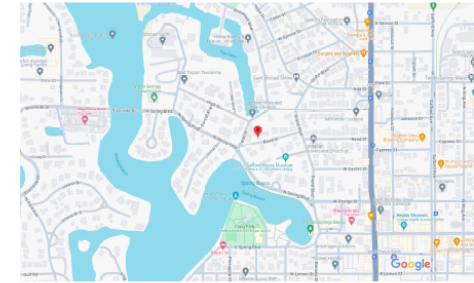
ZONING AND SET BACKS

ZONING - CRM

SETBACKS:

FRONT 25'
 SIDE 7.5'
 REAR 20'

Google Maps 154 Read St



154 Read St - Google Maps, Page 1



MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

COVER SHEET

DRAWINGS PROVIDED BY:
CRANE BROOK INC
122 EAST ORANGE STREET
TARPON SPRINGS FL 34689
727-934-3442 / 727-930-1507

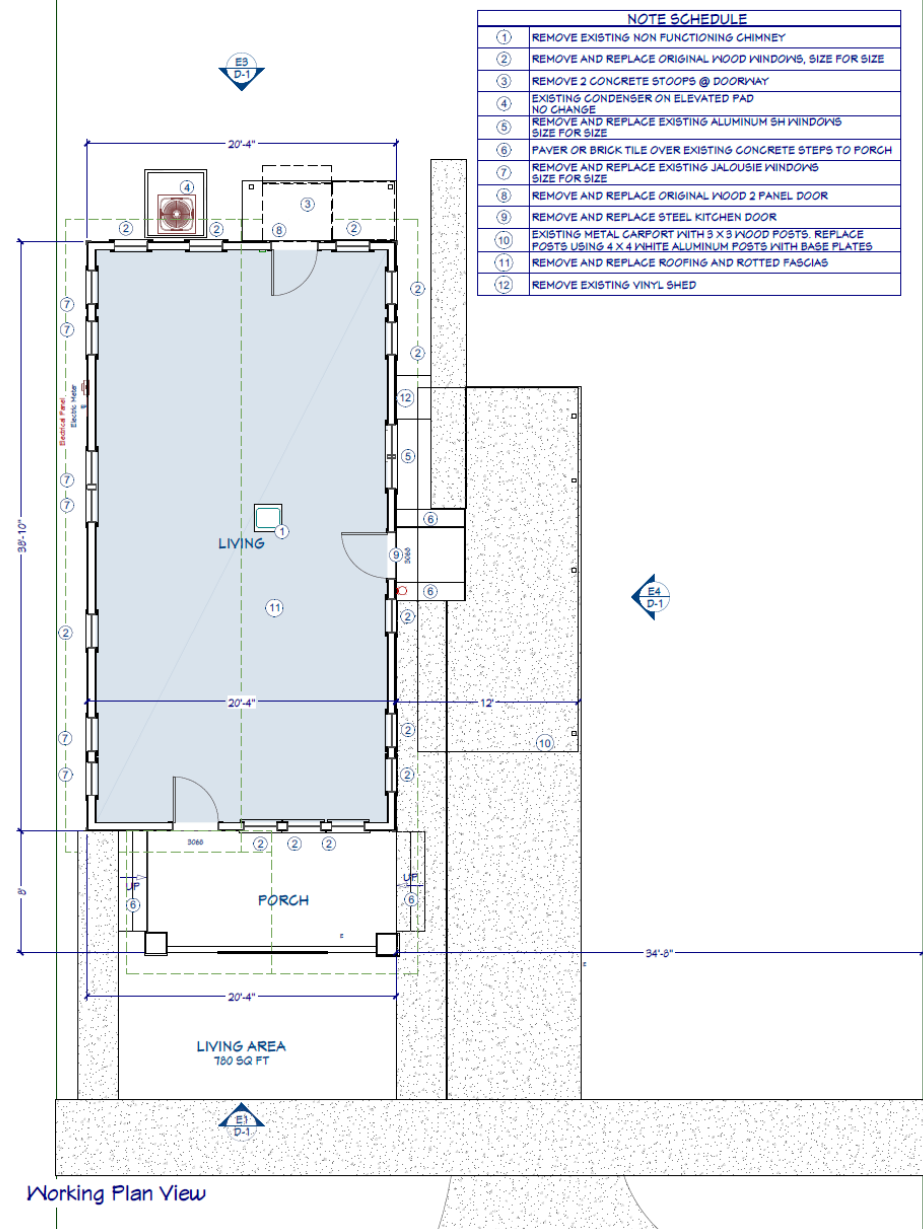
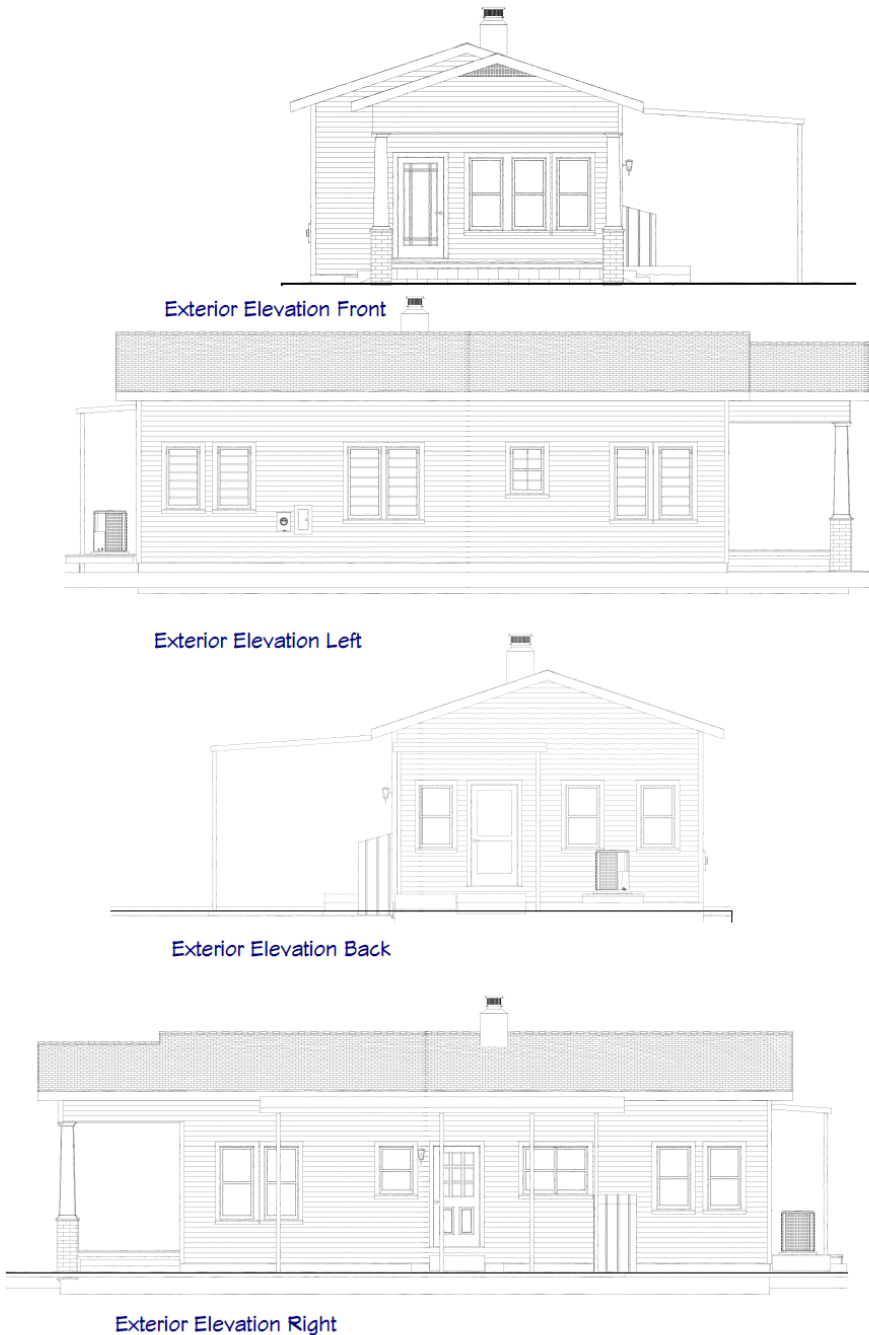
DATE:

12/20/2023

SCALE:

SHEET:

0



NOTE SCHEDULE	
①	REMOVE EXISTING NON FUNCTIONING CHIMNEY
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	REMOVE 2 CONCRETE STOOPS @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAVER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	REMOVE AND REPLACE ORIGINAL WOOD 2 PANEL DOOR
⑨	REMOVE AND REPLACE STEEL KITCHEN DOOR
⑩	EXISTING METAL CARPORT WITH 3 X 3 WOOD POSTS, REPLACE POSTS USING 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	REMOVE AND REPLACE ROOFING AND ROTTED FASCIAS
⑫	REMOVE EXISTING VINYL SHED

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

DEMOLITION/EXISTING
CONDITIONS

DRAWINGS PROVIDED BY:
CRANE BROOK, INC.
122 EAST ORANGE STREET
TARPON SPRINGS FL 34664
727-454-5442 / 727-550-7507

DATE:

12/20/2023

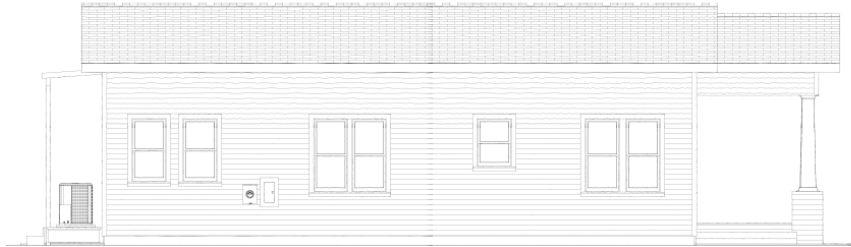
SCALE:

SHEET:

D-1



Exterior Elevation Front



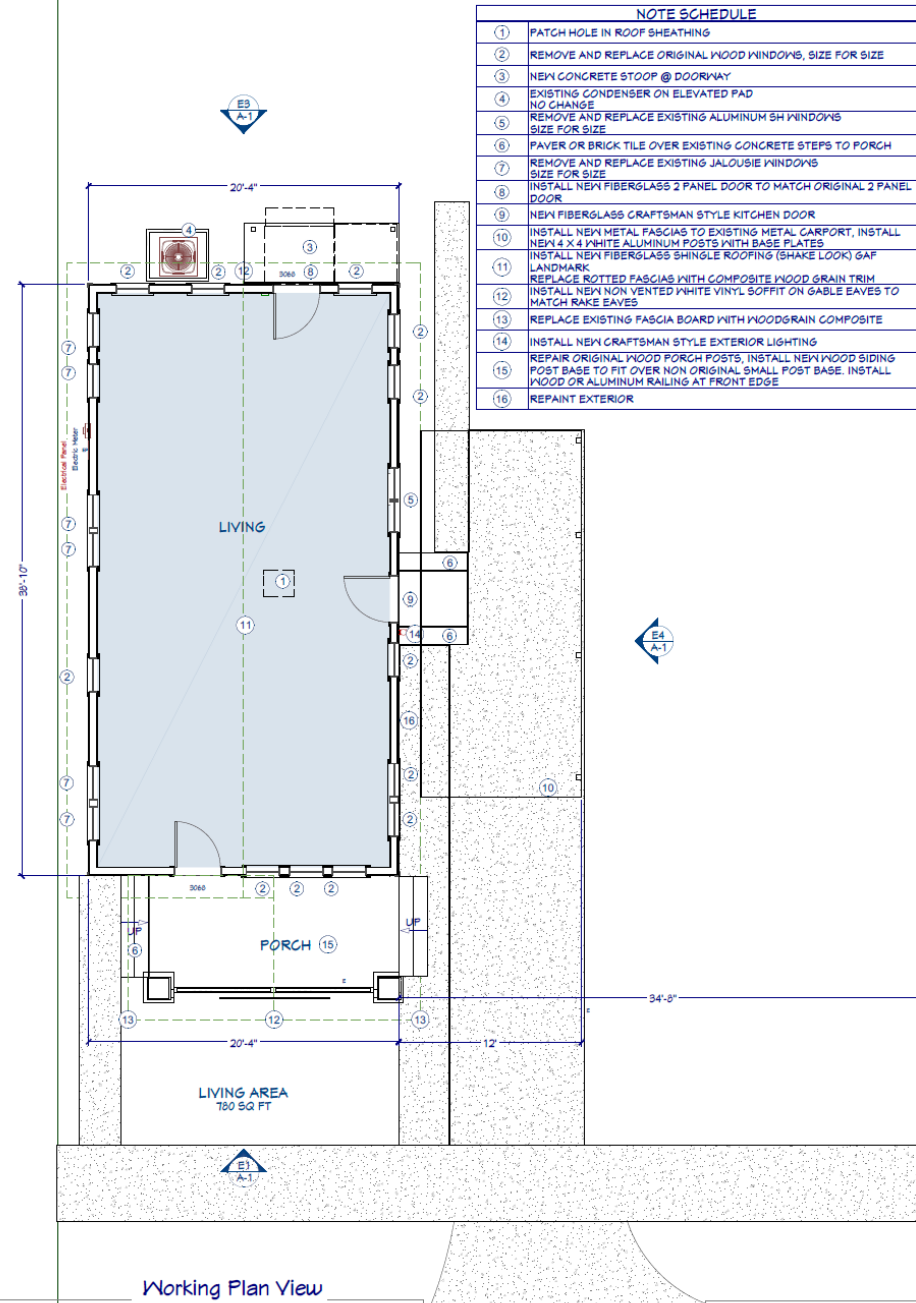
Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right



NOTE SCHEDULE	
①	PATCH HOLE IN ROOF SHEATHING
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	NEW CONCRETE STOOP @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAVER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH SIZE FOR SIZE
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	INSTALL NEW FIBERGLASS 2 PANEL DOOR TO MATCH ORIGINAL 2 PANEL DOOR
⑨	NEW FIBERGLASS CRAFTSMAN STYLE KITCHEN DOOR
⑩	INSTALL NEW METAL FASCIAS TO EXISTING METAL CARPORT, INSTALL NEW 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	INSTALL NEW FIBERGLASS SHINGLE ROOFING (SHAKE LOOK) GAP LANDMARK
⑫	REPLACE ROTTED FASCIAS WITH COMPOSITE WOOD GRAIN TRIM
⑬	REPLACE EXISTING FASCIA BOARD WITH WOODGRAIN COMPOSITE
⑭	INSTALL NEW CRAFTSMAN STYLE EXTERIOR LIGHTING
⑮	REPAIR ORIGINAL WOOD PORCH POSTS, INSTALL NEW WOOD SIDING POST BASE TO FIT OVER NON ORIGINAL SMALL POST BASE. INSTALL WOOD OR ALUMINUM RAILING AT FRONT EDGE
⑯	REPAINT EXTERIOR

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

PROPOSED
MODIFICATIONS

DRAWINGS PROVIDED BY:
CRANE BROOKING
112 EAST ORANGE STREET
T27-550-7507

DATE:

12/20/2023

SCALE:

AS NOTED

SHEET:

A-1



NOTE SCHEDULE	
①	PATCH HOLE IN ROOF SHEATHING
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	NEW CONCRETE STOOP @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAYER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	INSTALL NEW FIBERGLASS 2 PANEL DOOR TO MATCH ORIGINAL 2 PANEL DOOR
⑨	NEW FIBERGLASS CRAFTSMAN STYLE KITCHEN DOOR
⑩	INSTALL NEW METAL FASCIAS TO EXISTING METAL CARPORT, INSTALL NEW 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	INSTALL NEW FIBERGLASS SHINGLE ROOFING (SHAKE LOOK) GAF LANDMARK REPLACE ROTTED FASCIAS WITH COMPOSITE WOOD GRAIN TRIM
⑫	INSTALL NEW NON VENTED WHITE VINYL SOFFIT ON GABLE EAVES TO MATCH RAKE EAVES
⑬	REPLACE EXISTING FASCIA BOARD WITH WOODGRAIN COMPOSITE
⑭	INSTALL NEW CRAFTSMAN STYLE EXTERIOR LIGHTING
⑮	REPAIR ORIGINAL WOOD PORCH POSTS, INSTALL NEW WOOD SIDING POST BASE TO FIT OVER NON ORIGINAL SMALL POST BASE. INSTALL WOOD OR ALUMINUM RAILING AT FRONT EDGE
⑯	REPAINT EXTERIOR



§ 112.00 - MAINTENANCE AND REPAIR OF CONTRIBUTING STRUCTURES, AND HISTORIC, ARCHEOLOGICAL OR CULTURAL SITES IN HISTORIC AND CULTURAL DISTRICTS.

(A) Any person(s) owning, renting or managing a contributing structure, an historic, archaeological or cultural site or a traditional cultural property in an historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.

(B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.

(C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.



4.13 Universal Guidelines for Demolition

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

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

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

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

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

Guideline 41. Guidelines for Demolition of Historic Properties

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



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of the project as presented by the applicant based on inconsistencies with the review criteria. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

1. The parameters of Historic District Design Review Guidelines Manual (DRGM) Guideline 41 will be followed.
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 were received.



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 6, 2024

Mr. Anthony Marterie
405 Innes Drive
Tarpon Springs, FL 34689
(tjm@norcoast.com, robin@cranebrookinc.com)

**RE: Certificate of Approval – 154 Read Street
Application #23-159**

To Whom it May Concern,

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 4, 2024, approved your request to replace windows, doors, and roof, install pavers or brick tile over existing concrete steps to the porch, install new non-vented white vinyl soffit on gable eaves to match rake eaves, replace existing fascia board with woodgrain composite, and add new aluminum posts and larger fascia to the existing carport at the contributing property at 154 Read Street. The following conditions of approval were specified:

1. 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 #23-159



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1598

Recorder # 248

Recorder Date 2/18/09

Original ☐Update ☒

Site Name 154 Read Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 154 Read Street

Vicinity of N side of Read between Grand and Spring

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327108 Northing 3114977 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1926 Circa ☒Alterations ☒ Date c.1970 Type/Location some windows replaced, deck rebuilt in concreteAdditions ☒ Date Unknown Type/Location rear extension in line with the original house and roof lineMoved ☐ Original Location

Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Wood frame Exterior Fabric Weatherboard

Foundation Piers Foundation Materials Unknown Foundation Infill N/A

No. of Porches 1 Locations/Features nearly full width, integral, with concrete deck, supported by tapered wood posts on brick piers

Main Entrance (stylistic details): off-center entry under main porch

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Gable Roofing Materials Composition shingles

Secondary Structures ☒ Comments Metal carport Location east sideChimneys ☒ Number 1 Orientation East Location Ridge/Exterior Material BrickWood Windows ☒ Type DHS Light # 1/1Metal Windows ☒ Type SHS; Jalousie Light # 1/1

Exterior Ornament cornerboards, rafter tails, vents (lattice in gable end)

Condition Good Surroundings Residential

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

This asymmetrical façade residence has a front gable roof and separate 3/4 front gable porch supported by battered columns on brick piers. The soffits have been covered with aluminum panels.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

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

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-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	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		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 Olausen, Stephen A. FMSF form for 8PI1598. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #261, Facing NE

RECORDER INFORMATION

Recorder Name Janus Research

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

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



SKETCH MAP





Location of 8PI1598
USGS Quadrangle: Tarpon Springs (1973 PR 1987)



0 500 ft.

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 ANTHONY MARTERIE		Email TJM@NORCOAST.COM	
Address 405 INNESS DR			
City TS	State FL	Zip 34689	
Phone 4159875781	Fax	Cellular	

Applicant

Name ROBIN HANCOCK		Email ROBIN@CRANEBROOKINC.COM	
Address 623 E TARPON SVE			
City TS	State FL	Zip 34689	
Phone 727-580-7507	Fax	Cellular	

Agent (if applicable)

Name Same as applicant		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address 154 READ ST TS FL 34689			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12 27 15 15228 000 0080	Current Designations of Property <table border="1"> <tr> <td>Land Use Category residential medium</td> <td>Zoning District CRM</td> </tr> </table>	Land Use Category residential medium	Zoning District CRM
Land Use Category residential medium	Zoning District CRM		
Current Use of Property Vacant	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 <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1920	Architectural Style FRAME VERNACULAR	Porches? ☒ YES ☐ NO
Original Use SFR	Present Use SFR	Proposed Use
Roof Type & Material FIBERGLASS SHINGLE		Exterior Siding Material WOOD

Previous Additions or Modifications: [please describe and include dates]

ALUMINUM CARPORT EXT DOORS ROOFING CONCRETE DRIVE

Description of Proposed Work:

DUE TO HURRICANE MILTON FLOODING DAMAGE, HOUSE TO BE DEMOLISHED.

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

POOR- FLOOR SYSTEM, UNDERLAYMENT, WOOD FLOORING IRREPAIRABLE. DRYWALL FINISH DAMAGED.

ALL EXTERIOR DOORS AND SOME WINDOWS ARE DAMAGED BEYOND REPAIR. CONSTRUCTION COSTS TO REPAIR IS NOT ECONOMICALLY FEASIBLE.

HOUSE NOW HAS APPARENT MOLD AND INSIDE WALLS AS WELL.

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 ROBIN HANCOCK 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: <u>ANTHONY MARTERIE</u>
Date: <u>10/30/2024</u>	Title Holder/Property Owner: <u><i>Anthony Marterie</i></u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 30 day of OCT., A.D., 2024
by ANTHONY MARTERIE, ~~who is personally known~~ to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.



DOREE ANN LESTER
Notary Public
State of Florida
Comm# HH498421
Expires 2/29/2028

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____

DOREE ANN LESTER

[Signature]

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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 which 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.*
- (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.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Erica Contreras

WITNESS

PRINT NAME: Sabrina Layne

154 Read St Properties LLC

By:

Carlos J. Mazariegos, Manager

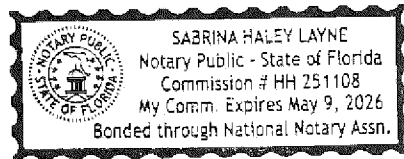
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of September, 2023 by Carlos J. Mazariegos, Manager of 154 Read St Properties LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Sabrina Layne
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: photo ID



Crane Brook, Incorporated
 623 East Tarpon Ave.
 Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
DESIGN	DESIGN AND PLANS FOR PERMITTING	6,000.00
ENGINEERING	STRUCTURAL ENGINEERING	2,500.00
ENVIRONMENTAL	ABATEMENT FOR LEAD	5,600.00
01 FOOTERS	NEW FOUNDATION	100.00
CMU WALLS	WALLS TO 6 FT	20.00
02 SOIL TREAT	TERMITE TREATMENT OF SOIL ONLY	300.00
03 SLAB	NONE	15.00
DEMOLITION	SELECTIVE DEMOLITION OF FRONT PORCH AND CARPORT	7,000.00
DEMOLITION	EXISTING FRAME, SIDING, ELEC. PLUMB ECT	6,000.00
FRAME LABOR	BUILD FLOOR SYSTEM, REBUILD EXIST EXT WALLS TO ATTACH TO NEW FLOOR JOIST	32,400.00
FRAME MATERIALS	FLOOR SYSTEM	18,000.00
DRYWALL	REMOVE/REPLACE ALL INTERIOR DRY WALL	18,000.00
INSULATION	INSTALL WALLS AND CEILING	7,000.00
SIDING	REPAIRS TO EXISTING SIDING	5,000.00
CABINETS	SMALL KITCHEN INCLUDING COUNTER TOP	10,500.00
PAINT	INTERIOR AND EXTERIOR	18,000.00
STUCCO	INSTALL STUCCO ON THE NEW FOUNDATION	4,320.00
EXTERIOR DOORS	NEW EXTERIOR DOORS, MATCH HISTORICALLY	2,500.00
DECKING LABOR	BUILD PORCH AND STAIRS FOR EGRESS	8,000.00
DECKING MATERIAL	PORCH	7,000.00
HVAC		7,000.00
INTERIOR DOORS	INTERIOR DOORS AND TRIM	7,000.00
ROOFING	REMOVE AND REPLACE	7,000.00
FLOORING	VINYL PLANK	7.00
PLUMBING	PLUMBING OF NEW BATH AND KITCHEN	12,000.00
PLUMBING FIXTURES	BATH AND KITCHEN FIXTURES	3,200.00
SEWER CONNECTI...	NEW SEWER LINE	15.00
ELECTRICAL CONN...	NEW UNDERGROUND/DUKE RESIDENTIAL	600.00
ELECTRICAL	WIRING AND OUTLETS TO CODE	8,000.00
LIGHTING	FIXTURES AND FANS	1,600.00
MISCELLANEOUS	TO RAISE AND MOVE THE HOUSE	15,000.00
WALKS/PADS	DRIVE AND WALKS	6,000.00
TOTAL		

Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
EXCAVATION	SILT FENCE, ROUGH AND FINAL GRADE, COMPACTION TESTING, DRIVE CUT	6,000.00
WINDOWS	WINDOWS	18,000.00
LANDSCAPING	IRRIGATION AND LANDSCAPING	12,000.00
UNFORSEEN	MISCELLANEOUS 5% OF SUB TOTAL 337,605	337,605.00
PROFIT &OVERHEAD	PROFIT AND OVERHEAD	337,605.00
SUPERVISION	SITE SUPERVISION	3,000.00
ORIGINAL COST	PURCHASE PRICE \$400,000	400,000.00
TOTAL		\$823,126.00

August 29, 2024

Crane Brook Inc.
Ms. Ann Lester
Project Coordinator
122 East Orange Street
Tarpon Springs, FL 34689

**RE: LEAD-BASED PAINT SCREENING AT THE RESIDENTIAL STRUCTURE
WINDOW AREAS LOCATED AT 154 READ STREET IN TARPON SPRINGS,
FLORIDA**

Dear Ms. Lester:

Greenfield Environmental, Inc. (GE) has completed the lead-based paint screening at the above-referenced residential structure window areas. The survey was conducted on August 22, 2024 by Max Adamski. The lead screening was conducted in order to detect accessible lead-based paint at the interior and select exterior areas of the structure prior to upcoming renovations. Painted walls, soffit, fascia boards and window components were surveyed at the structure. All window areas at the structure were inspected. GE inspected the painted surfaces at the areas, which may be impacted during upcoming renovation activities.

The EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. Painted surfaces to be impacted during renovation activities should be analyzed for lead-based paint prior to disturbing these painted building components.

The lead-based paint survey was performed utilizing a Sci Aps XRF series lead analyzer, which is accepted by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Housing and Urban Development (HUD). The XRF device was calibrated prior to and following our testing activities.

Eighteen (18) sample points were assessed with the XRF unit. A reading of 1.0 mg/cm^2 or greater with the Niton unit qualifies the paint as lead-based paint. The XRF results are located in **Appendix A**.

REGULATORY DEFINITIONS

HUD/EPA

Defines lead-based paint as coatings where the concentration of lead is equal to or greater than either 1.0 milligram of lead per square centimeter of surface area (1.0 mg/cm²) when tested by XRF or 0.5% by weight when analyzed by laboratory methods.

OSHA

Does not have a definition of lead-based paint. OSHA addresses lead that can become airborne if coatings containing any concentration of lead are disturbed during construction activities.

FINDINGS

The XRF results indicated that one (1) of the painted surfaces tested at the structure was determined to be a lead-based paint component. Lead-based paint was found at the south and east exterior white painted wooden window frames.

In addition, lead-containing paint was found at select painted surfaces tested, in which OSHA lead regulations do apply for personnel that will conduct renovation/construction operations. Please refer to **Appendix A** for all XRF lead sample locations and results.

CONCLUSIONS AND RECOMMENDATIONS

Lead-based paint was found during the lead-based paint screening at select building exterior window frame surfaces. These painted surfaces should not be scraped or damaged by untrained personnel. If these areas are to be disturbed, all work should be conducted by properly trained/certified personnel that are using proper engineering controls and proper protective equipment. Lead-containing paint was also present at select surfaces tested.

To comply with OSHA lead regulation 29 CFR 1926.62, this report should be made available to personnel that will conduct renovation operations at the structure. This regulation considers coatings that contain measurable amounts of lead to be lead-based paint and mandates protective measures when a construction/painting or demolition project involves the disturbance of painted components in such a way as to cause airborne emissions of lead particulates (sanding, scraping, grinding, etc.). These protective measures include: hazard communication training, personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Action Level (AL) of 30 micrograms per cubic meter as an eight-hour time weighted average (TWA).

LIMITATIONS

This sampling letter report has been prepared by GE in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this report is to assist the client in locating lead-based paint (LBP).

GE's interpretations and recommendations are based upon the results of the sampling and are in compliance with environmental regulations. This report was prepared solely for the use of **Crane Brook Inc.** and is not intended for use by third party beneficiaries. The client, shall indemnify and hold GE harmless against any liability or any loss arising out of or relating to reliance by any third party on any work performed thereunder, or the contents of this report.

GE is pleased to have been of assistance to you on this project and we look forward to working with you in the future. If you have any questions or if we can be of any further service, please do not hesitate to call us at (727) 896-1266.

Sincerely,

GREENFIELD ENVIRONMENTAL, INC.



Max Adamski
Project Manager



Nicholas Barron
EPA Certified Lead Risk Assessor
#LBP-R-I157098-2

1526-0800_LeadLetter
Enclosure

APPENDIX A
XRF RESULTS

**RESIDENTIAL STRUCTURE
WINDOW RENOVATION AREAS
154 READ STREET
TARPON SPRINGS, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm ²)
C-1	Calibration	Standard Reference Material 2571	-----	White	-----	0.00
C-2	Calibration	Standard Reference Material 2573	-----	Red	-----	0.90
C-3	Calibration	Standard Reference Material 2572	-----	Yellow	-----	3.3
1	Exterior West	Window Trim	Wood	White	Good	0.020
2	Exterior South	Window Trim	Wood	White	Good	0.018
3	Exterior East	Window Trim	Wood	White	Good	0.00
4	Exterior North	Window Trim	Wood	White	Good	0.00
5	Exterior West	Window Frame	Metal	White	Good	0.42
6	Exterior South	Window Frame	Wood	White	Good	3.5
7	Exterior East	Window Frame	Wood	White	Good	3.1
8	Exterior North	Window Frame	Wood	White	Good	0.4
9	Exterior	Windowsill	Wood	White	Good	0.00
10	Exterior	Windowsill	Wood	White	Good	0.00
11	Exterior North	Fascia Board	Metal	White	Good	0.00
12	Exterior South	Fascia Board	Metal	White	Good	0.00
13	Exterior East	Fascia Board	Metal	White	Good	0.00
14	Exterior West	Fascia Board	Metal	White	Good	0.00
15	Exterior South	Soffit	Wood	White	Good	0.00
16	Exterior South	Soffit	Wood	White	Good	0.00
17	Interior East	Window Trim	Wood	White	Good	0.00
18	Interior West	Window Trim	Wood	White	Good	0.00

APPENDIX B
CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that



Nicholas E Barron

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 29, 2024

LBP-R-I157098-2

Certification #

July 23, 2021

Issued On

Adrienne Priselac, Manager, Toxics Office

Land Division

United States Environmental Protection Agency

This is to certify that



Greenfield Environmental, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires February 17, 2026

NAT-17768-1

Certification #

February 03, 2021

Issued On

A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



Prepared by and return to:

Sabrina Layne
atCause Title Agency
314 South Missouri Avenue
Ste 201
Clearwater, FL 33756
(727) 339-7728
File No 2023-163-SL

Parcel Identification No 12-27-15-15228-000-0080

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of September, 2023 between 154 Read St Properties LLC, a Florida Limited Liability Company, whose post office address is 1037 Roundstone Place, Palm Harbor, FL 34683, of the County of Pinellas, State of Florida, Grantor, to Anthony J. Marterie, Trustee of The Marterie Family Trust dated March 15, 2010, whose post office address is 405 Inness Drive, Tarpon Springs, FL 34689, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

The West Half of Lot 8 and the East 29.5 feet of Lot 9, Block 60 and the vacated alley adjacent thereto, J.K. Cheyney's Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 16 of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

FULL POWER AND AUTHORITY IS HEREBY GRANTED TO THE TRUSTEES OR ITS SUCCESSORS TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, ASSIGN, SATISFY OR OTHERWISE TO MANAGE OR DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE FLORIDA STATUTE 689.071 AND FLORIDA STATUTE 689.073.

154 READ STREET / SCOPE OF WORK

CRANE BROOK INCORPORATED CBC1252143
623 EAST TARPON AVE. TARPON SPRINGS FL 34689

TO ELEVATE THE STRUCTURE, CONSTRUCT A BLOCK FOUNDATION APPROX 6' HIGH, WILL NOT BE VISUALLY IN KEEPING WITH THE SURROUNDING NEIGHBORHOOD.

EXISTING LOWEST LIVING = 5 FT RECVD 26" OF FLOODING (7.25')

RAISING 6 FT MIN.

NEW LOWEST LIVING = 10.5 FT. / REQUIRED BFE + FREE-BOARD ELEVATION OF 10'.

IT IS OF MY OPINION THE FOLLOWING:

1. A RAISING AND REPAIR OF THIS STRUCTURE WOULD NOT REMAIN IN KEEPING WITH THE NEIGHBORHOOD
2. RAISING DOES NOT REMAIN IN KEEPING WITH THE LOOK OF THE NEIGHBORHOOD
3. IN ORDER TO BE BROUGHT TO CODE COMPLIANCE FOR USE AS A SINGLE FAMILY DWELLING, FULL REPLACEMENT OF ALL MATERIALS IS REQUIRED MAKING RESTORATION IRRELEVANT
4. STRUCTURE DOES NOT HAVE ANY SIGNIFICANT HISTORICAL DETAILS THAT ARE DIFFICULT TO REPRODUCE
5. SOME MATERIALS HAVE EXCEEDED THEIR USEFULNESS
6. CURRENT STRUCTURAL ELEMENTS DO NOT MEET ANY BUILDING, ELECTRICAL, PLUMBING OR MECHANICAL CODES
7. COSTS TO REPAIR AND ELEVATE ARE ESTIMATED AT \$423,126 PLUS THE PURCHASE PRICE OF \$400,000 (AS PER THE TAX RECORDS).
A TOTAL COST OF \$823,126 FOR 780 SQ FT OF LIVING SPACE IS UNABLE TO CREATE AN ECONOMIC RETURN

Page 392 of 421









Memorandum

Date: May 13, 2025
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Renea Vincent, Planning Director
Subject: **Ordinance 2025-06 (1st Reading);** Land Development Code Amendment; Amending Article II District Regulations Section 25.12 HB Highway Business District (Application 25-23)(Legislative)(Renea Vincent Planning & Zoning Director)

Recommendation

Staff recommends that the Board of Commissioners take action to approve, approve with amendments, or deny the ordinance.

Background

The Planning and Zoning Department received a request from a local church organization, The Gathering With Jesus, to consider an amendment to the Land Development Code (LDC) to allow a 'School of General Education' as either a permitted or conditional use in the HB (Highway Business) zoning district. At the direction of the City Manager, staff prepared a draft ordinance for consideration. Based on similar characteristics of other permitted uses in the HB district, the context of where HB zoning is appropriate, and the expanded variety of general education schools and their differing needs compared to public schools, staff recommended Schools of General Education be permitted by right.

The Planning and Zoning Board reviewed the proposed amendment at their regular meeting on April 21, 2025, and by a vote of 5 to 2 recommended that Schools of General Education be allowed as a conditional use in the HB zoning district. Further, the Board recommended changing Schools of Special Education from a permitted use to a conditional use in the HB district. The draft ordinance has been updated to reflect the Planning and Zoning Board's recommendation and includes the strike-through version of LDC Section 25.12 (*see Ordinance Section 2*). There were three members of the public who spoke in favor of the proposed amendment at the meeting.

The staff memo prepared for the Planning and Zoning Board is available in the agenda backup materials and provides additional background information and staff analysis of the proposed amendment.

Funding

N/A

Strategic Plan Objective

D.3.2: Identify unmet needs of daily living within the city and develop strategies to address those needs.
Goal E.1: Continuous interactive communication with residents.



MEMORANDUM

To: Planning and Zoning Board

From: Renea Vincent, AICP CPM, Planning and Zoning Director

Date: April 10, 2025

Subject: Ordinance 2025-06; Land Development Code Amendment; Amending Article II District Regulations, Section 25.12 HB (Highway Business) District (Application 25-23)

RECOMMENDATION:

Review and provide a recommendation to the Board of Commissioners regarding proposed changes to Section 25.12(B) to allow a School of General Education as a permitted use in the HB (Highway Business) zoning district.

BACKGROUND:

The Planning and Zoning Department received a request from a local church organization, The Gathering With Jesus, to consider an amendment to the Land Development Code (LDC) to allow a 'School of General Education' as either a permitted or conditional use in the HB (Highway Business) zoning district. At the direction of the City Manager, staff has prepared a draft ordinance for consideration that recommends adding a School of General Education as a permitted use by right in the HB zoning district.

Historically, schools of general education were primarily public schools, which were most desirable in areas close to residential neighborhoods. This allowed for students to potentially walk to school and for easier bus routing. Over the years, schooling options have expanded, and schools of general education are no longer limited to public schools, but now include other types such as charter, private, and religious-based schools. These different types of schools tend to be located along primary transportation routes because they can serve students locally and in nearby communities. They tend to be smaller in scale and typically do not offer traditional bus services.

The HB (Highway Business) district is intended to provide for predominantly retail and highway-oriented uses located along major roadways, primarily along US Highway 19 and at the northern and southern extents of Pinellas Avenue/Alt. 19. This district currently permits a 'School of Special Education' by right. LDC Section 241.00 defines these two different types of schools as follows:

SCHOOL OF GENERAL EDUCATION - A public, parochial, private school, college, or university, or a school for the mentally or physically handicapped, giving regular instruction at least five days per week except holidays for a normal school year. A school of general education does



not include a school of special education or day care center unless conducted as a part of a school of general education.

SCHOOL OF SPECIAL EDUCATION - A school of special education is a school devoted primarily to giving instruction in special subjects such as vocational, technical, music, art, dancing, drama, linguistic, religious, business, secretarial, and similar subjects.

The characteristics of these various general education schools have similarity to the other permitted uses within the HB district. Any new public school would require extensive coordination with the City and School Board during the planning process. Accommodating additional locations for schools provides more education options within the City.

ORDINANCE 2025-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE II DISTRICT REGULATIONS, SECTION 25.12 HB HIGHWAY BUSINESS DISTRICT; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, Article II of the Land Development Code provides for the regulation of zoning district standards within the City of Tarpon Springs; and

WHEREAS, Section 25.12 establishes regulations for the HB (Highway Business) zoning district; and

WHEREAS, the current regulations do not allow a School of General Education in the HB zoning district as a permitted or conditional use; and

WHEREAS, schools of general education are no longer limited to public schools but now include other types such as charter, private, and religious based schools; and

WHEREAS, these different types of general education schools tend to be located along primary transportation routes; and

WHEREAS, the HB zoning district is intended to be designated in areas located along the city's primary transportation arterial roadways; and

WHEREAS, the Planning and Zoning Board at their regular meeting on April 21, 2025, made the recommendation to allow Schools of General Education by conditional use and to change Schools of Special Education from a permitted use to a conditional use in the HB (Highway Business) zoning district; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to allow Schools of General Education and Special Education as a conditional use in the HB (Highway Business) zoning district to allow location flexibility for the various types of schools.

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

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article II, Section 25.12 of Appendix A, Comprehensive Zoning and Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as follows:

§ 25.12 – HB Highway Business District.

(A) The HB District is established to provide for predominantly retail shopping and highway oriented service areas outside the central business district.

(B) Permitted Uses

- (1) Adult Entertainment Uses (Pursuant to Section 54.00 of this Code)
- (2) Bowling Alleys
- (3) Business and Professional Offices
- (4) Car Wash
- (5) Community Assembly
- (6) Commercial Recreation Facilities
- (7) Construction Equipment Sales/Rental (Light)
- (8) Eating Establishments, Fast Food
- (9) Eating Establishments, Sit Down and Taverns
- (10) Emergency Service Facilities
- (11) Financial Institutions
- (12) Hotels and Motels
- (13) Light Printing Establishments
- (14) Light Utility Service
- (15) Other Community Service Uses Not Specifically Listed
- (16) Personal Service Establishments
- (17) Post Offices
- (18) Repair Service Establishments
- (19) Retail Food Establishments
- (20) Retail Nurseries and Garden Supplies
- (21) Retail Sales Establishments
- ~~(22) Schools of Special Education~~
- ~~(23)~~(22) Self-Service Gasoline Stations
- ~~(24)~~(23) Service Stations

- ~~(25)~~(24) Shopping Centers
- ~~(26)~~(25) Theaters, Indoor
- ~~(27)~~(26) Transportation Terminals
- ~~(28)~~(27) Vehicle Repair (Minor and Major)
- ~~(29)~~(28) Vehicle Sales and Rentals

(C) Conditional Uses

- (1) Billard Halls, Arcades and Game Rooms
- (2) Communication Towers
- (3) Congregate Care Facilities
- (4) Construction Material Establishment (All material shall be stored indoors)
- (5) Construction Service Establishments
- (6) Day Care Centers
- (7) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
- (8) Funeral Homes or Mortuaries
- (9) Heavy Utility Service
- (10) Landscape Service Establishment
- (11) Light Manufacturing
- (12) Miniwarehouse
- (13) Multifamily Dwellings
- (14) Overnight Boarding of Animals subject to Section 72.00
- (15) Private Clubs
- ~~(16)~~ Rental Service Establishment
- ~~(17)~~ School of General Education
- ~~(16)~~~~(18)~~ School of Special Education
- ~~(17)~~(19) Theaters, Drive-In
- ~~(18)~~ ~~(Reserved)~~
- ~~(19)~~(20) Veterinary Clinics
- ~~(20)~~(21) Warehouses
- ~~(21)~~(22) Wholesale Trade

(D) Dimensional Regulations

- (1) Multifamily dwellings as provided by the CRM District.

(2) All Other Uses

- (a) Minimum Lot Area = 10,000 square feet
- (b) Minimum Lot Width = 80 feet
- (c) Minimum Lot Depth = 100 feet
- (d) Maximum Height:
 - 1. Hotels = 70 feet
 - 2. All other uses = 35 feet
- (e) Minimum Yards:
 - 1. Front = 30 feet
 - 2. Side = ~~Ten~~ 10 feet
 - 3. Side Street = 15 feet
 - 4. Rear = 25 feet
- (f) Maximum Nonresidential Floor Area Ratio = .40
- (g) Minimum Open Space = 15 percent
- (h) Maximum Impervious Surface Ratio = .85
- (i) Maximum Residential Density = 15 dwelling units per acre.
- (j) Residential Equivalent Use: Shall not exceed three beds per permitted dwelling unit at 15 dwelling units per acre.
- (k) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and Floor Ratio Area permitted, when allocated in their respective proportion to the total lot area.
- (l) Transient Accommodation Use: Shall not exceed 40 units per acre.
- (m) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.
- (n) Outdoor Storage shall comply with Section 57.00.

(E) Public/Semi-Public Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment (Specifically applied to the uses listed under subsection (B)(5), (10), (14), (15), (17), ~~(22)~~, and ~~(2726)~~ and other P/SP uses.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.



March 14, 2025

Planning & Zoning Department
City of Tarpon Springs, FL.
324 Pine St.
Tarpon Springs, FL. 34689
c.c. – Board of Commissioners – City of Tarpon Springs, FL

REF: Request for Code Amendment to School of General Education

To Whom it may concern,

We would like to request an amendment to change the Land Development Code for property zoned HB to allow a School of General Education to “permitted use” or, if necessary “conditional use.”

The location, 40349 US19 N – Unit 402, currently allows a School of Special Education, which is a school devoted primarily to giving instruction in special subjects such as vocational, technical, music, arts, dancing, drama, linguistic, business, secretarial, and *religious*.

SCHOOL OF SPECIAL EDUCATION—A school of special education is a school devoted primarily to giving instruction in special subjects such as vocational, technical, music, arts, dancing, drama, linguistic, religious, business, secretarial, and similar subjects.

SCHOOLS OF GENERAL EDUCATION—A public, parochial, private school, college, or university, or a school for the mentally or physically handicapped, giving regular instruction at least five days per week except holidays for a normal school year. A school of general education does not include a school of special education or day care center unless conducted as a part of a school of general education

Our church, The Gathering With Jesus, presently located at 38819 US Highway 19 N. is moving April 28th to this new location, 40349 US 19 N, that gives us additional space for our growing church, but also allows enough space for our *religious general education school*.

While the present location has served us well for 12 years, our members are desirous of sending their children to a school that will teach them about the Bible and how it relates to all subjects, not just a class/club about the Bible. So, while we are teaching all the subjects of General Education, it will be rooted and grounded in the Bible, giving the children a biblical worldview. Having a General Education School in a HB zone grants quick and easy access to the parents. Repurposing office spaces and strip malls for education are outpacing traditional education strongholds while filling vacant spaces.

While statistics show these schools that are repurposing office spaces and strip malls are outpacing traditional educational strongholds and lowering the cost

Thank you for your consideration in this matter and we stand ready to respond to any questions you might have.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'CJ Stewart', with a long horizontal flourish extending to the right.

C.J. “Chuck” Stewart
Executive Pastor
The Gathering With Jesus, Inc.
39918 US 19 N – Tarpon Springs, FL. 34689 - 727-251-6156 - stewartchucks@aol.com



Planning and Zoning Board

Memorandum

Date: February 18, 2025
To: Planning and Zoning Board
From: Renea Vincent, Planning and Zoning Director
Subject: Land Development Code Revision to Allow Electric Service to Docks on Vacant Land

Recommendation

Review and provide a recommendation to the Board of Commissioners regarding proposed changes to Section 59.00 to allow utility services to docks on vacant land.

Background

Ordinance 1991-43 (attached), adopted on November 19, 1991, established regulations to allow docks on vacant property subject to certain conditions. Prior to adoption of this ordinance, docks were not allowed on vacant residential lands. The initial impetus behind the 1991 ordinance was to respond to the request of local realtors who believed that allowing a dock on a vacant parcel of land would make the lots both more valuable, and more marketable.

Past "institutional knowledge" indicated that the prohibition of utilities was directly related to the prohibition of "live-aboard" vessels which is also listed in the same section of the ordinance. Logically speaking, a lack of utility services would greatly diminish the probability of a private dock being used to moor a boat with persons living there. Since 1991, circumstances have changed in that,

- there is a limited number of remaining vacant residential waterfront parcels where this situation may exist, and,
- the City's Utilities Department does not allow the provision of City water and sewer service to vacant residential lots to avoid potential environmental impacts. The construction of a dock does not affect this now long-standing policy.

With the increased demand for short term rentals over the last several years, the allowance of all utility services (water, sewer and electric) could have the affect of expanding the incidence

of illegal live-aboard vessels. However, a draft ordinance that allows for electric services only, would accommodate an owner desiring to install a boat lift or davits in conjunction with a dock on his/her vacant residential lot, while minimizing the potential proliferation of live-aboards.

A draft revision is attached proposing to remove the prohibition on electric service. The revision also adds a requirement for a recorded restrictive covenant to run with the land so that current and future owners acknowledge the standards, including the prohibition on live-aboard vessels.

The Technical Review Committee reviewed this draft ordinance at their meeting of January 9, 2025.

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SPECIAL REGULATIONS, SECTION 59.00 DOCKS, PIERS, AND SHORELINE STABILIZATION STRUCTURES; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, Article IV of the Land Development Code provides for the regulation of docks within the City of Tarpon Springs; and

WHEREAS, Section 59.00 of the regulations establishes regulations allowing for docks on vacant single family residential property; and

WHEREAS, the current regulations do not allow any utility services (water, sewer, or electricity) on docks located on vacant lands to discourage live-aboards and renting of private slips; and

WHEREAS, the limited number of vacant residential waterfront lots available in the city diminishes the potential impacts associated with allowing utility services to be established on docks located on vacant lands.

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

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article IV, Section 59.00 of Appendix A, Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as follows:

§ 59.00 DOCKS, PIERS, AND SHORELINE STABILIZATION STRUCTURES.

- (A) The definitions, procedures, and design criteria of the Pinellas County Water and Navigation Control Authority, Pinellas County Code 166.241, et. seq., are adopted by reference as if set out at length in this section.
- (B) In addition to the design criteria for all private docks regulated by the Pinellas County Water and Navigation Control Authority, the following additional design criteria shall apply to those private docks lying within City boundaries:
 - (1) Private docks to be constructed within the Waters of the County shall be constructed so that the length of the dock shall not extend from the mean high water line or seawall of the property further than one-half (½) the width of the property at waterfront. This requirement may be

- waived by the City Manager or his designee, provided that signed statements of no objection from the owners of both adjacent waterfront properties have been submitted.
- (2) Private docks and boat lifts must be constructed within the center one-third of the applicant's waterfront property or fifty feet (50') from the adjacent property, whichever is less restrictive. This requirement may be waived by the City Manager or his designee, provided that signed statements of no objection from the property owner(s) encroached upon have been submitted.
- (C) The following additional design criteria shall apply to those commercial and multi-use private docks lying within City boundaries:
- (1) Docking facilities constructed in the Waters of the County shall be constructed so that the width of such facilities shall not exceed seventy five percent (75%) of the width of the property at the waterfront and shall be further constructed so that the length of the facility shall not extend from the mean high water line or seawall of the property further than seventy-five percent (75%) of the width of the property at the waterfront. All docking facilities must be located so that no portion of the proposed facility is closer to either adjacent extended property line than ten percent (10%) of the property width at the waterfront. Multi-use private and commercial docks abutting adjacent waterfront residential property must be setback a minimum of one-third (1/3) of the applicant's waterfront property width from the adjacent waterfront residential property. This requirement may be waived by the City Manager or his designee, provided that signed statements of no objection from the owners both adjacent waterfront properties have been submitted.
- (2) Commercial and multi-use docks and piers may also be subject to Chapter 253, F.S. and Rule 18-21, F.A.C., as determined by the State of Florida Department of Environmental Protection.
- (D) No building permit shall be issued without the approval of the Pinellas County Water and Navigation Control Authority, Florida Department of Environmental Protection (FDEP), U.S. Army Corps of Engineers (USACOE), or other affected agency which has jurisdiction.
- (E) Review and approval by the City Engineer is required prior to the issuance of a building permit.
- (F) Where deemed applicable by the City Engineer, each application for building permit shall be accompanied by a jurisdictional survey in accordance with the requirements for wetlands protection.
- (G) A dock may be allowed on a vacant single family residential lot subject to the following restrictions:
- (1) The dock shall be limited to a single slip;
- (2) The dock shall only be for the enjoyment of the property owner of the subject lot;
- (3) The slip shall not be rented or leased to others;
- (4) Water, ~~and sewer, and electric~~ services shall not be permitted;
- (5) Live-aboards shall not be permitted;
- (6) The dock shall be secured by a gate or similar device until the primary use is constructed; and
- (7) The upland portion of a vacant lot shall not be used for a bathhouse, outdoor storage, parking uses, recreational vehicles, fuel storage, or other accessory structures or uses until the primary use is constructed.
- (8) A recorded restrictive covenant shall be required acknowledging the requirements of 1-7 above.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

ORDINANCE 91-43

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING SECTION 59.00 OF THE LAND DEVELOPMENT CODE TO PROVIDE FOR SINGLE-SLIP DOCKS ON VACANT SINGLE FAMILY RESIDENTIAL LOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF TARPON SPRINGS, that:

Section 1 - Section 59.00 of the Tarpon Springs Comprehensive Zoning and Land Development Code shall be amended to provide for single-slip docks on vacant single family residential lots as follows:

59.00 DOCKS, PIERS, AND SHORELINE STABILIZATION STRUCTURES

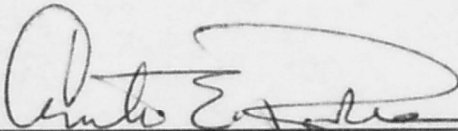
- (A) These uses shall be subject to the rules and regulations of the Pinellas County Water and Navigation Board.
- (B) No building permit shall be issued without the approval of the Pinellas County Water and Navigation Board, Florida Department of Natural Resources (DNR), Florida Department of Environmental Regulation (DER), U.S. Army Corps of Engineers (USACOE), or other affected agency which has jurisdiction.
- (C) Review and approval by the City Engineer is required prior to the issuance of a building permit.
- (D) Each application for building permit shall be accompanied by a jurisdictional survey in accordance with the requirements for wetlands protection.
- (E) A dock may be allowed on a vacant single family residential lot subject to the following restrictions:

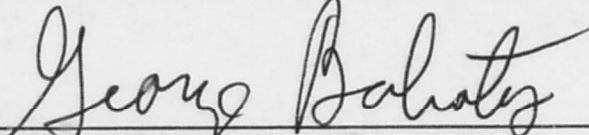
Ord. 91-43

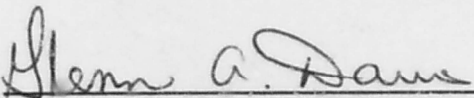
- (1) The dock shall be limited to a single slip, and
- (2) The dock shall only be for the enjoyment of the property owner of the subject lot, and
- (3) The slip shall not be rented or leased to others, and
- (4) Water, sewer and electric services shall not be permitted, and
- (5) Live-aboards shall not be permitted, and
- (6) The dock shall be secured by a gate or similar device until the primary use is constructed, and
- (7) The upland portion of a vacant lot shall not be used for a bathhouse, outdoor storage, parking uses, recreational vehicles, fuel storage, or other accessory structures or uses until the primary use is constructed

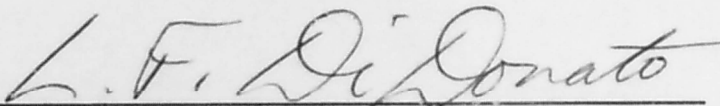
Section 2 - This Ordinance shall become effective immediately upon adoption.

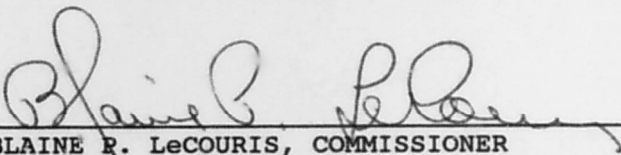
PASSED and ADOPTED this 19th day of November, 1991.


ANITA E. PROTOS, MAYOR-COMMISSIONER


GEORGE BOBOTAS, MAYOR PRO TEMPORE


GLENN A. DAVIS, COMMISSIONER


L. F. DIDONATO, COMMISSIONER

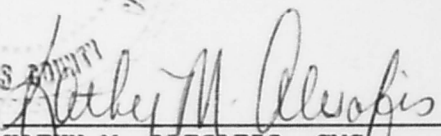

BLAINE P. LECOURIS, COMMISSIONER

MOTION BY: COMMISSIONER DiDONATO
SECOND BY: COMMISSIONER BOBOTAS

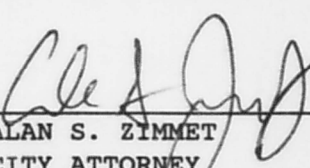
VOTE ON MOTION

COMMISSIONER LecOURIS	<u>Yes</u>
COMMISSIONER DiDONATO	<u>Yes</u>
COMMISSIONER BOBOTAS	<u>Yes</u>
COMMISSIONER DAVIS	<u>Yes</u>
MAYOR PROTOS	<u>Yes</u>




KATHY M. ALESAFIS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:


ALAN S. ZIMMET
CITY ATTORNEY

21822

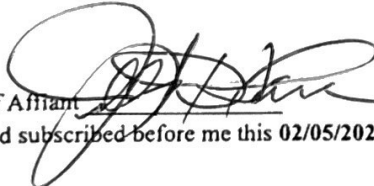
Tampa Bay Times

Published Daily

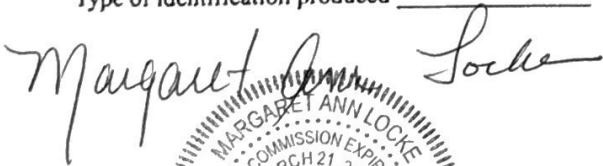
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Application #25-06 was published in said newspaper by print in the issues of 02/05/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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 of Affiant 
Sworn to and subscribed before me this 02/05/2025

Signature of Notary of Public
Personally known X or produced identification.
Type of identification produced _____





LEGAL NOTICE

NOTICE OF AMENDMENT TO CODE OF ORDINANCES

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

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SPECIAL REGULATIONS, SECTION 59.00 DOCKS, PIERS, AND SHORELINE STABILIZATION STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

A Public Hearing on the proposed ordinance will be held before the Planning and Zoning Board on the following date:

Monday, February 24, 2025 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

Tuesday, March 4, 2025 @ 6:30 P.M. (1st Reading)
Tuesday, March 18, 2025 @ 6:30 P.M. (2nd 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.

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 email a written request to planning@ctsfl.us.

Please Reference Application #25-06

2/05/2025

21822-1

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
 COUNTY OF HERNANDO, CITRUS, PASCO,
 PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2025-02 was published in said newspaper by print in the issues of 04/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



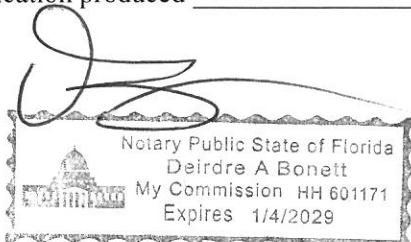
Signature of Affiant _____

Sworn to and subscribed before me this **04/30/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF AMENDMENT TO CODE OF ORDINANCES

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

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SPECIAL REGULATIONS, SECTION 59.00 DOCKS, PIERS, AND SHORELINE STABILIZATION STRUCTURES; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

A Public Hearing on the proposed ordinance will be held before the Board of Commissioners on the following date:

**Tuesday, May 13, 2025 @ 6:30 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.

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 email a written request to planning@ctsfl.us.

Please Reference Application #25-06



MEMORANDUM

To: Planning and Zoning Board

From: Renea Vincent, AICP CPM, Planning and Zoning Director

Date: February 18, 2025

Subject: Draft Ordinance 2025-03; Amendments to Section 192.02 of the Land Development Code (LDC) regulating temporary banners.

RECOMMENDATION:

Review and provide a recommendation to the Board of Commissioners regarding proposed changes to Section 192.02 to allow feather/flutter signs for newly established businesses.

BACKGROUND:

The City's sign code allows for the use of temporary advertising banners for discrete events in commercial, industrial, and residential zoning districts. In commercial/industrial districts the banners cannot exceed 35 square feet in area, and are allowed four (4) times per year for events lasting up to 14 days. The events can occur no more frequently than every 45 days (LDC Section 192.00(A)). These regulations are specific to "banners" which are "intended to hang either with or without frames or in some other manner as not to be wind activated" (LDC Section 178.00).

On January 7, 2025, the Board of Commissioners discussed considering revision of the temporary signage allowance to expand advertising options for new business openings within the City, especially those that want to schedule a "grand opening." This would support Goal D.1 of the City's Strategic Plan which states, "Expand and diversify local employment opportunities that support a living wage." The BOC specifically discussed allowing the use of feather or flutter signs. LDC Section 178.00 defines "feather sign or flutter sign" as follows: "a sign extending in a sleeve-like fashion down a telescoping or fixed pole that is mounted in the ground or on a building or stand. A feather sign or flutter sign is usually shaped like a sail or feather, and attached to the pole support on one vertical side." Feather/flutter signs are currently prohibited in the City (LDC Section 181.03(H)). The BOC directed staff to prepare a draft ordinance for consideration.

The Technical Review Committee reviewed this draft ordinance at their regular meeting of January 9, 2025.

**SUMMARY OF CHANGES:**

- Restricts the use of feather or flutter signs to commercial and industrial zoning districts.
- A newly established business may display up to five (5) feather or flutter signs for 45 days, provided,
 - A local business tax receipt has been issued for the new business,
 - The signs meet height, setback and distance separation standards,
 - The signs may not obstruct visibility or accessways.
- In lieu of feather/flutter signs, the business may display a banner meeting the temporary banner standards of LDC Section 192.00(A), for the 45-day period. A business cannot use both the feather/flutter signs and the temporary banner sign at the same time for this purpose.

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE XI SIGN REGULATIONS, SECTION 192.02 TEMPORARY BANNERS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, Article XI of the Land Development Code provides for the regulation of signage within the City of Tarpon Springs; and

WHEREAS, Section 192.02 the current sign regulations do not provide for a specific display period for temporary signs in support of a newly established business; and

WHEREAS, an additional allowance for temporary signs in support of new businesses will assist new businesses in establishing a customer base; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to promote new businesses.

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

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article XI, Section 192.02 of Appendix A, Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as follows:

§ 192.02 Temporary Banners, Feather and Flutter Signs.

(A) (A)—In commercial and industrial zoning districts temporary banner signs not exceeding thirty-five (35) square feet in area and eight (8) feet in height may be displayed on privately-owned property no more than four times per year and up to a maximum of fourteen days per occurrence, with a minimum of forty-five days between each occurrence.

(B) In commercial and industrial zoning districts a newly established business may display "feather or flutter" signs for a period of 45 days in support of a grand opening in accordance with the following requirements:

1. The business must be a lawfully established business that has applied for a local business tax receipt.
2. Feather or flutter signs may not exceed 10' in height and must be set back at least 5 feet from the property/right of way line and may not be placed in any public right of way.

3. The signs may not obstruct visibility for vehicles, cyclists or pedestrians. The Tarpon Springs Police Department shall have sole authority over establishing visibility.

4. The number of signs shall be limited to 1 per 10 feet of property frontage along the public right of way, not to exceed 5 signs per parcel.

5. In lieu of Feather and/or Flutter signs, one ~~grand opening banner~~ not exceeding 35 square feet in area and eight (8) feet in height may be displayed for a period of 45 days.

(BC) In residential zoning districts temporary banner signs not exceeding 15 square feet may be displayed on privately owned property no more than four times per year and up to a maximum of 14 days per occurrence, with a minimum of forty-five days between each occurrence.

(CD) One temporary sign shall be allowed on each privately-owned parcel within the city. Temporary signs shall not exceed four (4) square feet in sign area, and four (4) feet in height for residential properties. The sign shall be constructed of metal, plastic, wood or pressed wood and shall be fastened to a support not exceeding four (4) inches by four (4) inches. Such signs shall not be located within the public right-of-way.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs, Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

21826

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Application #25-05 was published in said newspaper by print in the issues of 02/05/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.

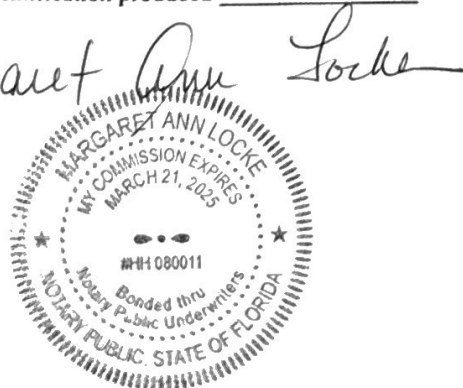
Signature of Affiant

Sworn to and subscribed before me this 02/05/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced



LEGAL NOTICE

NOTICE OF AMENDMENT TO CODE OF ORDINANCES

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

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE XI SIGN REGULATIONS, SECTION 192.02 TEMPORARY BANNERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

A Public Hearing on the proposed ordinance will be held before the Planning and Zoning Board on the following date:

Monday, February 24, 2025 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

Tuesday, March 4, 2025 @ 6:30 P.M. (1st Reading)

Tuesday, March 18, 2025 @ 6:30 P.M. (2nd 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.

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 email a written request to planning@ctsfl.us.

Please Reference Application #25-05

2/05/2025

21826-1

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2025-03 was published in said newspaper by print in the issues of 04/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



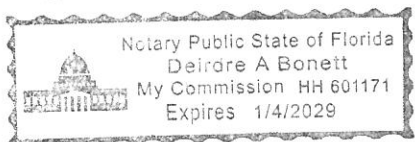
Signature of Affiant _____

Sworn to and subscribed before me this **04/30/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF AMENDMENT TO CODE OF ORDINANCES

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

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE XI SIGN REGULATIONS, SECTION 192.02 TEMPORARY BANNERS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

A Public Hearing on the proposed ordinance will be held before the **Board of Commissioners** on the following date:

**Tuesday, May 13, 2025 @ 6:30 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.

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 email a written request to planning@ctsfl.us.

Please Reference Application #25-05