



City of Tarpon Springs, Florida

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

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

PLANNING AND ZONING BOARD AGENDA MONDAY, JULY 21, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REFLECTION

5. CONSENT AGENDA

- a. Minutes
 - i. April 21, 2025

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

7. ORDINANCES AND RESOLUTIONS

- a. **Application 2025-16; Application for Annexation, Future Land Use Map Amendment, and Zoning Amendment for property located adjacent to 1267 N. Pinellas Ave - Fairview Blk 11, Lots 18 and 19 less Rd R/W and Fairview Blk 11, Lots 4 and 5 (Quasi-Judicial/Legislative):**
 - i. **Ordinance 2025-10 Annexation (Quasi-Judicial)**
 - ii. **Ordinance 2025-08 Future Land Use Map Amendment (Legislative)**
 - iii. **Ordinance 2025-09 Rezoning (Legislative)**
- b. **Ordinance 2025-07; Rezoning request to rezone property from IPD (Industrial Planned Development) to IR (Industrial Restricted); 310, 320, & 340 Anclote Road (Application 25.28) (Legislative) DEFERRED TO DATE CERTAIN OF AUGUST 18, 2025, REGULAR PLANNING AND ZONING BOARD MEETING**

8. BOARD AND STAFF COMMENTS

- a. Brief Introduction to the Process for Special Area Plan and "SmartCode" Update

9. ADJOURNMENT



**MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
APRIL 21, 2025**

THE Planning And Zoning Board OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN PLANNING AND ZONING BOARD IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Monday, April 21, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson N. Mike Kouskoutis
Vice-Chairperson Justin Vessey
Member Georganna Frantzis
Member Robert Rockelein
Member Derla Early
Member Susan Swenson
Alternate Member Lori Rainaldi Weaver

ABSENT/EXCUSED: Member Nick Zembillas, Chairperson Merlin Seamon

ALSO PRESENT: Patricia McNeese, AICP, Planning Supervisor
Allie Keent, AICP, Principal Planner
Ethan Evans, ESQ, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Kouskoutis called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PLEDGE OF ALLEGIANCE

Chairperson Kouskoutis led the Pledge of Allegiance to the Flag of the United States of America.

4. REFLECTION

Mr. Vessey led the reflection.

5. CONSENT AGENDA

a. Minutes from March 17, 2025, for Approval

MOTION: Vice-Chairperson Vessey

SECOND: Member Rockelein

to approve the minutes as presented.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Alternate Member Rainaldi Weaver
Member Swenson
Member Early,
Member Rockelein
Member Frantzis
Vice-Chairperson Vessey
Chairperson Kouskoutis

No: None

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Evans read the Quasi-Judicial Announcement and swore in all who wished to testify.

7. ORDINANCES AND RESOLUTIONS

- a. **Resolution 2025-29; Conditional Use** for a childcare center in the T5d (North Pinellas Ave) transect zone; 301 N. Pinellas Avenue (Application #25-21)(**Quasi-Judicial**)

Staff:

Mrs. Keen gave background information and indicated that staff recommended 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 stripped 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.

Applicant:

Alex Pappas, Alpha Alternatives, 123 Tarpon Avenue, noted that overflow parking was required, and that the church would ensure that 301 N Pinellas Avenue would have enough parking for the daycare.

MOTION: Member Frantzis
SECOND: Member Rockelein

to approve the application with staff recommended conditions and two additional conditions:

1. The applicant must meet all state licensing requirements.
2. There must be access at the north end of the property to the overflow parking lot.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Alternate Member Rainaldi Weaver
Member Rockelein
Member Frantzis
Chairperson Kouskoutis

No: Member Swenson
Member Early
Vice-Chairperson Vessey

- b. **Ordinance 2025-06; Land Development Code Amendment;** Amending Article II District Regulations, Section 25.12 HB (Highway Business) District (Application 25-23)(**Legislative**)

Staff:

Mrs. Keen provided background information and indicated that the Planning and Zoning Board should 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.

Public:

Cindy Stewart, 39918 US Highway 19 N, noted that they wanted to have a K-12 school because they were passionate about education.

Keith Graham, 6235 148th Avenue, Clearwater, noted that he wanted to enroll his children in the school that would be The Gathering in Tarpon Springs, and that the addition of the school would enhance the lives of the residents of Tarpon Springs and the surrounding areas.

Elaine Kay, 5301 Peacock Drive, Holiday, indicated that she wanted the board to approve the code amendment.

MOTION: Member Rockelein
SECOND: Member Early

to approve Ordinance 2025-06, except to allow schools of general education as a conditional use and to change schools of special education to approval by conditional use in the HB Zoning District.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Member Swenson
Member Early
Member Rockelein
Vice-Chairperson Vessey
Chairperson Kouskoutis
No: Alternate Member Rainaldi Weaver
Member Frantzis

8. **BOARD AND STAFF COMMENTS**

There were no board or staff comments.

9. **ADJOURNMENT**

Chairperson Kouskoutos adjourned the meeting at 08:03 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[JULY 21, 2025 / AUGUST 12, 2025, AUGUST 26, 2025]

STAFF REPORT – JULY 14, 2025

Application No. / Project Title: #25-16 / Fred and Edith Slater, Annexation

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: Frederick and Edith Slater

Property Size: 0.77 acres

Current Zoning: Pinellas County – GO (General Professional Office)

Proposed Zoning: RO (Residential Office)

Current Future Land Use: Pinellas County – R/OG (Residential Office General)

Proposed Future Land Use: O (Office)

Location / Parcel ID: West side of North Pinellas Ave, approximately 65 feet north of Anclote Road (Fairview Subdv Block 11, Lots 4, 5, 18, 19, 20, 21)

Parcel Numbers:

01-27-15-27072-011-0040, 01-27-15-27072-011-0180,
 01-27-15-27072-011-0190, 01-27-15-27072-011-0200

Ordinances: Ordinance No. 2025-10 Annexation
Ordinance No. 2025-08 Future Land Use Map Amendment
Ordinance No. 2025-09 Zoning Atlas Amendment

BACKGROUND SUMMARY:

The applicant is requesting annexation of approximately 0.77 acres of property in conjunction with a proposed Future Land Use Map (FLUM) amendment from Pinellas County R/OG (Residential/Office General) to City of Tarpon Springs O (Office), and, a rezoning from Pinellas County GO (General Professional Office) to City of Tarpon Springs RO (Residential Office). One of the parcels (ID# 01-27-15-27072-011-0040 at Lots 4 and 5, Fairview Subdivision) is built with a detached garage. The remaining three parcels are vacant. The basis of the applicant’s annexation request is discussed below.

PRELIMINARY STAFF RECOMMENDATION:

Staff has determined that the request may not meet the strict criteria of Section 208.00(G) of the Land Development Code (LDC) and has advised the applicant accordingly. The applicant has requested a public hearing and determination by the Board of Commissioners (Board) due to extenuating circumstances associated with the detached garage structure located on one of the parcels to be annexed, as noted above. The circumstances are summarized as follows:

- The existing garage on Parcel ID# 01-27-15-27072-011-0040 (Lots 4 and 5, Fairview Subdivision) was built by a previous owner sometime after 2020 without benefit of a building permit. Pinellas County initiated a Code Enforcement case on the property in 2023. The case was closed when



the current annexation applicant, Mr. and Mrs. Slater, bought the property and paid the outstanding fines resulting in issuance of a Release of Lien. A new Pinellas County Code Enforcement case has not been initiated to date.

- If annexed the parcel would come into the City with an unpermitted (i.e., illegal) garage structure. The City would need to immediately initiate a Code Enforcement case to resolve the unpermitted structure. Planning staff has identified a path forward to bring the garage into compliance with City regulations.

Given the above, staff is not opposed to this annexation since there is a potential remedy to the code violation, assuming the applicant follows through. There may be some potential long-term benefit accrued to the City in bringing this section of the N. Pinellas Ave. corridor into the municipal limits. However, there would be a burden on the City to initiate and follow through with Code Enforcement action. The Board must decide if the burden to the City would be excessive (i.e., “undue” as described in LDC Section 208.00(G)). The Board should note that conditions cannot be placed on any of the three ordinances associated with this annexation. The Board should also note that at any time the demolition of the garage, or its relocation to the applicant’s adjacent property at 1267 N. Pinellas Ave., would bring the property into compliance immediately. This item has been placed before the Board at the applicant’s request. He is asking that the Board consider the annexation request with the property in its current condition.

There are some aspects of this annexation that could potentially accrue future planning benefits for the City. Those aspects notwithstanding, based on interpretation of the code criteria, Staff recommends *denial* of the following:

1. **Ordinance 2025-08** (quasi-judicial) to annex approximately 0.77 acres into the City of Tarpon Springs municipal boundary,
2. **Ordinance 2025-10** (legislative) to amend the Future Land Use Map (FLUM) from Pinellas County land use designation R/OG (Residential/Office General) to City of Tarpon Springs designation O (Office), and,
3. **Ordinance 2025-09** (legislative) to amend the Official Zoning Atlas from Pinellas County zoning district GO (General Professional Offices) to City of Tarpon Springs zoning district RO (Residential Office).

CURRENT PROPERTY INFORMATION:

Use of Property:	Detached garage on one parcel, remaining parcels are vacant
Site Features:	Detached garage, partially grass/disturbed, partially wooded
Vehicle Access:	Three parcels gain access from N. Pinellas Ave. The fourth parcel fronts on Pennsylvania Ave, an unimproved Pinellas County right-of-way.
Flood Zone	The entire area to be annexed is located in Flood Zone AE-8 and in the Coastal High Hazard Area.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North: (applicant's property already in City limits)	Tarpon Springs RO (Residential Office)	Tarpon Springs O (Office)
South:	- Pinellas County GO (General Professional Office) - Tarpon Springs RO (Residential Office)	- Pinellas County R/OG (Residential/Office General) - Tarpon Springs O (Office)
East:	Tarpon Springs GB (General Business)	Tarpon Springs R&S (Retail & Services)
West:	Pinellas County GO (General Professional Office) and R-4 (One, Two and Three-Family Residential)	Pinellas County R/OG (Residential/Office General) and RU (Residential Urban)

PLANNING CONSIDERATIONS:

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

1. The applicant owns the property located at 1267 N. Pinellas Ave. which is adjacent on the north side to the area to be annexed. That property is currently developed with two single family residences and an accessory carport.
2. There is a detached garage of approximately 1,225 square feet in size on Parcel ID# 01-27-15-27072-011-0040 (Lots 4 and 5, Fairview Subdivision) that was built by a previous owner without benefit of permit between 2020 and 2023. Pinellas County initiated a Code Enforcement case on the property on March 22, 2023 and assessed administrative fines by order dated September 11, 2023. Compliance was never achieved. A Release of Lien was issued on February 24, 2025. The applicant, Mr. Slater, has stated verbally to staff that the release was issued after he paid all fines as part of closing on his purchase of the property on February 7, 2025. A new Pinellas County Code Enforcement case has not been initiated.
3. If the City were to annex the property a Code Enforcement case would be initiated immediately based on violation of at least three sections of the Land Development Code (LDC). These are listed below along with a potential remedy for each:
 - a. **LDC Section 212.00 (A)**, building permit required for structure; **Remedy:** apply to the City for an after-the-fact building permit,
 - b. **LDC Section 36.00(B)(4)**, accessory structure (detached garage) cannot be permitted without a principal use on the parcel; **Remedy:** combine the garage parcel with the applicant's adjacent parcel at 1267 N. Pinellas Ave. The single family residential use at 1267 N. Pinellas Ave. would qualify as the principal use. Note that, in the property's current condition, this option is not available to the applicant without annexation, since parcels in two jurisdictions cannot be combined.
 - c. **LDC Section 36.01(B)**, building does not comply with minimum yard standards for a detached garage; **Remedy:** modify the building to comply with the minimum yard standards, or, obtain a setback variance from the Board of Adjustment.

A complete demolition of the garage or removal of the garage to the property at 1267 N. Pinellas Ave. (with proper permits) would likely bring the garage into compliance immediately under



either jurisdiction (county or city). The applicant has asked that the Board consider the annexation at this time with the property in its current condition.

4. The property is in the “Transitional Area” of the Comprehensive Plan Place-Based Area Map.
5. A full traffic signal is currently being installed at the intersection of N. Pinellas Ave. and Anclote Road. The Florida Department of Transportation recently rehabilitated this area of the corridor between Anclote Road and Rainville Road. The area now includes wide sidewalks on both sides of the roadway that ultimately connect to the Pinellas Trail to the northeast at Dixie Highway. A full flashing beacon crosswalk was installed directly in front of the applicant’s incorporated built property at 1267 N. Pinellas Ave.
6. The Anclote River bridge is located approximately 600 feet south of this property. The Florida Department of Transportation (FDOT) has determined that the N. Pinellas Ave. bridge over the Anclote River is at or near its useful life. It will likely need to be replaced within the planning horizon of the City’s 2045 Comprehensive Plan.

REVIEW STANDARDS / STAFF ANALYSIS - ANNEXATION:

Section 208.00 of the LDC 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 east 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 not located within a “Type A” enclave and therefore would not reduce a “Type A” enclave. However, the property already meets the geographic criteria for annexation due to its adjacency to the municipal limits.

- 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 provides potable water and sanitary sewer utilities to this area and has the capacity to serve the property. The infrastructure to serve all of the parcels proposed for annexation is only partially in place. The applicant may potentially need to extend infrastructure to portions of the properties, depending on their configuration, for future development.
 - Three of the parcels front on North Pinellas Avenue, which is under the jurisdiction of the State of Florida. One parcel fronts on the unimproved right-of-way of Pennsylvania Avenue, which is under the jurisdiction of Pinellas County.
 - The property is within the City's solid waste service area. The City has the capacity to provide solid waste service to these properties. It is noted that the Pennsylvania Ave parcel cannot be physically served on its own until the roadway access is built by the applicant or County.
 - Future development of this property would require the provision of on-site stormwater handling facilities designed 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 currently has no active/open code enforcement cases on file for the subject property. However, the County filed case #CCM-23-00058 in 2023 on Parcel ID# 01-27-15-27072-011-0040 for an unpermitted detached garage, and eventually placed a lien on the property in September 2023. The recorded lien is included in this agenda packet. The applicant, Mr. Slater, paid all fines when he purchased the property in February 2025 and received a Release of Lien, also included with this packet. The violation was never corrected/resolved and a new case has not been filed to date by Pinellas County.

If the property is annexed, the City would perform a site visit to the property and immediately issue a notice of violation on Parcel ID# 01-27-15-27072-011-0040 for an unpermitted detached garage. Known code citations would include the following:

- LDC Section 212.00 (A):** A building permit is required for structure. It is known that the structure was built without benefit of building permits. It is not known whether the structure meets the Florida Building Code. To resolve this issue, the owner would need to apply for an after-the-fact building permit and have the structure documented/inspected to verify that it meets Florida Building Code, fire codes, floodplain ordinance standards, and all other codes. The applicant, in his narrative (included with this agenda packet), has stated that he is "not looking for a permit [but is] "looking for you [City] to accept the structure as is." However, this is not possible. At a minimum, verification must be on file showing that the structure meets the standards of the Florida Building Code and other applicable codes.
- LDC Section 36.00(B)(4):** The detached garage is an accessory structure that cannot be permitted without a principal use on the same parcel. This was apparently the primary reason that Pinellas County was never able to process an after-the-fact permit for this



structure. Combining the parcel with the adjacent incorporated parcel to provide for a principal use is also not currently possible because it is in a different jurisdiction. To resolve this issue, the garage parcel, once annexed, would need to be combined with the adjacent parcel at 1267 N. Pinellas Ave. The single family residential use at 1267 N. Pinellas Ave. would qualify as the principal use.

- c. **LDC Section 36.01(B)**: The property would be annexed into the City in the Residential Office (RO) zoning district, which requires a 7.5-foot side yard setback. The survey provided by the applicant shows that the garage is only 5.74 feet from the property line on the south side. The building would be required to be modified to comply with the minimum yard standards, or, the applicant could apply to obtain an after-the-fact variance to the setback standard.

Again, the above are *known* code violations, based on the Pinellas County case. Upon completion of a site inspection by the City, additional code violations, if any exist, would be identified and cited. There are no other known violations or nonconformities associated with the property. The Board must decide if the code enforcement violations described above would place an “undue burden” on the City. It is Staff’s opinion that a “burden” would be created, but the Board must decide whether the burden is excessive or extreme (i.e., “undue”).

It is noted that the applicant could bring the property into compliance at any time via a complete demolition of the garage or removal of the garage to the property at 1267 N. Pinellas Ave with proper permits. The applicant is asking that the Board consider the annexation at this time with the property in its current condition.

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

Staff Analysis: The property is currently vacant with the exception of the illegal garage as described in this staff report. Therefore the garage is the only property feature that is inconsistent with the Comprehensive Plan. The property is in the Coastal High Hazard Area and in the Special Flood Hazard Area (SFHA) Zone AE-8. The City’s Floodplain Administrator has cautioned that bringing this property into the municipal limits would increase the City’s SFHA acreage and may affect that scoring aspect of the Community Rating System (CRS) in the future.

The applicant has requested a Future Land Use Map (FLUM) amendment to the Office (O) category. The Comprehensive Plan Place-Based Area Map depicts this property in a larger Transitional Area north of the river. The 2045 Future Land Use Categories & Rules Table shows the Office FLUM category relationship to the Place-Based Area Map indicating that Office is consistent with the “Transitional” character, especially “Along Major Corridors.” Retaining the Office FLUM category with this annexation maintains current stability and land use consistency in this area until future planning for Transitional Areas, as called for in the Comprehensive Plan (Policy FLU 2.1.2), can be initiated. See further discussion under review of Comprehensive Plan Map Amendment below.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

Section 207.03(C) of the LDC provides the standard for Comprehensive Plan amendments, namely, meeting the standards of state law.



Staff Analysis: The table below compares the Pinellas County’s Residential Office General (current) FLUM category, and the City’s Office (proposed) FLUM category. The uses are largely similar, except that the light manufacturing and light research/development uses now allowable by the County would be removed. The current allowable density of fifteen (15) dwelling units per acre would continue. The change would also lower the floor area ratio from 0.50 to 0.45. The impervious surface ratio would remain the same at 0.75.

Comprehensive Plan: The standards for the Pinellas County Residential Office General (R/OG) and pending City Office (O) FLUM categories are compared below:

	Current FLU: Pinellas County – Residential / Office General (R/OG)	Proposed FLU: Tarpon Springs – Office (O)
INTENT:	It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential, office, and/or employment use that has off-site impacts comparable to office and medium density residential uses; and to recognize such areas as primarily well-suited for a mixed-use of a residential/office character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.	Intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential / office mixed-use development.
PRIMARY USES:	Residential Equivalent, Office, Research/Development – Light	<u>Permitted Uses:</u> Office, Residential Equivalent, Recreation/Open Space, Public Education Facilities, Community Gardens
SECONDARY USES:	Residential, Institutional, Transportation/Utility, Ancillary Nonresidential, Personal Service/Office Support, Manufacturing-Light, Recreation/Open Space	Transportation/Utility, Ancillary Non-Residential, Public/Semi-Public, Personal Services
MAX. DENSITY:	15 dwelling units / acre	15 dwelling units / acre
MAX. FLOOR AREA RATIO (Non-Residential):	0.50	0.40
MAX. IMPERVIOUS SURFACE (Non-Residential):	0.75	0.75



The entire North Pinellas Avenue Corridor north of Anclote Road is in the Transitional Area of the Comprehensive Plan Place-Based Area Map. Transitional depicts “*areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the US 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for future land use map amendments and zoning changes will be based on current future land use map and comprehensive plan policies*” (Policy FLU 2.1.2). The 2045 Future Land Use Categories & Rules Table shows the Office category included in the “Transitional” character area, especially “Along Major Corridors.”

The Future Land Use Map (FLUM) designations for properties fronting on the North Pinellas Ave corridor between Anclote Road and Rainville Road depict Residential/Office General (county) and Office (city) categories along the west side, and, Commercial General (county) and Retail & Services (city) categories along the east side. Likewise, the Forward Pinellas Countywide Map depicts Office and Retail & Services categories along the west and east sides, respectively. Recent transportation improvements in this corridor segment are having the effect of slowing traffic and providing direct bicycle/pedestrian connection improvements in this southbound entrance to the City’s Sponge Docks and Downtown. Therefore, the property to be annexed would come into play with respect to future planning for this main corridor of the Place-Based Transitional Area, including coordination with rehabilitation of the Anclote River bridge when that is addressed by FDOT.

The FLUM amendment to the Office category is found to be consistent with the 2045 Comprehensive Plan and with state law.

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: See the above analysis of the FLUM amendment to the O (Office) category. The proposed RO (Residential Office) zoning district is consistent with this category. It is also consistent with the goals, objectives and policies of the Comprehensive Plans. All the adjacent incorporated parcels along this N Pinellas Ave corridor between Anclote Road and Rainville Road are in the Residential Office category.

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 table on the following page lists the uses allowable in the Residential Office (RO) zoning category. The current garage use on one of the parcels is appropriate as a use (assuming the structure can be brought into code compliance as described above). Uses allowable by right in the RO district include permanent residential, offices and personal services.



Rezoning: The standards for the Pinellas General Professional Office General (GO) and pending City Residential Office (RO) zoning districts are compared below:

	Current Zoning: Pinellas County – GO (General Professional Office)	Proposed Zoning: City – RO (Residential Office)
Permitted/Conditional Uses:	Live-work dwelling, offices (including veterinary), short-term vacation rentals, drive-through facility, food carts, health club, personal care, studio/gallery, battery exchange stations, laboratory research/development, publishing/printing, clubs, commercial recreation, museum, natural resource management, parks, performing arts, cemetery, daycare, funeral home, government building, education/school, library, meeting hall, shelter housing, surface parking, parking garages, radio stations, wireless communication towers, utilities, community gardens, excavation pits and land filling.	<u>Permitted:</u> business and professional offices, emergency service facilities, financial institutions, persona services, multifamily dwellings, single family dwellings (detached, attached, semi-detached) and two family dwellings. <u>Conditional:</u> assembly halls and convention centers, boarding homes, community assembly, community residential homes, congregate care facilities, day care centers, day care homes, emergency shelters, family care homes, funeral homes, home occupations, hospitals, libraries, museums, light utility, lodging facilities, nursing homes, post offices, private clubs, schools, community service uses.
Max. Density	15 dwelling units per acre	15 dwelling units per acre
Max. Non-Residential Floor Area	0.50	0.25
Max. Impervious Surface Ratio	0.75	0.75
Min. Open Space	n/a	20%
Lot Standards:		
Min. Lot Area	6,000 square feet	5,000 square feet
Min. Lot Width	60 feet	50 feet
Min. Lot Depth	80 feet	80 feet
Max. Height	75 feet (limited to 45 feet within 50 feet of residential zoning)	35 feet

Continued next page



	Current Zoning: Pinellas County – GO (General Professional Office)	Proposed Zoning: City – RO (Residential Office)
Setbacks:		
Front Yard	5 feet	20 feet
Side Yard	10 feet	7.5 feet
Side Street	n/a	15 feet
Rear Yard	10 feet	20 feet

A longer list of conditional uses would require individual determinations of compatibility if proposed for this location. The parcels to be annexed are situated in Block 11 of the Fairview Subdivision, platted in 1924. Block 11 is bounded by N Pinellas Ave (east), Anclote Road (south) and Pennsylvania Ave (west). The subdivision extends westward from Pennsylvania Ave and includes primarily single family structures and a few multi-family structures. Pennsylvania Ave itself is unimproved. Future development of the annexed parcels, especially for requested conditional uses, would need to show compatibility or provide features towards achieving compatibility with the adjacent neighborhood. All but one of the four parcels front on N Pinellas Ave, so it is expected that potential transportation impacts to the neighborhood, at least, would be minimal. The N. Pinellas corridor on this side currently includes commercial and institutional uses. RO uses are generally compatible with this development pattern.

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: Annexation of the property would bring more of this North Pinellas corridor into the City in a transitional area where future planning focus is desirable. Over the longer term this annexation would therefore promote an efficient and orderly growth pattern consistent with the City’s Comprehensive Plan. However, efficiency is somewhat challenged in the short term by the necessity of initiating a code enforcement case if the annexation is approved with the existence of the illegal garage at its current location.

The property has the following public facilities service characteristics:

- The City provides potable water and sanitary sewer utilities to this area and has the capacity to serve the property. The infrastructure to serve all of the parcels proposed for annexation is only partially in place. Infrastructure to portions of the properties, depending on their configuration, would need to be extended for future development.
- Three of the parcels front on North Pinellas Avenue, which is under the jurisdiction of the State of Florida. One parcel fronts on the unimproved right-of-way of Pennsylvania Avenue, which is under the jurisdiction of Pinellas County.
- The property is within the City’s solid waste service area. The City has the capacity to provide solid waste service to these properties. Physical access to the Pennsylvania Ave parcel would need to be provided before it could be served.



- Future development of this property would require the provision of on-site stormwater handling facilities designed 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.

There are City facilities serving this general area. A future developer of this property would be required to extend infrastructure to the parcels where necessary if it does not exist today. Therefore, 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/developer will be responsible for extending those facilities to serve any 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.

TECHNICAL REVIEW COMMITTEE (TRC):

The TRC reviewed this project on March 6, 2025, 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, with the caveat that the annexation would increase the City's SFHA acreage and may affect that scoring aspect of the Community Rating System (CRS) in the future.

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*. A total of 48 property owners received post cards. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide Presentation
2. Application and narrative
3. Survey
4. Pinellas County Lien and Release of Lien
5. Draft Ordinances 2025-08, 2025-09 and 2025-10
6. Legal Public Notice

SLATER ANNEXATION #25-16

Planning & Zoning Board – July 21, 2025

Board of Commissioners – August 12, 2025 and August 26, 2025



SUMMARY OF REQUESTS

#25-16 – Fairview Subdivision, Block 11, Lots 4, 5, 18, 19, 20 and 21

Northwest of intersection of N. Pinellas Ave. and Anclote Road

1. Annex

- 0.77 acres into City of Tarpon Springs

2. Future Land Use Map Amendment (FLUM)

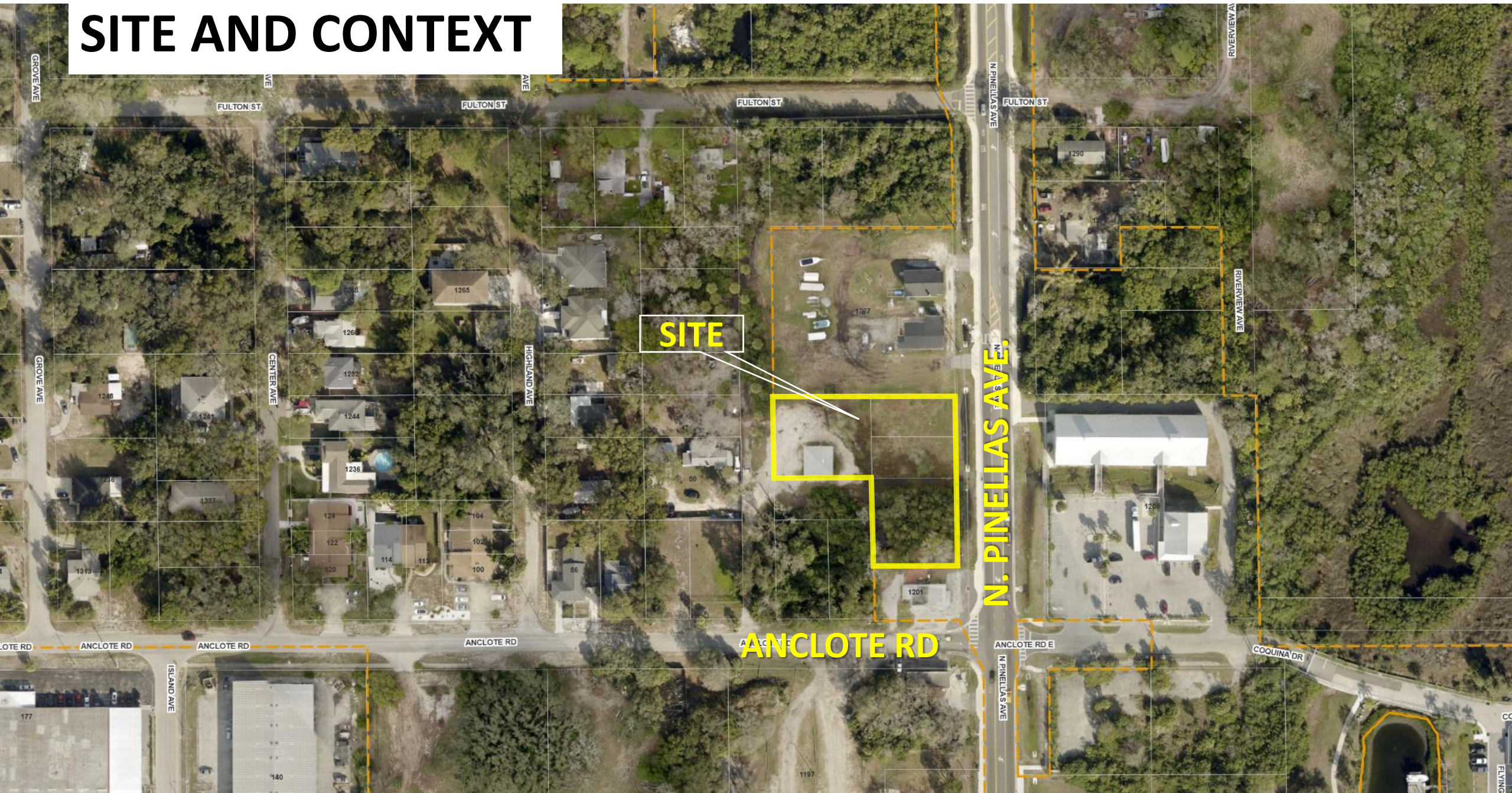
- Current: R/OG (Pinellas County – Residential/Office General)
- Proposed: O (City of Tarpon Springs – Office)

3. Rezoning

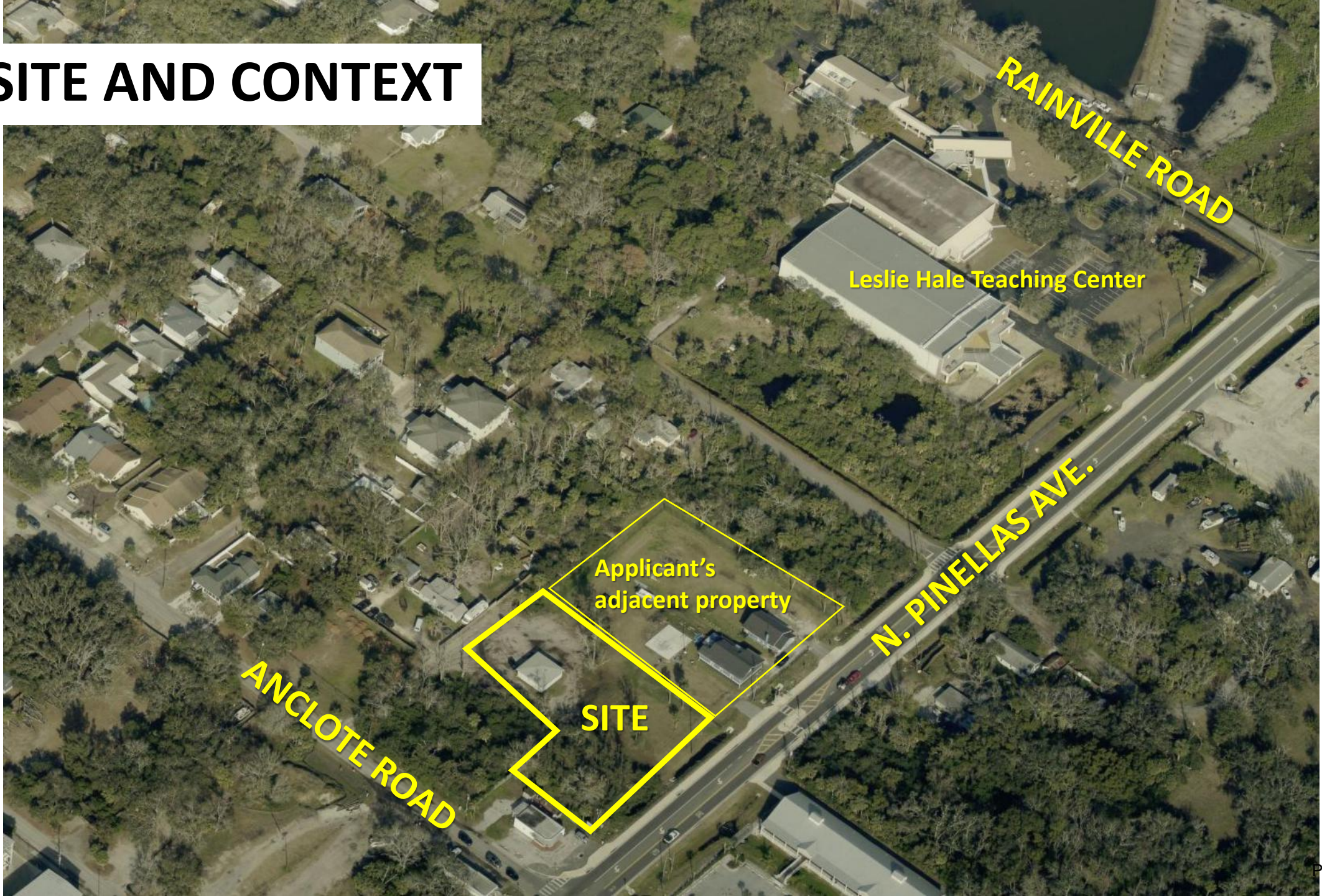
- Current: GO (Pinellas County – General Professional Office)
- Proposed: RO (Tarpon Springs – Residential Office)

- **Applicant / Owner**: Frederick and Edith Slater
- **Current Use**: detached garage on one lot; remainder is vacant land

SITE AND CONTEXT



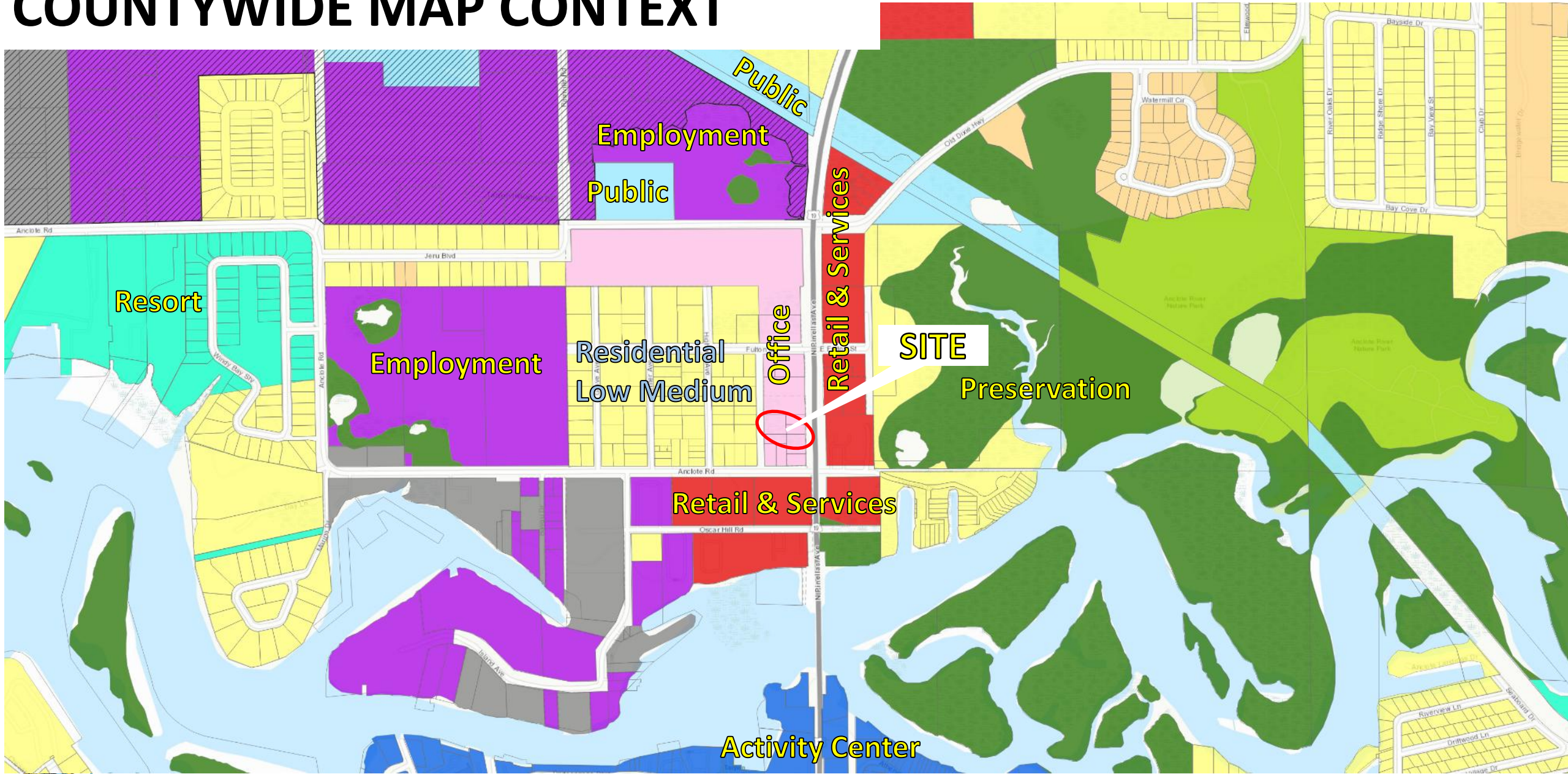
SITE AND CONTEXT



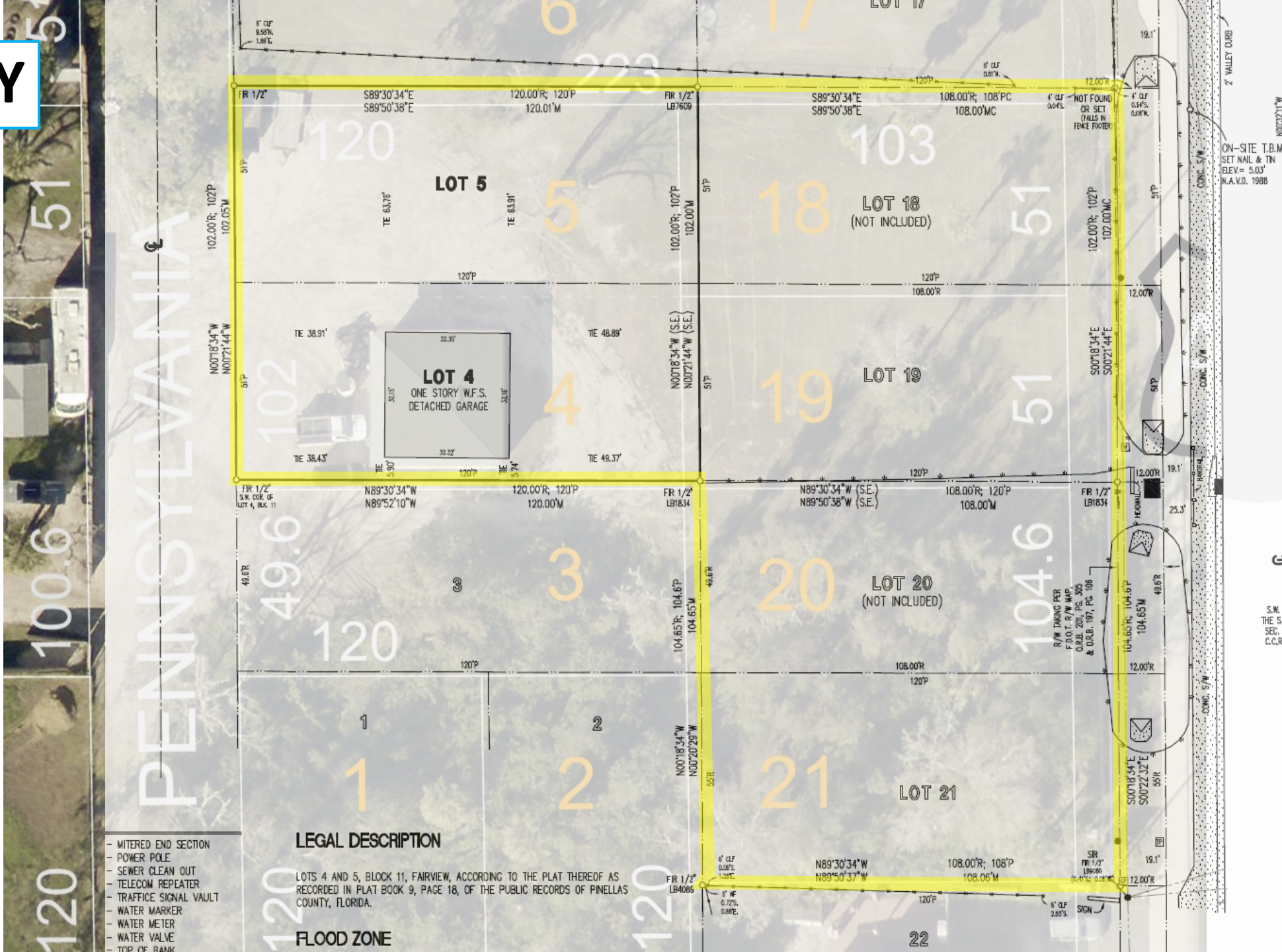
SITE LOCATION, FUTURE LAND USE



COUNTYWIDE MAP CONTEXT



SURVEY



- MITERED END SECTION
- POWER POLE
- SEWER CLEAN OUT
- TELECOM REPEATER
- TRAFFIC SIGNAL VAULT
- WATER MARKER
- WATER METER
- WATER VALVE
- TOP OF RANK

LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 11, FAIRVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

NOTE

THIS IS A RETRACEMENT AND TOPOGRAPHIC SURVEY STAUB LLC, LB NO. 80

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 not within a "Type A" enclave but is also contiguous with the municipal boundaries.
- 3) The City has the capacity to serve the property with utilities. Infrastructure extensions by the applicant will be necessary for future development. Roadway access would be available from N. Pinellas Ave. (a state road) and Pennsylvania Road (an unimproved Pinellas County right-of-way). All other City services are available upon annexation.
- 4) Pinellas County has no active code enforcement case on the subject property. An illegal detached garage exists on the property. A code enforcement case would need to be initiated upon annexation, creating a burden on City services.
- 5) The property is consistent with the proposed Future Land Use Map category



REVIEW CRITERION #4 – CODE ENFORCEMENT STATUS

Parcel ID# 01-27-15-27072-011-0040 is developed with a detached garage. Timeline:

- The garage was built by a previous owner without benefit of permit. Pinellas County initiated a code enforcement case in March 2023 and assessed an order of administrative fines in September 2023.
- The applicant purchased the property in February 2025, paid all fines and obtained a Release of Lien. Pinellas County closed the code enforcement case and has not initiated a new one.
- It is currently known that the detached garage does not comply with:
 1. requirement for a principal use on the same parcel,
 2. requirement for a building permit,
 3. requirement for the minimum side setback in the RO zoning district.
- City would need to initiate a new code enforcement case upon annexation.

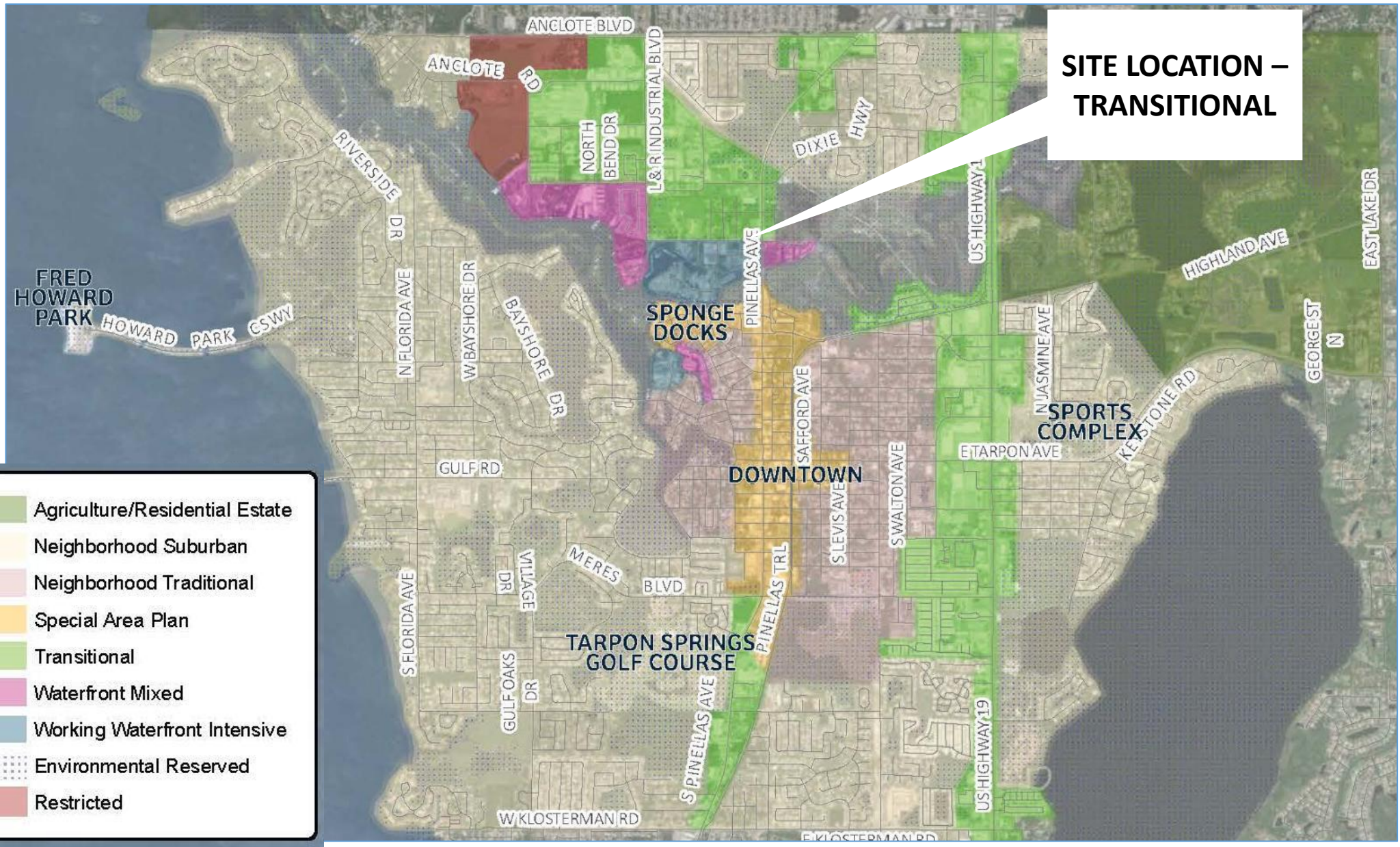
This creates a burden on the City.

The Board must decide if this creates an *undue* (i.e., excessive) burden.

REVIEW CRITERIA – FLUM AMENDMENT

- 1) The proposed Office (O) Future Land Use Map (FLUM) designation is consistent with the policies of the Comprehensive Plan and the FLUM designations of the surrounding area.
- 2) The Office (O) category is also consistent with the Transitional Area designation of the Place-Based Area Map, especially along the North Pinellas Ave corridor.
- 3) The change to the Office FLUM category will maintain the current density (15 dwelling units per acre), lower the floor area ratio slightly (from 0.50 to 0.45) and maintain the current impervious surface ratio (0.75).

SITE LOCATION, PLACE-BASED AREA MAP



**SITE LOCATION –
TRANSITIONAL**

- Agriculture/Residential Estate
- Neighborhood Suburban
- Neighborhood Traditional
- Special Area Plan
- Transitional
- Waterfront Mixed
- Working Waterfront Intensive
- Environmental Reserved
- Restricted

REVIEW CRITERIA - REZONING

- 1) The Residential Office (RO) Zoning District is consistent with the Office (O) Future Land Use Map category.
- 2) The Residential Office District is appropriate to and compatible with the predominant uses in the area (commercial and institutional along the N. Pinellas Ave corridor, and residential to the west).
- 3) The amendment would provide for efficient and orderly growth as it would bring this parcel into the City helping to complete the Office corridor along N. Pinellas Ave. and provide the City with opportunity to plan for the longer-term character of this Transitional 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. Utilities infrastructure would need to be extended in the future by the developer, including water, sewer and roadway access (Pennsylvania Ave).



PRELIMINARY STAFF RECOMMENDATION

#25-16 – The Board should consider the following:

- whether initiation of a City Code Enforcement case creates an undue burden,
- potential longer-term benefits to annexation along N. Pinellas Ave. corridor.

Based on annexation review criteria, staff recommends ***denial*** of:

- Ordinance 2025-08: Annex +/- 0.77 acres into Tarpon Springs
- Ordinance 2025-10: Amend the Future Land Use Map from Pinellas County R/OG (Residential/Office General) to City of Tarpon Springs O (Office)
- Ordinance 2025-09: Amend the Zoning Atlas from Pinellas County GO (General Professional Office) to City of Tarpon Springs RO (Residential Office) zoning district.

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

ORDINANCE 2024-08

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.77 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ALONG THE WEST SIDE OF N. PINELLAS AVE. APPROXIMATELY 65 FEET NORTH OF THE ANCLOTE ROAD INTERSECTION AND INCLUDING FAIRVIEW SUBDIVISION BLOCK 11, LOTS 4, 5, 18, 19, 20 AND 21 (APPLICATION 25-16); 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 Planning and Zoning Board conducted a public hearing on this Ordinance on July 21, 2025; 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 not 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. ANNEXATION

In accordance with Chapter 171.044, F.S. the property described as,

“Lots 4 and 5, Block 11, Fairview Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0040)” and,

“Lot 18, Block 11, Fairview Subdivision, less road R/W according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0190)” and,

“Lot 19, Block 11, Fairview Subdivision, less road R/W according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0180)” and,

“Lots 20 and 21, Block 11, Fairview Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0200,”

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 3. EFFECTIVE DATE

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

ORDINANCE 2024-10

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE MAP FOR 0.77 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ALONG THE WEST SIDE OF N. PINELLAS AVE. APPROXIMATELY 65 FEET NORTH OF THE ANCLOTE ROAD INTERSECTION AND INCLUDING FAIRVIEW SUBDIVISION BLOCK 11, LOTS 4, 5, 18, 19, 20 AND 21 (APPLICATION 25-16) FROM PINELLAS COUNTY RESIDENTIAL OFFICE GENERAL (R/OG) CATEGORY TO CITY OF TARPON SPRINGS OFFICE (O) 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 R/OG (Residential/Office General) category to the City of Tarpon Springs O (Office) category; and,

WHEREAS, the permitted uses within the O (Office) 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 GO (General Professional Office) zoning district to the City of Tarpon Springs RO (Residential Office) 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 July 21, 2025; 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 O (Office) 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 Office for the property described as,

“Lots 4 and 5, Block 11, Fairview Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0040)” and,

“Lot 18, Block 11, Fairview Subdivision, less road R/W according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0190)” and,

“Lot 19, Block 11, Fairview Subdivision, less road R/W according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0180)” and,

“Lots 20 and 21, Block 11, Fairview Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0200.”

Section 3. EFFECTIVE DATE

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

ORDINANCE 2024-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 0.77 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ALONG THE WEST SIDE OF N. PINELLAS AVE. APPROXIMATELY 65 FEET NORTH OF THE ANCLOTE ROAD INTERSECTION AND INCLUDING FAIRVIEW SUBDIVISION BLOCK 11, LOTS 4, 5, 18, 19, 20 AND 21 (APPLICATION 25-16) FROM PINELLAS COUNTY GO (GENERAL PROFESSIONAL OFFICE) TO CITY OF TARPON SPRINGS RO (RESIDENTIAL OFFICE); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner has applied to re-zone the property from the Pinellas County GO (General Professional Office) zoning district to the City of Tarpon Springs RO (Residential Office) 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 R/OG (Residential/Office General) category to the City of Tarpon Springs O (Office) category; and,

WHEREAS, the proposed RO (Residential Office) zoning district is consistent with the proposed Future Land Use Map category of O (Office); and,

WHEREAS, the planned uses within the Residential Office 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 July 21, 2025; 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 as,

“Lots 4 and 5, Block 11, Fairview Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0040)” and,

“Lot 18, Block 11, Fairview Subdivision, less road R/W according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0190)” and,

“Lot 19, Block 11, Fairview Subdivision, less road R/W according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0180)” and,

“Lots 20 and 21, Block 11, Fairview Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of Pinellas County, Florida (Parcel Identification No 01-27-15-27072-011-0200.”

Section 3. EFFECTIVE DATE

This Ordinance 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)

fred sunrise 2017@gmail.com

NAME Frederick M & Edith M Slater	EMAIL t.slater@verizon.net	
ADDRESS 1267 N Pinellas Ave		
CITY Tarpon Springs	STATE FL	ZIP 34689
PHONE 727-221-3446 or 727-221-3447		

2. APPLICANT(S) *(if different than owner)*

NAME as above	EMAIL	
ADDRESS		
CITY	STATE	ZIP
PHONE		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME n/a	EMAIL	
ADDRESS		
CITY	STATE	ZIP
PHONE		



4. APPLICATION TYPE* (Please select all that apply)

General Applications

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Minor Plat |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Subdivision | <input type="checkbox"/> Planned Development: |
| <input type="checkbox"/> Discussion Item | <input type="checkbox"/> Right-of-Way Vacation | <input type="checkbox"/> Concept |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use (Dates: _____) | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Future Land Use Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final |
| <input type="checkbox"/> Sidewalk Cafe | | |

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 <i>Annexation of Pinellas County Property into the City of Tarpon Springs</i>
ADDRESS/LOCATION N PINELLAS AVE and PENNSYLVANIA AVE
TAX PARCEL NUMBER(S) 01-27-15-27072-011-0190; -0180; -0200; -0040 - 4 PARCELS
LEGAL DESCRIPTION vacant land 0190,0180,0200 and 0040 vacant land w/XFSB
SITE ACREAGE Upland <u>.76</u> Wetland <u>0</u> Submerged <u>0</u> Total <u>.76</u>
FLOOD (check all that apply) <input type="checkbox"/> Zone X <input type="checkbox"/> Zone X Shaded <input checked="" type="checkbox"/> Zone AE <input type="checkbox"/> Zone VE <input type="checkbox"/> Not in a Flood Zone Base Flood Elevation(s) (BFE): _____
COASTAL HIGH HAZARD AREA (CHHA) <input type="checkbox"/> Yes, this property is located within the CHHA <input checked="" type="checkbox"/> 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
1000/1090see above	commercial	0810 single family	more than 1 house...

7. SUMMARY/PURPOSE OF REQUEST

We would like to annex these properties into the City of Tarpon Springs. On 02-07-2025 we closed on the parcels 01-27-15-27072-011-0040 & 01-27-15-27072-011-0200. Within the closing the one parcel 01-27-15-27072-011-0040 was found to have many liens and fines from the county for an unpermitted garage on commercial property which was placed by the former owner without permits and was found to be non-conforming hence all the fines and liens- which were paid in full. We would like to keep the garage for future use once the annexation is complete and zoning changed to the RO- 0810. These properties are adjacent to our other homesteaded property which also are 0810 RO.



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.

Frederick M Slater

(Applicant's Signature)

Frederick M Slater

02-07-2025

(Date)

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.

Frederick M Slater

(Owner's Signature)

02-07-2025

(Date)

**Not required for discussion item applications*

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.

(Agent Name, Printed)

(Date)

(Agent's Signature)

(Date)

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of () physical presence or () Online notarization, this 7 day of FEBRUARY, A.D., 2025 by FREDRICK M. SLATER, who is personally known to me or who has produced FLORIDA DRIVERS LIC. as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: JONATHAN PALMA

Signature: *J.P.*

Stamp: _____



JONATHAN PALMA
 Commission # HH 129511
 Expires July 4, 2025
 Bonded Thru Budget Notary Services



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.

(Applicant's Signature)

Edith M. Slater

02-07-2025

(Date)

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.

(Owner's Signature)

02-07-2025

(Date)

*Not required for discussion item applications

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.

 (Agent Name, Printed)

 (Date)

 (Agent's Signature)

 (Date)

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of () physical presence or () Online notarization, this 7 day of FEBRUARY, A.D., 2025 by EDITH M. SLATER, who is personally known to me or who has produced FLORIDA DRIVERS LIC - as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: JONATHAN PALMA

Signature:

Stamp:

JONATHAN PALMA
 Commission # HH 129511
 Expires July 4, 2025
 Bonded Thru Budget Notary Services



Parcel Summary (as of 13-Feb-2025)

Parcel Map

Parcel Number

01-27-15-27072-011-0040

Owner Name

SLATER, FREDERICK M
SLATER, EDITH M

Property Use

1090 Vacant Commercial Land w/XFSB

Site Address

PENNSYLVANIA AVE
TARPON SPRINGS, FL 34689 (Unincorporated)

Mailing Address

1267 N PINELLAS AVE
TARPON SPRINGS, FL 34689

Legal Description

FAIRVIEW BLK 11, LOTS 4 AND 5

Current Tax District

TARPON SPRINGS FIRE (TF)

Year Built



Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23060/0820	Find Comps	273.08	A	Current FEMA Maps	Check for EC	Zoning Map	9/18

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$95,747	\$94,490	\$94,490	\$95,747	\$94,490

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$93,575	\$85,900	\$85,900	\$93,575	\$85,900
2022	N	\$78,627	\$78,091	\$78,091	\$78,627	\$78,091
2021	N	\$70,992	\$70,992	\$70,992	\$70,992	\$70,992
2020	N	\$41,616	\$41,616	\$41,616	\$41,616	\$41,616
2019	N	\$41,616	\$41,616	\$41,616	\$41,616	\$41,616



Parcel Summary (as of 07-Feb-2025) Parcel Map

Parcel Number
01-27-15-27072-011-0190

Owner Name
SLATER, FRED
SLATER, EDITH M

Property Use
1000 Vacant Commercial Land

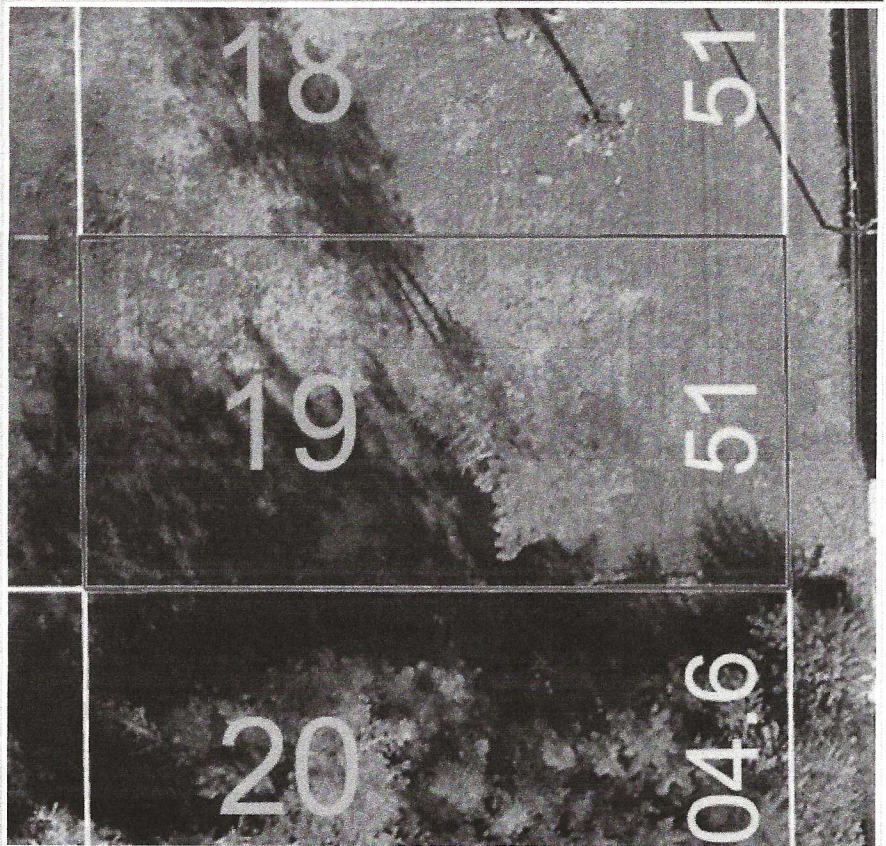
Site Address
N PINELLAS AVE
TARPON SPRINGS, FL 34689 (Unincorporated)

Mailing Address
1253 N PINELLAS AVE
TARPON SPRINGS, FL 34689-6902

Legal Description
FAIRVIEW BLK 11, LOT 19 LESS RD R/W

Current Tax District
TARPON SPRINGS FIRE (TF)

Year Built



Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21260/0191	Find Comps	<u>273.08</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	9/18

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$23,441	\$23,441	\$23,441	\$23,441	\$23,441

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$22,325	\$22,101	\$22,101	\$22,325	\$22,101
2022	N	\$20,092	\$20,092	\$20,092	\$20,092	\$20,092
2021	N	\$18,976	\$18,976	\$18,976	\$18,976	\$18,976
2020	N	\$14,288	\$14,288	\$14,288	\$14,288	\$14,288
2019	N	\$14,288	\$14,288	\$14,288	\$14,288	\$14,288



Parcel Summary (as of 07-Feb-2025) Parcel Map

Parcel Number
01-27-15-27072-011-0180

Owner Name
SLATER, FRED
SLATER, EDITH M

Property Use
1000 Vacant Commercial Land

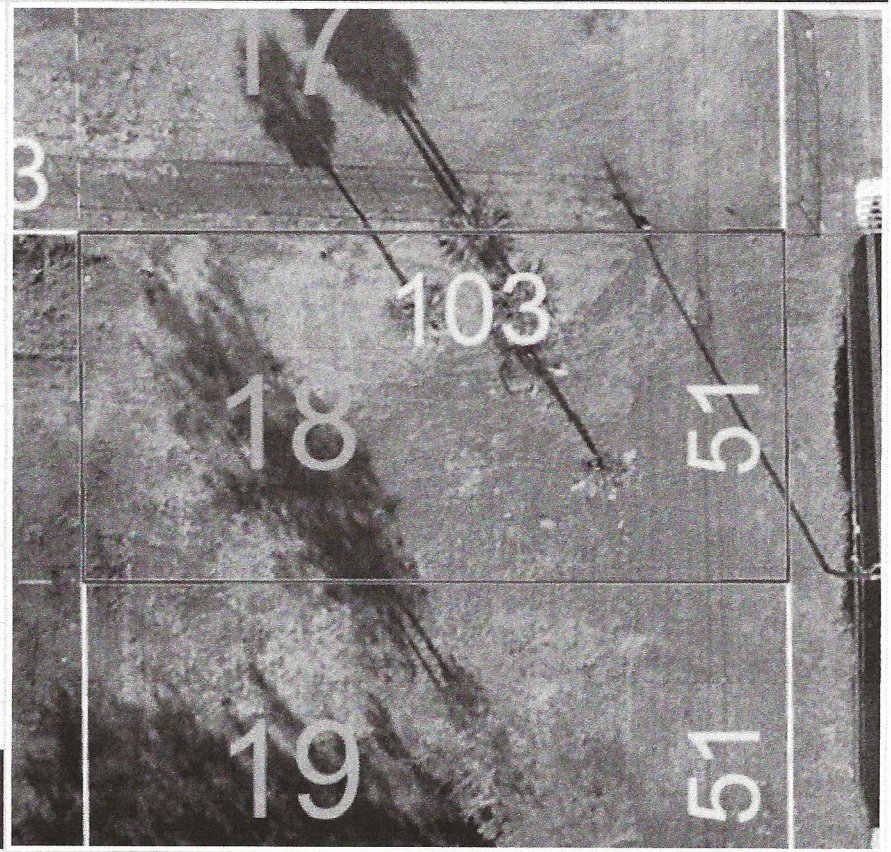
Site Address
N PINELLAS AVE
TARPON SPRINGS, FL 34689 (Unincorporated)

Mailing Address
1253 N PINELLAS AVE
TARPON SPRINGS, FL 34689-6902

Legal Description
FAIRVIEW BLK 11, LOT 18 LESS RD R/W

Current Tax District
TARPON SPRINGS FIRE (TF)

Year Built



Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21260/0191	Find Comps	<u>273.08</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	9/18

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$23,441	\$23,441	\$23,441	\$23,441	\$23,441

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$22,325	\$22,101	\$22,101	\$22,325	\$22,101
2022	N	\$20,092	\$20,092	\$20,092	\$20,092	\$20,092
2021	N	\$18,976	\$18,976	\$18,976	\$18,976	\$18,976
2020	N	\$17,850	\$17,850	\$17,850	\$17,850	\$17,850
2019	N	\$17,850	\$17,850	\$17,850	\$17,850	\$17,850



Parcel Summary (as of 14-Feb-2025) Parcel Map

Parcel Number
01-27-15-27072-011-0200

Owner Name
20 21 N PINELLAS AVE LAND TRUST
TRUSTEE CO TRE

Property Use
1000 Vacant Commercial Land

Site Address
N PINELLAS AVE
TARPON SPRINGS, FL 34689 (Unincorporated)

Mailing Address
PO BOX 661
PALM HARBOR, FL 34682-0661

Legal Description
FAIRVIEW BLK 11, LOTS 20 AND 21 LESS RD R/W

Current Tax District
TARPON SPRINGS FIRE (TF)

Year Built

Purchased 02-07-2025



Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20212/1106	Find Comps	273.08	A	Current FEMA Maps	Check for EC	Zoning Map	9/18

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$48,078	\$48,078	\$48,078	\$48,078	\$48,078

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$45,789	\$45,331	\$45,331	\$45,789	\$45,331
2022	N	\$41,210	\$41,210	\$41,210	\$41,210	\$41,210
2021	N	\$38,921	\$38,921	\$38,921	\$38,921	\$38,921
2020	N	\$36,631	\$36,631	\$36,631	\$36,631	\$36,631
2019	N	\$36,631	\$36,631	\$36,631	\$36,631	\$36,631



Parcel Summary (as of 07-Feb-2025) Parcel Map

Parcel Number
01-27-15-27072-011-0080

Owner Name
SLATER, FREDERICK M
SLATER, EDITH M

Property Use
0810 Single Family - more than one house per parcel

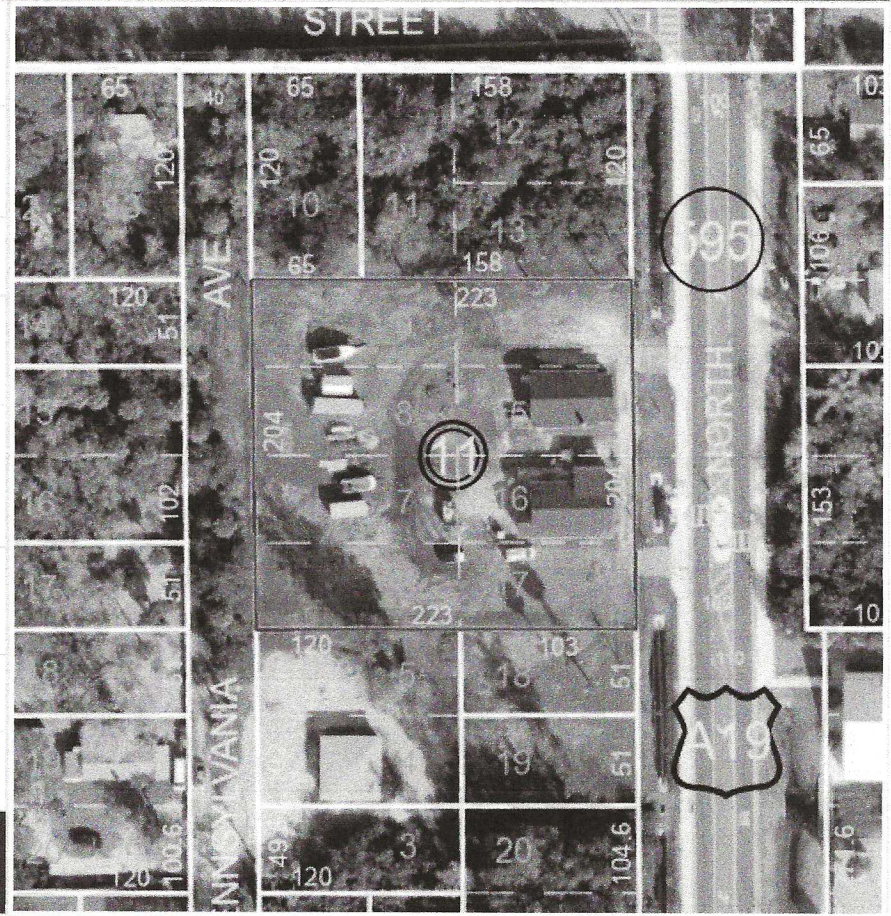
Site Address
1267 N PINELLAS AVE
TARPON SPRINGS, FL 34689

Mailing Address
1253 N PINELLAS AVE
TARPON SPRINGS, FL 34689-6902

Legal Description
FAIRVIEW BLK 11, LOTS 6 THRU 9 & LOTS 14 THRU 17 INCL LESS RD-R/W ON E

Current Tax District
TARPON SPRINGS (TS)

Year Built
1947 | 1925



Living SF	Gross SF	Living Units	Buildings
2,896	3,544	2	2

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
15749/2630	\$838,300	<u>273.08</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	9/18

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$710,279	\$198,490	\$148,490	\$173,490	\$148,490

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$506,709	\$192,709	\$142,709	\$167,709	\$142,709
2022	Y	\$574,401	\$187,096	\$137,096	\$162,096	\$137,096
2021	Y	\$273,834	\$181,647	\$131,647	\$156,647	\$131,647
2020	Y	\$255,860	\$179,139	\$129,139	\$154,139	\$129,139
2019	Y	\$125,920	\$83,093	\$33,093	\$58,093	\$33,093

Patricia McNeese

From: Fred Slater <fredsunrise2017@gmail.com>
Sent: Thursday, March 13, 2025 12:53 PM
To: Patricia McNeese
Subject: 25.16 Annexation

Warning: Unusual sender <fredsunrise2017@gmail.com>

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

Good afternoon

Re: comments

00001- there is no construction planned - only a fence and trees are not involved- we will plant as required within reason

00005- current 2025 surveys on all properties have been uploaded into they portal

00007- I am aware of the building status and all fines and liens were paid in full at closing + when I spoke to the county regarding being the new owner they advised my best bet would be to annex into Tarpon Springs and they would no longer have an issue with the structure. I am not looking for a permit, I am looking for you to accept the structure as is. If at a later date the adjacent owners deem there is an issue I will deal with it then by moving it or removing it at that time.

00008- we would like to annex into Tarpon Springs to retain the garage on lots 4 + 5; regarding future use- our children have (son + daughter) have been thinking of developing the property into 30+ rental units or a hotel - whatever Tarpon will allow.

00009- I have walked the property and I do not see a drainage structure in this area - Pennsylvania Ave is overgrown ?

00011- to date we have not seen turtles?

I will upload this email into portal also

--

Best Regards,
Frederick M Slater
727-221-3446

SURVEYOR'S REPORT SHEET 2 OF 2

SURVEY ABBREVIATIONS

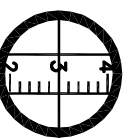
A/C = AIR CONDITIONER	D = DEED	LB = LAND SURVEYING BUSINESS	PK = PARKER KALON	SET N&D = SET NAIL AND DISK LB# 1834
AF = ALUMINUM FENCE	DOT = DEPARTMENT OF TRANSPORTATION	LE = LOWEST FLOOR ELEV	PL = PROPERTY LINE	SIR = SET 1/2" IRON ROD LB# 1834
ALUM = ALUMINUM	DRNG = DRAINAGE	LHSM = LOWEST HORIZONTAL STRUCTURAL MEMBER	POB = POINT OF BEGINNING	SQ = SQUARE
ASPH = ASPHALT	D/W = DRAINWAY	LS = LAND SURVEYOR	POC = POINT OF COMMENCEMENT	SRF = SPLIT RAIL FENCE
BEE = BASE FLOOD ELEVATION	EL OR ELEV = ELEVATION	M = MEASURED	POL = POINT ON LINE	SRT = STATE ROAD
BLDG = BUILDING	EDG = EDGE OF PAVEMENT	MAS = MASONRY	PP = POWER POLE	SIT = STOREY
BLK = BLOCK	ESMT = EASEMENT	MES = MITERED END SECTION	PRC = POINT OF REVERSE CURVATURE	SUB = SUBDIVISION
BM = BENCH MARK	FOU = FOUND CONCRETE MONUMENT	MH = MANHOLE	PRM = PERMANENT REFERENCE MONUMENT	S/W = SIDEWALK
BNDY = BOUNDARY	FES = FEALED END SECTION	MHWL = MEAN HIGH WATER LINE	PROP = PROPERTY	TB = "T" BAR
BRC = BEARING	FR = FOUND ROP PIPE	MSL = MEAN SEA LEVEL	PSM = PROFESSIONAL SURVEYOR & MAPPER	TC = TOP OF CURB
BWF = BARBED WIRE FENCE	FR = FOUND ROP ROD	N&B = NAIL AND BOTTLE CAP	PGF = PIC FENCE	TOB = TOP OF BANK
C = CALCULATED	FL = FLOW LINE	N&D = NAIL AND DISK	PM/T = PAVEMENT	TOS = TOE OF SLOPE
CB = CHORD BEARING	FLO = FIELD	N&T = NAIL AND TAB	RAD = RADIUS	TRANS = TRANSFORMER
CBS = CONCRETE BLOCK STRUCTURE	FND = FOUND	NGVD = NATIONAL GEODETIC VERTICAL DATUM	REC = RECORD	TWP = TOWNSHIP
CHD = CHORD	FOP = FOUND OPEN PIPE	NO = NUMBER	REF = REFERENCE	US = UNDERGROUND
CL = CENTERLINE	FOC = FLORIDA POWER CORP.	O/A = OVERALL	RES = RESIDENCE	UTL = UTILITY
CLF = CHAIN LINK FENCE	FPP = FOUND PINCHED PIPE	OHW = OVERHEAD WIRE(S)	RI = RADIAL LINE	WD = WOOD
CLS = CLOSURE	FRM = FRAME	OR = OFFICIAL RECORDS	RS = REGISTERED LAND SURVEYOR	WF = WOOD FENCE
COL = COLUMN	GAR = GARAGE	O/S = OFFSET	RND = ROUND	WFS = WOOD FRAME STRUCTURE
CONC = CONCRETE	G/E = GLASS ENCLOSURE	P = PLAT	RRG = RANGE	WFF = WROUGHT IRON FENCE
CR = COUNTY ROAD	HWG = HOG WIRE FENCE	PB = PLAT BOOK	RRS = RAIL ROAD SPIKE	WIT = WINTESS
C/S = CONCRETE SLAB	HW = HIGH WATER LINE	PC = POINT OF CURVE	R/W = RIGHT-OF-WAY	WRF = WIRE FENCE
COR = CORNER	INV = INVERT	POC = POINT OF COMPOUND CURVE	SCM = SET CONCRETE MONUMENT	WW = WIRE FENCE
COV = COVERED AREA		PCP = PERMANENT CONTROL POINT	S/E = SCREENED ENCLOSURE	WW = WATER VALVE
		PG = PAGE	SEC = SECTION	

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

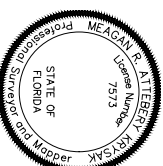
GENERAL NOTES

- 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. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HERINAFTER 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, AND THAT IT THUS CONSTITUTES 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 LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT AS WELL AS THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 201, PAGE 305, THE EXISTING FIELD MONUMENTATION AND OCCUPATION AT THE TIME OF THIS SURVEY. THE SUBDIVISION PLAT RECORDED IN THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 1502 DATED MARCH 1, 2004 AND THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY KLEIN & STAUB LLC IN 2017.
- 6.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP 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 AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11.) ALL BUILDING TIES, 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 PREDICATED 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 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 ALONG THE BOUNDARIES OF THIS SURVEY ARE ENLARGED FOR CLARITY 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 MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 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 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 CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5A-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.) 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 BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23.) 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 DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, 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.
- 24.) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT 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, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25.) BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM ON 1988 (N.A.V.D. 1988) AS ESTABLISHED USING REAL TIME KINEMATIC (R.T.K.) G.P.S. BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.).
- 26.) THIS DOCUMENT IS ONLY VALID FOR THE REVIEW PROCESS BY THE AUTHORITY HAVING JURISDICTION AND MUST CONTAIN THE THIRD PARTY VERIFIED DIGITAL SIGNATURE AND SEAL DISTRIBUTION OF THIS DOCUMENT TO THIRD PARTIES WILL RENDER THIS DOCUMENT INVALID AND NO LIABILITY WILL BE ASSUMED BY THE SIGNING SURVEYOR.



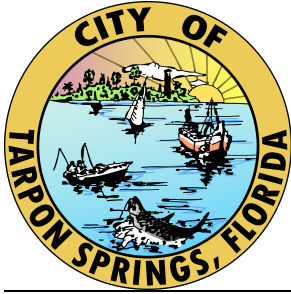
LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3801 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256



MEGAN R. ATTBERRY KRYSAK
240313A 3-3-2025
JOB NUMBER DATE SURVEYED

Megan R. Attebery Krysak
MEGAN R. ATTBERRY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573



City of Tarpon Springs TRC Comment Report

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

Project **25.16**
 PNZ - ANNEXATION OF PINELLAS COUNTY PROPERTY INTO THE CITY OF TARPON SPRINGS

Files and Attachments EMAIL - 02-11-2025 - 240313 - VACANT (1).pdf
 Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet 1 | Comment 00001 | EMAIL - 02-11-2025 - 240313 - VACANT (1).pdf]

Shannon Brewer

If tree removal will be needed for construction, at time of permitting a tree removal application and supporting documentation will be required. A New Construction Checklist can be found at <https://www.ctsfl.us/building-development-department/tree-and-site-information/>

[Sheet 1 | Comment 00002 | EMAIL - 02-11-2025 - 240313 - VACANT (1).pdf]

Shannon Brewer

§ 134.04 - Minimum Tree Planting.

(A) In residential, commercial or industrial areas, the standards in this section shall be required to be met prior to the issuance of a Certificate of Occupancy for new construction and prior to the approval of a final inspection for any property that requires a site plan amendment in excess of 50 percent of the property's value as shown on the records of the property appraiser.

(B) If any protected trees are removed from a site governed by this section those trees shall be replaced using the following minimum tree planting requirements:



Lot Size (gross area in square feet)	Tree Planting Minimum Requirements
0—6,000	2
6,001—10,000	4
10,001—15,000	6
Over 15,000*	8*

* (One for each 2,000 square feet, or portion thereof, in excess of 15,000 square feet.)

Fema

[Sheet 1 | Comment 00010 | EMAIL - 02-11-2025 - 240313 - VACANT (1).pdf]

Megan Araya

These parcels lie within a Special Flood Hazard Area (SFHA). AE-8. Annexing these properties will increase our SFHA acreage.

Planning and Zoning

[Comment 00003]

Patricia McNeese

This document contains comments resulting from the March 6, 2025 meeting of the Technical Review Committee.

[Comment 00004]

Patricia McNeese

The applicant has requested the annexation of four parcels into the municipal limits. The proposed parcel annexations, if all done together would all have adjacency to the existing municipal boundaries by virtue of the applicant's existing parcel located at 1267 N. Pinellas Ave, which is already in the City.

[Comment 00005]

Patricia McNeese

Please provide a full survey of the existing parcel at 1267 N. Pinellas Avenue, plus all of the properties for which the applicant is requesting annexation, along with an exhibit that clearly marks the parcels to be annexed. The survey should provide legal descriptions for each separate parcel to be annexed so that the appropriate descriptions can be included in the annexation ordinance.

[Comment 00006]

Patricia McNeese

The parcel located at 1267 N. Pinellas Ave is located in the Office (O) Future Land Use Category (FLUM) and in the Residential Office (RO) Zoning District.

The applicant has not requested zoning designations for the parcels to be annexed. All of the parcels to be annexed are located in the Pinellas County Residential/Office General (R/OG) Future Land Use Map category and the General Professional Office (GO) zoning district. They are all also located in the Office (O) category on the Countywide Map.

The City will propose that the annexed property be placed in the Office FLUM category and the RO zoning district. If the applicant wants to propose categories that differ from these, an application for map amendment will be required.

[Comment 00007]

Patricia McNeese

As noted by the applicant, there is at least one existing non-conforming and non-permitted structure on the property to be annexed. As part of the annexation process, the City requests the status of any code enforcement actions from Pinellas County. At the TRC meeting, the applicant indicated that an after-the-fact building permit has not been issued by Pinellas County for the unpermitted structure.

The applicant is advised that based on aerial photography and discussion with the applicant at the TRC meeting, it appears that the unpermitted building cannot meet the required zoning setbacks on the south side. Since the applicant does not own the adjacent parcel to the south, the setback cannot be resolved by combining parcels. There is no variance process available at the City of Tarpon Springs to allow a lesser setback, since the structure is unpermitted. This information will be provided to the Board of Commissioners to assist them with evaluating the annexation request.

[Comment 00008]

Patricia McNeese

Please provide a narrative stating the reason for the annexation request, including future plans for the property if known at this time.

[Comment 00009]

Patricia McNeese

Parcel ID #01-27-15-27072-011-0040 is served by Pennsylvania Avenue which is an unimproved road with apparently no utilities. There are City utilities within the N. Pinellas Avenue right-of-way serving the remaining parcels to be annexed. There also appears to be drainage infrastructure associated with the right-of-way in this area.

Project Administration

[Sheet 1 | Comment 00011 | EMAIL - 02-11-2025 - 240313 - VACANT (1).pdf]

Rod Doorlag

Verify Gopher Tortoise activity early on to save project down time.

PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE LIEN

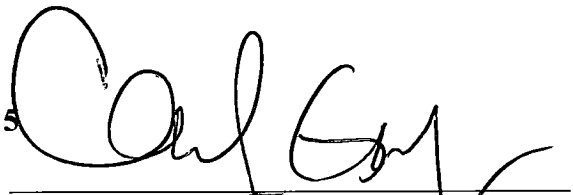
CODE ENFORCEMENT CASE NO.: CCM-23-00058
RESPONDENT(S): Pennsylvania Ave Land Trust
Trustee Co TRE

I, Caroline Rojas Gonzalez, Code Enforcement Liaison, do hereby certify that the attached is a true and correct copy of the Order Assessing an Administrative Fine until Compliance is Achieved, of the Pinellas County Code Enforcement Special Magistrate, entered September 11, 2023, and the Affidavit of Non-Compliance, for the property located at:

Pennsylvania Ave, Tarpon Springs, FL 34689

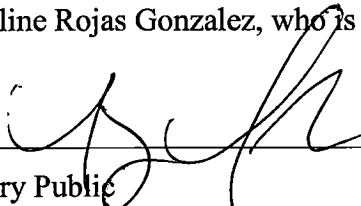
Parcel ID: 01-27-15-27072-011-0040

Legal Description: Fairview BLK 11, Lots 4 and 5



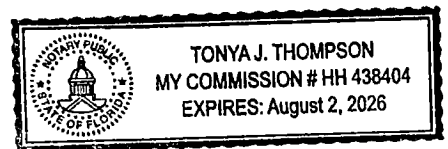
Caroline Rojas Gonzalez
Code Enforcement Liaison

The foregoing instrument was acknowledged before me this 4 day of January, 2024, by Caroline Rojas Gonzalez, who is personally known to me and who did not take an oath.



Notary Public
State of Florida

My Commission Expires:



Pinellas County Code Enforcement
Special Magistrate Division
631 Chestnut Street
Clearwater, Florida 33756
(727) 464-4761

PINELLAS COUNTY
CODE ENFORCEMENT SPECIAL MAGISTRATE

Pinellas County,
Petitioner,

vs.

CASE NUMBER: CCM-23-00058

Pennsylvania Ave Land Trust
Trustee Co TRE
PO Box 661
Palm Harbor, FL 34682-0661

Respondent(s).
_____ /

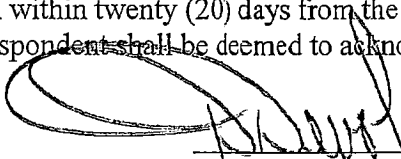
AFFIDAVIT OF NON-COMPLIANCE

I, **D. Devol**, have personally examined the case file and in it described in the Order Assessing an Administrative Fine Until Compliance is Achieved dated 11 September 2023, in the above mentioned case, and find that said property is NOT in compliance with the following Pinellas County Code Section(s) as of 23 October 2023:

138-90 (Zoning)

Special Magistrate Costs and Expenses have NOT been paid.

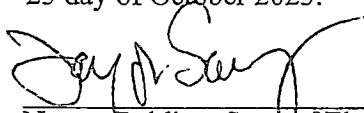
If the Respondent fails to file a written objection within twenty (20) days from the date of mailing the Affidavit of non-compliance, the Respondent shall be deemed to acknowledge the non-compliance with the Order.



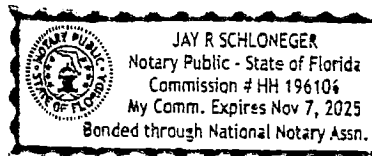
Signature of Affiant

STATE OF FLORIDA
PINELLAS COUNTY

I, D Devol, am a person authorized by law to inspect violations of the Pinellas County Code contained herein and statements set forth herein are based upon personal knowledge on this 23 day of October 2023.



Notary Public – State of Florida




Print, type or stamp Commissioned Name of Notary Public
Personally Known [x] OR Produced Identification []
Type of Identification Produced: _____

CCM-23-00058

I hereby certify that a copy of the foregoing Affidavit of Non-compliance was sent to:

Pennsylvania Ave Land Trust
Trustee Co TRE
PO Box 661
Palm Harbor, FL 34682-0661

Pinellas County
Code Enforcement Division (CED)
631 Chestnut Street
Clearwater, FL 33756



D. Devol
Special Magistrate Officer

BEFORE PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE
CASE NUMBER: CCM-23-00058

Pinellas County,
Petitioner,

vs.

Pennsylvania Ave Land Trust
Trustee Co TRE
PO Box 661
Palm Harbor, FL 34682-0661,
Respondent(s).

**ORDER ASSESSING AN ADMINISTRATIVE FINE UNTIL COMPLIANCE IS
ACHIEVED**

This case was heard before the Special Magistrate on September 11, 2023. The Petitioner, Pinellas County, appeared and was represented by D. Devol, Special Magistrate Officer of Pinellas County Code Enforcement Division. Respondent(s), Pennsylvania Ave Land Trust Trustee Co TRE, did not appear.

Findings of Fact

Based upon the evidence and sworn testimony received, the Special Magistrate finds that:

The property located 0 Pinellas Ave, Tarpon Springs, FL 34689 A/K/A Parcel ID #: 01-27-15-27072-011-0040 ("Property") contains the deficiencies as listed in the Affidavit of Violation and Request for Hearing dated August 2, 2023 and each is herein incorporated by reference.

Respondent(s), Pennsylvania Ave Land Trust Trustee Co TRE is/are the Owner(s) of record of the Property. Parcel ID: 01-27-15-27072-011-0040.

1. Notice was mailed to the Respondent(s) on August 25, 2023, at the address listed in the Tax Collector's office for tax notices or the Property Appraiser's database.

CCM-23-00058

2. An initial inspection on March 22, 2023 revealed violation(s) existed. As of August 31, 2023, the violation(s) still existed.
3. Previous notification of the aforementioned deficiencies were given as supported by the evidence received by this Special Magistrate.
4. The Petitioner incurred costs for the prosecution of this case in the amount of \$42.60.

Conclusion of Law

5. The Special Magistrate concludes that the Property continues to be in violation of the Pinellas County Ordinance Code provision(s) 138-90 despite prior notification and opportunity to cure afforded to the Respondent(s).
6. The Petitioner prevailed in the prosecution of this case and, pursuant to Section 2-623(g) of the Pinellas County Code, is entitled to recover all costs and expenses incurred.

Order

It is therefore adjudged as follows:

7. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on October 11, 2023 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-90 (Zoning), for each day thereafter that the violation(s) continue to exist.
8. Separate and distinct from the fine amounts due, the Respondent(s) shall pay the Petitioner's costs incurred in the prosecution of this case in the amount of \$42.60. These costs shall be paid within thirty (30) days of this order.
9. The Respondent(s) must notify Pinellas County Code Enforcement Division at (727) 464-4761 when the property is in compliance of all violations to stop the accrual of the daily fines. Respondent(s) will allow full access to the violation

CCM-23-00058

property for an inspection to verify all violations have been corrected and if so an Affidavit of Compliance will be filed to stop the daily fine.

10. If the Pinellas County Housing Official determines that the property is unsafe and unfit for human habitation, the property may be condemned. Pursuant to Section(s) 22-278 through 22-280, if the property is deemed an extreme hazard, the Housing Official may take or require immediate corrective action. The terminology "to correct" includes, but is not limited to, action taken to alter, upgrade, secure, repair, remodel or demolish any unsafe building. The costs incurred shall be charged to the owner and shall constitute a lien upon the property and shall be collected in the manner provided by law.
11. Either party may Petition the Magistrate to reconsider or rehear any Order resulting from a public hearing. The petition must be made in writing and filed with Pinellas County Code Enforcement Division (see mailing address listed below), no later than thirty (30) days after the execution of the Order and prior to the filing of any appeal. The only grounds for a Petition to Reconsider or Rehear are that there is newly discovered relevant evidence that was not available and known to the aggrieved party at the time of the public hearing, or that the Special Magistrate made a mistake in determination of a relevant fact. The Special Magistrate will not hear oral argument or evidence in determining whether to grant the Petition to Reconsider or Rehear.
12. Upon the Respondent's failure to timely comply or pay the appropriate fine for any untimely compliance, or pay the amount toward costs and expenses as set forth above, and after thirty (30) days referenced above, the Petitioner shall send the Respondent(s) an Affidavit of Noncompliance by certified mail, return receipt requested.
13. If the Respondent(s) fail to file a written objection within twenty (20) days from the date of mailing the Affidavit of Noncompliance, the Respondent(s) shall be deemed to acknowledge the noncompliance with the Order. The objection must be made in writing and filed with Pinellas County Code Enforcement Division (see mailing address listed below).
14. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the Respondent(s), pursuant to Chapter 162, Florida Statutes.

CCM-23-00058

Appeals: Any aggrieved party may appeal this order to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of this order.

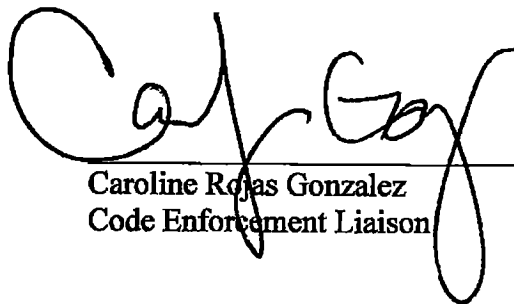
DONE AND ORDERED this 11th day of September, 2023.

By 
Jeffrey R Fuller, Special Magistrate

I hereby certify that a copy of the foregoing Order directing the Respondent to correct the violations of the Pinellas County Ordinance Code and assessing a fine until compliance is achieved was mailed to:

Pennsylvania Ave Land Trust
Trustee Co TRE
PO Box 661
Palm Harbor, FL 34682-0661

Pinellas County
Code Enforcement Division (CED)
631 Chestnut Street
Clearwater, FL 33756


Caroline Rojas Gonzalez
Code Enforcement Liaison

NOTICE

Administrative fines, costs and expenses shall be paid by certified check or money order payable to Board of County Commissioners, and mailed to Special Magistrate Administrative Division, 631 Chestnut Street, Suite B, Clearwater, Florida 33756. Any amounts not paid may be enforced in the same manner as a court judgment.

RELEASE OF PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE LIEN

Case No.: CCM-23-00058

WHEREAS, Pinellas County, pursuant to the authority of Chapter 162, Florida Statutes, and Pinellas County Code, Chapter 2, Article VIII, does hereby release the Pinellas County Code Enforcement Special Magistrate Lien on the property described below which was recorded in the Office of the Clerk of the Circuit Court, **O.R. Book 22671, Page 1240-1246**, record owner(s), PENNSYLVANIA AVE LAND TRUST TRUSTEE CO TRE

Property Description:

PENNSYLVANIA AVE, TARPON SPRINGS, FL 34689

Parcel ID: 01-27-15-27072-011-0040

Legal Description: FAIRVIEW BLK 11, LOTS 4 AND 5

as recorded in the Public Records of Pinellas County, Florida, and

WITNESS my hand and seal this 24 day of February, 2025.

Signed, sealed and delivered in the presence of:

Nichie Berlage
Witness: Nichie Berlage

Jodi Scivalby
Witness: Jodi Scivalby

Kevin McAndrew (SEAL)
Kevin McAndrew
Building and Development Review Services Director
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, Florida 33756
(727) 464-4761

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of February 2025 by Kevin McAndrew, who is personally known to me and did not take an oath.

Notary Public Cheri Bishop
State of Florida at Large

My Commission Expires:

CHERI BISHOP
Notary Public, State of Florida
My Comm Expires May 01, 2027
No HH 392949

44154

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 25-16 was published in said newspaper by print in the issues of 07/02/25 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.

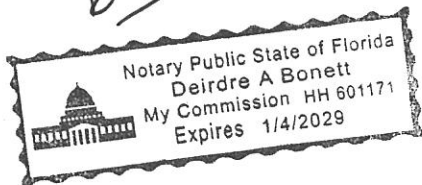
Signature of Affiant

Sworn to and subscribed before me this 07/02/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



LEGAL NOTICE

NOTICE OF PROPOSED ANNEXATION OF PROPERTY INTO CITY OF TARPON SPRINGS WITH ADOPTION OF FUTURE LAND USE MAP AND ZONING ATLAS AMENDMENTS

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

ORDINANCE 2025-10

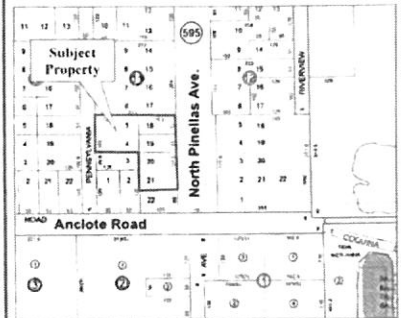
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.77 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ALONG THE WEST SIDE OF N. PINELLAS AVE. APPROXIMATELY 65 FEET NORTH OF THE ANCLOTE ROAD INTERSECTION AND INCLUDING FAIRVIEW SUBDIVISION BLOCK 11, LOTS 4, 5, 18, 19, 20 AND 21 (APPLICATION 25-16); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2025-08

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE MAP FOR 0.77 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ALONG THE WEST SIDE OF N. PINELLAS AVE. APPROXIMATELY 65 FEET NORTH OF THE ANCLOTE ROAD INTERSECTION AND INCLUDING FAIRVIEW SUBDIVISION BLOCK 11, LOTS 4, 5, 18, 19, 20 AND 21 (APPLICATION 25-16) FROM PINELLAS COUNTY RESIDENTIAL OFFICE GENERAL (R/OG) CATEGORY TO CITY OF TARPON SPRINGS OFFICE (O) CATEGORY; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2025-09

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 0.77 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ALONG THE WEST SIDE OF N. PINELLAS AVE. APPROXIMATELY 65 FEET NORTH OF THE ANCLOTE ROAD INTERSECTION AND INCLUDING FAIRVIEW SUBDIVISION BLOCK 11, LOTS 4, 5, 18, 19, 20 AND 21 (APPLICATION 25-16) FROM PINELLAS COUNTY GO (GENERAL PROFESSIONAL OFFICE) TO CITY OF TARPON SPRINGS RO (RESIDENTIAL OFFICE); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinances will be held before the Planning and Zoning Board on

Monday, July 21, 2025 at 6:30 P.M.

and the Board of Commissioners on the following dates:

Tuesday, August 12, 2025 at 6:30 P.M. (1st Reading)

Tuesday August 26, 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, PO 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.

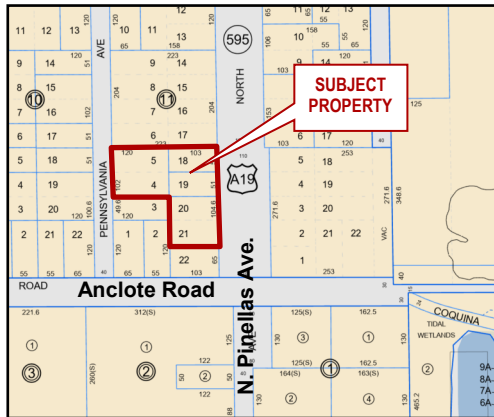
PLEASE REFERENCE APPLICATION #25-16

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

**NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ANNEXATION
APPLICATION #25-16**

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 0.77 acres, more or less, of real property, amending the Future Land Use Map from Pinellas County designation R/OG (Residential/Office General) to City of Tarpon Springs designation O (Office), and, amending the official zoning atlas from Pinellas County Zoning designation GO (General Professional Office) to City of Tarpon Springs designation RO (Residential Office) for four parcels located on the west side of N. Pinellas Ave approximately 65 feet north of the Anclote Road intersection and including Fairview Subdivision Block 11, Lots 4, 5, 18, 19, 20 and 21. **(Please reference application #25-16).**

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, July 21, 2025** at **6:30 p.m.** and the Board of Commissioners will hold public hearings on **Tuesday, August 12, 2025** at **6:30 p.m.** and **Tuesday, August 26, 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.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
JUNE 16, 2025 / JULY 8, 2025 / JULY 22, 2025

STAFF REPORT, June 9, 2025

Application No. / Project Title: 25-28 / Tarpon Springs One, LLC, Rezoning

Ordinance: Draft Ordinance #2025-07

Staff: Patricia L. McNeese, AICP
 Planning Supervisor

Applicant / Owner: Tarpon Springs One LLC (Thomas Scannell)

Property Size: 17.49 acres total:
 o 13.93 acres of uplands
 o 3.56 acres of wetlands

Current Land Use: Employment (E) and Preservation (P)

Current Zoning: Industrial Planned Development (IPD)

Proposed Zoning: Industrial Restricted (IR)
 Land Conservation (LC)

Location / Parcel ID: 310, 320 and 340 Anclote Road on the North and East side of Anclote Road; Parcel IDs 01-27-15-89136-000-0631, 01-27-15-879136-000-0630 (Lot 63), and, 01-27-15-89136-000-0620 (“Lot 62”)

SUMMARY:

The applicant has requested rezoning of the property from Industrial Planned Development (IPD) district to Industrial Restricted (IR) district for the purpose of expanding the allowable uses on the site.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **denial of Ordinance 2025-07** amending the Official Zoning Atlas from Industrial Planned Development (IPD) District to Industrial Restricted (IR). If the Board of Commissioners grants approval of the zoning change, staff recommends a zoning district designation of Land Conservation (LC) to correspond with the Preservation (P) Future Land Use Map category that applies to the wetlands on the property. Ordinance 2025-07 has been drafted to include this provision.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, wooded
Site Features:	The site consists of wooded uplands and wetlands
Vehicle Access:	The property borders both the east-west and north-south corridors of Anclote Road.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	<u>Pinellas County:</u> <ul style="list-style-type: none"> R-4 (One, Two and Three-Family Residential District) <u>Tarpon Springs:</u> <ul style="list-style-type: none"> R-70 (One and Two Family Residential District) 	<u>Pinellas County:</u> <ul style="list-style-type: none"> Residential Urban (RU) Residential Medium (RM) <u>Tarpon Springs:</u> <ul style="list-style-type: none"> Residential Urban (RU)
South:	<u>Tarpon Springs:</u> <ul style="list-style-type: none"> WDII (Waterfront Marine Industry Development District) WDI-B (Waterfront Commercial Fishing and Tourism Redevelopment District) 	<u>Tarpon Springs:</u> <ul style="list-style-type: none"> Industrial (I) Industrial/Employment – Water Dependent (IE-WD)
East:	<u>Tarpon Springs:</u> <ul style="list-style-type: none"> IR (Industrial Restricted) 	<u>Tarpon Springs:</u> <ul style="list-style-type: none"> Employment (E)
West:	<u>Tarpon Springs:</u> <ul style="list-style-type: none"> RM (Residential Multifamily) 	<u>Tarpon Springs:</u> <ul style="list-style-type: none"> Residential Urban (RU) Resort Facilities Overlay (RFO)

BACKGROUND INFORMATION:

- The property is currently located in the Employment (E) Future Land Use Map (FLUM) category and the Industrial Planned Development (IPD) zoning district. The City has not located a planned development project approval for this property in the City records.
- In response to a Public Records Request, and as part of the review of this rezoning request, staff conducted extensive research into the history of the property (all three parcels listed above) including all City records, property records of the Pinellas County Property Appraiser, and, document records of the Pinellas County Clerk of the Circuit Court and Comptroller. No record of a possible county-approved planned development was located.
- The property and zoning designations appear on the following historical maps:
 - 1970 Zoning Map: Portions of the property that were within City limits were zoned Travel Trailer Park and Highway Business.
 - 1974 Annexation Ordinance (ordinance number unreadable): This document shows “Lot 63” annexed in under a zoning designation of “C-1, Commercial Retail District Zoning to Include Warehouses and Offices.”
 - 1976 Zoning Map: Portions of the property that were within City limits were zoned TP (Travel Park) and IR (Industrial Restricted).
 - 1979 Zoning Map: The entire property was zoned Industrial Planned Development (IPD). This map was based on the 1979 parcel map and was subsequently marked up with later zoning information. A 1981 map shows partial property in the City limits, still zoned “Travel Park,” so both the annexation of the full property and the establishment of the IPD zoning district must have occurred at some point after 1981.
- The narrative submitted by the applicant states that the adjacent property to the east located at 240 Anclote Road (Parcel ID #01-27-15-89136-000-0640) was changed from Highway Business



(HB) to Industrial Restricted (IR). The 1979 Zoning Map (first appearance of this property as being within the City limits) refers to Ordinance 90-37 which annexed that property into the City with the existing Pinellas County designations of Industrial Planned Development (IPD) and Land Conservation (LC). The parcel is now zoned Industrial Restricted (IR).

- The current Land Development Code and Official Zoning Atlas were adopted on May 1, 1990 under Ordinance 1990-10. The Official Zoning Atlas, “Exhibit B” of that ordinance has not been located. It is assumed that the IPD designation of the property occurred between 1981 and 1990 (see above), quite likely with the adoption of the zoning map under Ordinance 1990-10.
- The survey shows that the property contains tidal wetlands that are directly connected to the Anclote River via a culvert located under Anclote Road. There is also a wetland area at the north end of the property.
- The property is bordered on two sides by residential developments. Highland Grove Manor to the north was platted in 1957 and is essentially a single roadway (Jeru Blvd) that includes a mix of single-family and multi-family buildings, the majority of which are not annexed into the City. Tarpon Key Subdivision to the west was platted in 2013, is within the City limits, and is built out with single family homes. The area south of the property is occupied by waterfront uses including boat storage and marinas. To the east of this property is the existing vacant parcel at 240 Anclote Road.
- The subject property is located in the Coastal High Hazard Area.

ZONING DISTRICT AND FUTURE LAND USE DESIGNATION FEATURES:

	CURRENT ZONING Industrial Planned Development	PROPOSED ZONING Industrial Restricted
Residential Density (dwelling units/acre):	No permanent units; Lodging of 40 du/acre	No permanent units; Lodging of 40 du/acre
Allowable Uses	LDC Section 78.03	LDC Section 25.17
Permitted:	Assembly Halls, Convention Centers; Community Service Uses; Construction Service Establishments; Health Clubs; Light Manufacturing; Office and Research Parks; Warehouses; Wholesale Trade	Construction Material Establishments; Construction Service Establishments ; Light and Heavy Printing Establishments; Light Manufacturing; Light Utility Service; Miniwarehouses; Motor Freight Terminals; Motor Pool Facility; Rental Service Establishments; Research and Development; Vehicle Repair (Minor); Vehicle Sales and Rental Establishments; Warehouses; Wholesale Trade

(continued next page)



Allowable Uses	LDC Section 78.03	LDC Section 25.17
Conditional:	Commercial Marinas; Communication Towers; Financial Institutions ; Heavy Manufacturing; Hotels/Motels; Miniwarehouses; Tennis or Racquet Club; Yacht Club	Business and Professional Offices; Communication Towers; Community Service Uses; Correctional Institutions; Emergency Service Facilities; Heavy Utility Service; Heliports; Hotels/Motels; Junkyards/Salvage Yards; Retail Sales Establishments; Transportation Terminals; Vehicle Repair (Major); Manufacturing of Recreation Watercraft; Overnight Boarding of Animals; Commercial Recreation Facilities; Schools of General Education
EMPLOYMENT Future Land Use Map Category		
Allowable Uses:	Office; Research/Development, Light/Heavy; Manufacturing, Light/Medium; Wholesale/Distribution; Storage/Warehouse; Marina Facilities	
Allowable Uses Subject to Acreage Thresholds:	<u>3-Acre Maximum:</u> Retail; Personal Services; Lodging <u>5-Acre Maximum:</u> Commercial/Business Service; Food Crop Production; Transportation/Utility	
Zoning Dimensional Criteria:	LDC Section 78.03(D)	LDC Section 25.17(D)
Minimum Lot Area	15,000 square feet	5,000 square feet
Minimum Lot Width	150 feet	50 feet
Minimum Lot Depth	n/a	80 feet
Maximum Height	60 feet	40 feet
Minimum Front Yard	20 feet	10 feet
Minimum Side/Street Yard	20 feet	10 feet
Rear Yard	20 feet	25 feet
From Abutting Collector (Anclote Road)	35 feet	n/a
From Adjoining Residential	75 feet	n/a
Floor Area Ratio*	0.50 (IPD), 0.10 (P)	0.50 (IR), 0.10 (P)
Open Space Ratio	0.20	0.15
Impervious Surface Ratio*	0.80 (IPD), 0.20 (P)	0.85 (E/IR), 0.20 (P)

*Employment (E) FLUM category allows floor area ratio of 0.60 and impervious surface ratio of 0.85.



REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code (LDC) 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:

Employment Category

The property is located within the Employment (E) Future Land Use Map (FLUM) category. The purpose of the Employment category is to "recognize areas developed with, or appropriate to be developed with, a wide range of primary employment uses, flex space, and for uses that have minimum external impacts." Both the IPD and the IR zoning designations are consistent with the overlying Employment FLUM category.

Place-Based Area Map

The Place-Based Area Map of the Comprehensive Plan classifies this area of the City as Transitional which is described as "areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the U.S. 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for Future Land Use Map amendments and zoning changes will be based on current Future Land Use Map and Comprehensive Plan policies."

Planned Development Intent

Section 76.00 of the Land Development Code (LDC) states the intent of the Planned Development District mechanism to carry out the following objectives:

- (A) Provide an alternate method of land development not available within the framework of other zoning districts.
- (B) To allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features.
- (C) To allow the most beneficial use of the site in terms of maintaining compatibility with the adjoining neighborhood.
- (D) To preserve significant environmental, topographical, or natural features.
- (E) To allow a variety of housing types.
- (F) To accommodate a mix of uses.
- (G) To offer a high level of recreation and open space amenities.
- (H) To ensure the ample provision of open space.
- (I) To encourage the orderly concentration of development on vacant parcels of land within the existing developed areas.
- (J) To prevent urban sprawl, through the use of infill development and the maximum use of existing public facilities that are currently in place.

The IPD designation of this property aligns with the intent of the Planned Development mechanism especially with objectives A, B, C and D:



(A) Alternate Method of Land Development: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Comprehensive Plan. The IPD mechanism provides for flexibility of design criteria as a way for a development site layout to achieve internal goals while maintaining compatibility with surrounding development. The property is also situated on Anclote Road, a Pinellas County Collector roadway. Access points and traffic generation will be potentially challenging aspects of any development along this corridor which is currently operating at Level of Service “C” and will experience increased traffic as properties develop. The Planned Development framework provides for design flexibility to address those challenges.

(B) Site-Specific Features, and, (D) Preservation of Significant Natural Features: The applicant has provided a surveyed wetland delineation of the property. The Comprehensive Plan prohibits the alteration of wetlands (Policies FLU 1.3.1 and CON 1.4.1). The location and sensitivity of the wetlands/submerged lands (direct connection to the Anclote River) will affect the layout of development. The IPD mechanism provides for flexibility of design criteria as a way for the development site layout to avoid direct impacts to wetlands while minimizing indirect impacts. The IPD design criteria also provides for a minimum 50-foot wetland buffer. If the property is rezoned to IR, the required wetland buffer would be reduced to 25 feet (Policy CON 1.4.3). The habitat classification of the uplands on site has not been determined. If it is classified as significant upland habitat per Policy FLU 1.3.2 of the Comprehensive Plan there may be further preservation requirements that will affect the site development layout.

(C) Beneficial Use of Site and Maintenance of Neighborhood Compatibility: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Comprehensive Plan. The IPD mechanism provides for flexibility in the design of a development site layout in order to achieve internal goals while maintaining compatibility with surrounding development. Further, beneficial use of the site is provided for under the current IPD designation. The table on pages 3-4 lists the allowable uses in the IPD and IR zoning districts, and, in the Employment FLUM category. The table below provides more detail of the potential effects of the proposed zoning change:

Use Differences with Rezoning from IPD to IR

Newly Allowed	Employment Category Restrictions
Rental and Service Establishments	Subject to 3-acre maximum
Vehicle Sales/Rental	Subject to 3-acre maximum
Retail Sales Establishments	Subject to 3-acre maximum
Overnight Boarding of Animals	Subject to 3-acre maximum
Commercial Recreation Facilities	Subject to 3-acre maximum
Motor Freight Terminals	
Motor Pool Facility	
Vehicle Repair (Major and Minor)	
Manufacturing of Recreation Watercraft	
Correctional Institutions	
Emergency Service Facilities	
Heavy Utility Service	

(continued next page)



Newly Allowed	Employment Category Restrictions
Heliports	
Junkyards/Salvage Yards	
Schools of General Education	
Transportation Terminals	
No Longer Allowed	Employment Category Restrictions
Heavy Manufacturing	Restricted to light/medium manufacturing
Commercial Marinas	
Assembly Halls/Convention Centers	
Health Clubs	
Financial Institutions	
Tennis/Racquet Club	
Yacht Club	

The applicant has stated that the zoning change would “provide certainty to prospective buyers, expand the permitted uses available as-of-right, and better conform with the surrounding uses.” However staff contends the following:

- Although, as the applicant points out, there is no known approved planned development site plan for this property, the Planned Development and IPD standards contained in Article V of the Land Development provide a clear set of standards and list of uses for development of the property. Additionally, since any approved site plan would have expired by now (see LDC Sections 81.00 and 82.00) a new proposal will be required.
- Review of the table above shows that, given the types of uses listed and the Employment FLUM category restrictions, several of the new uses that are not currently allowed under the IPD are restricted in size (a potential issue for this 17-acre property), or may be impractical (i.e., heliport, salvage yard, etc.). Based on development inquiries and projects presented to the City over the past few years, the most practical viable uses that would be added under IR may be the motor vehicle-related uses (e.g., freight terminals, motor pool, vehicle repair). In addition, medium manufacturing, seen as desirable from an employment aspect, would be removed as an allowable use under a rezoning to IR.
- There are additional mechanisms available for a developer to propose a use, mix of uses, and layout designed to fit market needs. Those mechanisms include development agreements, restrictive covenants and similar instruments that would be easier to implement under a Planned Development project.

Conclusion

The requested zoning change from Industrial Planned Development (IPD) to Industrial Restricted (IR) is not consistent with the Comprehensive Plan. While both the IR and the IPD zoning districts are consistent designations under the Employment FLUM category, the IPD zoning is more appropriate for this particular property:

- The IPD provides more mechanisms for a layout design that could benefit a site development, maximize protection of known features of the property, and provide for neighborhood compatibility.
- Staff feels that there is insufficient benefit to the City’s long-range goals (the adopted Comprehensive Plan) to warrant a change to the zoning of this property at this time.



- Staff would also ask that the applicant revisit the effect of a zoning change for marketing of the property, as the practical benefit of the expanded list of uses under IR may not be as significant as currently perceived.

There is no compelling rationale for a rezoning from IPD to IR for this property at this time.

Preservation Category

The wetlands on the site are located within the Preservation (P) FLUM category. The Preservation category is “intended for areas that are now categorized or appropriate to be categorized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.” The wetlands should properly be rezoned to the Land Conservation (LC) zoning district to maintain consistency with the Preservation FLUM category. The draft language of Ordinance 2025-07 includes this provision in the event that the ordinance is approved and adopted.

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 pages 3-4 and further detailed in the table on pages 6-7. As mentioned in the Comprehensive Plan consistency analysis, the portion of the City north of the Anclote River is in transition with a developing mix of industrial and residential uses on a patchwork of annexed and unincorporated properties. The City is certainly interested in maintaining the employment base provided by the industrial uses in this area. The uses listed under both the IPD and the IR zoning districts are generally appropriate to the area and the intent of the Employment FLUM category, although it is noted that loss of medium manufacturing uses now allowed in the IPD would reduce opportunities for more stable employment. The conditional use process could assist in addressing compatibility issues for the IR uses listed as conditional (less so for those allowed by right). However, the current IPD uses are both appropriate and compatible since compatibility issues for any proposed project could be addressed via the flexible design criteria mechanism of the Planned Development framework. Therefore, this criterion is met now without the need to rezone the property.

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 could lead to greater environmental impacts on site due to the reduced wetland setback requirement that would apply, it may reduce the ability to plan a development layout without the need for separate variances, it would reduce options for addressing neighborhood compatibility, and, it would reduce the ability to address transportation access/volume issues along Anclote Road.

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 to serve the property with City facilities including utilities, solid waste, fire/emergency services and law enforcement services without undue fiscal impacts. Compliance with adopted Levels of Service is expected to be achievable under both the IPD and the IR zoning designations.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on May 1, 2025 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 112 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. One comment letter in opposition was received.

ATTACHMENTS:

1. Slide Presentation
2. Draft Ordinance 2025-07
3. Application and Applicant's Narrative
4. Deed
5. Property Survey
6. Historical Zoning Maps
7. Technical Review Committee Comments
8. Legal Public Notice
9. Citizen Correspondence

TARPON SPRINGS ONE, LLC 310, 320, AND 340 ANCLOTE ROAD REZONING #25-28

Planning & Zoning Board – June 16, 2025
Board of Commissioners – July 8, 2025 and, July 22, 2025



SUMMARY OF REQUEST

- **#25-28 – Ordinance 2025-07 Rezoning**
 - Location: 310, 320 and 340 Anclote Road
 - Future Land Use: Employment (E) and Preservation (P)
 - **ZONING:**
 - Current: Industrial Planned Development (IPD)
 - Proposed: Industrial Restricted (IR)
 - 17.49 acres of property (3 parcels)
 - 13.93 acres of wooded uplands
 - 3.56 acres of wetlands
- **Applicant/Owner**: Tarpon Springs One, LLC; Thomas Scanell
- An IPD planned development approval has not been located for this property.
- It is presumed that the IPD zoning was intentionally designated at the time of zoning map adoption under Ordinance 1990-10.

LOCATION & CONTEXT



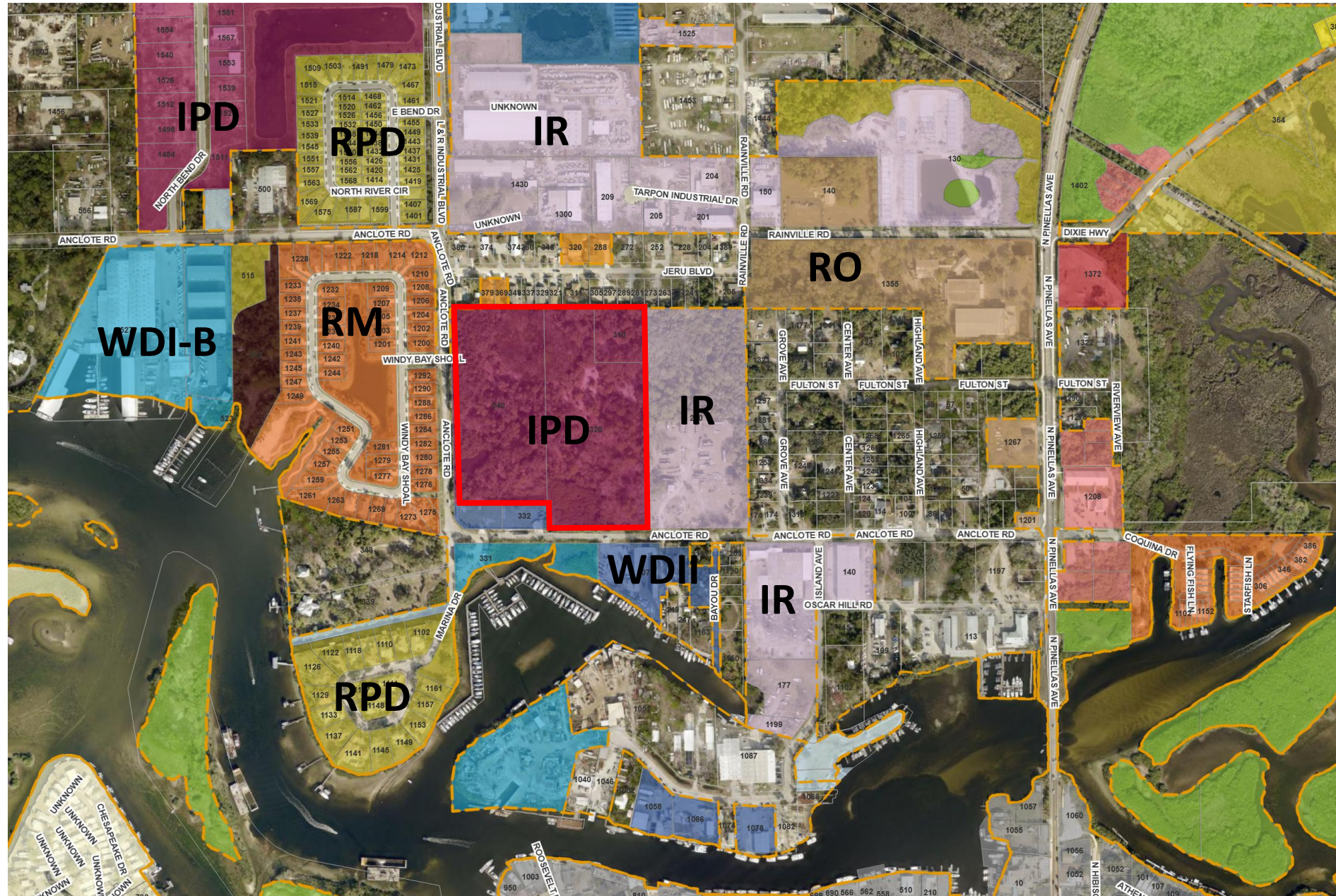
LOCATION & CONTEXT – FUTURE LAND USE MAP



Unshaded Areas are in Unincorporated Pinellas County



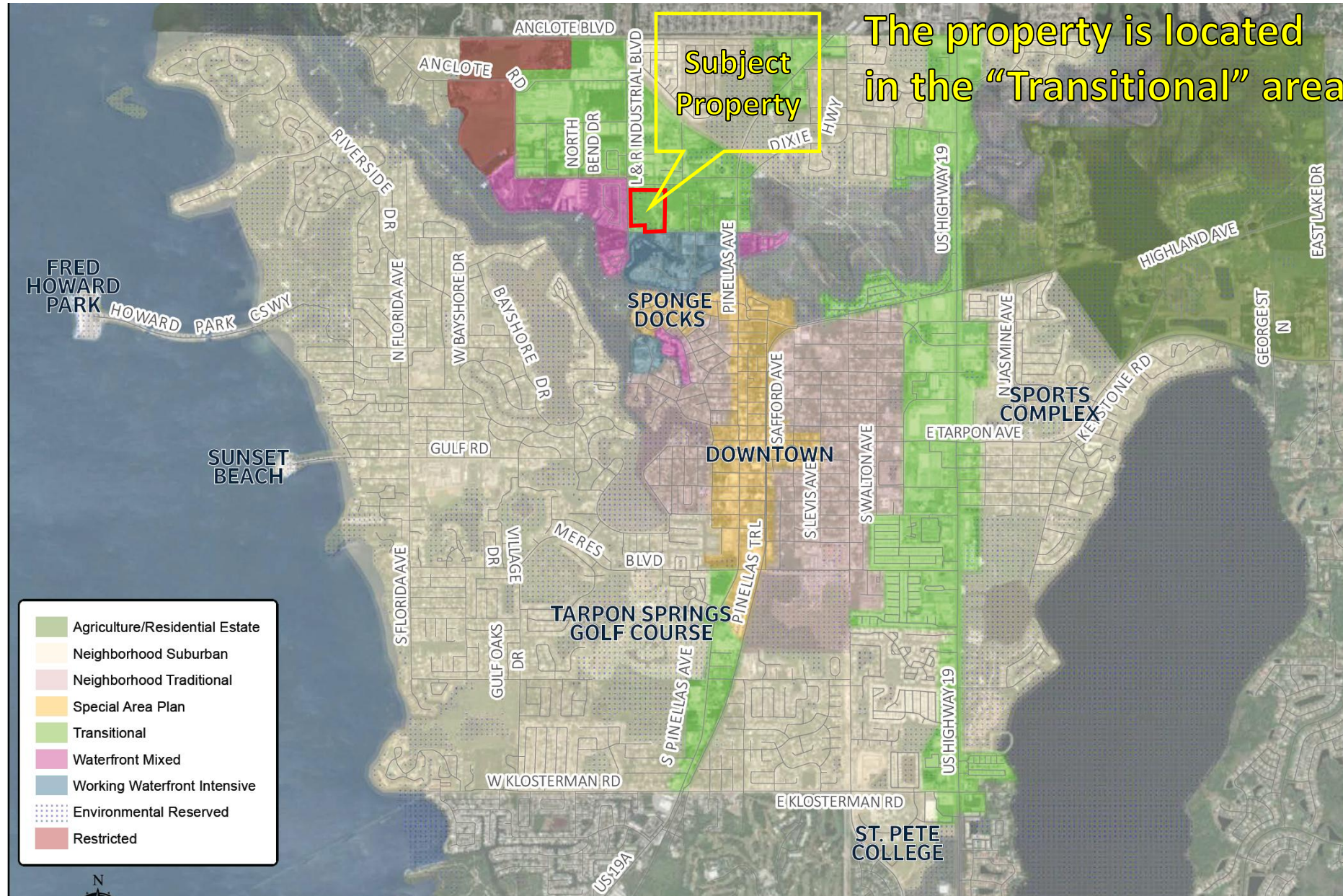
LOCATION & CONTEXT - ZONING



Unshaded Areas
are in
Unincorporated
Pinellas County

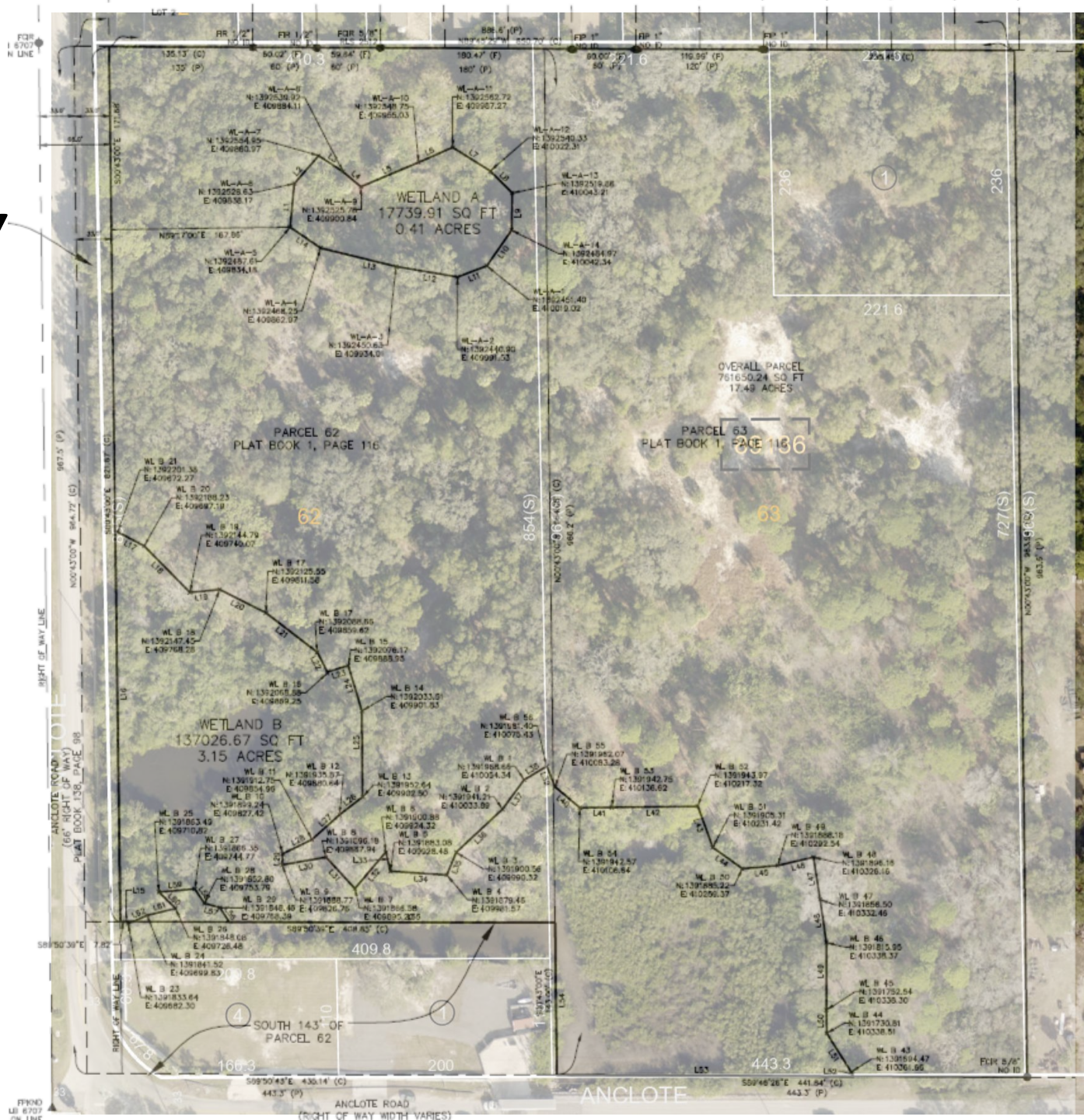


PLACE-BASED AREA MAP – 2045 COMPREHENSIVE PLAN





SURVEY OVERLAY



REVIEW CRITERIA – REZONING

1. Comprehensive Plan Consistency

The proposed IR designation for this particular property is not consistent with the 2045 Comprehensive Plan. The current IPD zoning is more appropriate to provide site layout flexibility, maximize protection of known features, and provide for neighborhood compatibility.

2. Appropriate and Compatible Uses

The IR zoning district is generally consistent with the Employment category. But uses listed in the IPD district are more appropriate. The Planned Development process also provides more flexibility and options to address compatibility issues. Additionally, with Employment category limitations, expansion of uses under the IR zoning district are limited.

3. Provide for Efficient and Orderly Development

Efficient and orderly development would be compromised by a potential for increased environmental impacts, a reduction of employment options, and limited opportunity to address compatibility issues.

4. Public Facilities Capacity and Levels of Service

The City has the capacity and fiscal ability to continue to serve the property. Development is expected to be able to demonstrate compliance with Level of Service standards.

There is no compelling rationale for a rezoning of this property at this time.

PRELIMINARY STAFF RECOMMENDATION

#25-28 - *Denial* of Ordinance 2025-07, Rezoning from Industrial Planned Development District (IPD) to Industrial Restricted (IR) District.

Public Notice Provided – The request was publicly noticed. One comment letter in opposition was received.

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT AND LAND CONSERVATION (LC) 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 Industrial Planned Development (IPD) District to Industrial Restricted (IR) District; and

WHEREAS, the City has determined that an additional amendment of the Official Zoning Atlas from Industrial Planned Development (IPD) to Land Conservation (LC) is appropriate for portions of the property currently located in the Preservation (P) Future Land Use Map category, and

WHEREAS, the Industrial Restricted (IR) District and Land Conservation (LC) District are consistent with the property's existing Future Land Use Map categories of Employment (E) and Preservation (P), respectively; and

WHEREAS, permitted uses within the Industrial Restricted District and the Land Conservation 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 June 16, 2025; 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 Industrial Restricted (IR) District is appropriate.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended to Industrial Restricted (IR) for the property described as,

Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Less and except the South 143 feet of Lot 62,”

Except that the Official Zoning Atlas of the City of Tarpon Springs is hereby amended to Land Conservation (LC) for that portion of the above-described property in located in, and corresponding to, the area designated as Preservation (P) on the Tarpon Springs 2045 Comprehensive Plan Future Land Use Map.

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.



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 Tarpon Springs One LLC; Thomas Scannell		EMAIL tom@bgi-usa.com	
ADDRESS 7401 Stringfellow Road			
CITY St. James City	STATE FL	ZIP 33956	
PHONE 561-441-1378			

2. APPLICANT(S) *(if different than owner)*

NAME		EMAIL	
ADDRESS			
CITY	STATE	ZIP	
PHONE			

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME Brian J Aungst		EMAIL BJA@macfar.com	
ADDRESS 625 Court St Unit 200			
CITY Clearwater	STATE FL	ZIP 33756	
PHONE 727-441-8966			



4. APPLICATION TYPE* (Please select all that apply)

General Applications

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Minor Plat |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Subdivision | <input type="checkbox"/> Planned Development: |
| <input type="checkbox"/> Discussion Item | <input type="checkbox"/> Right-of-Way Vacation | <input type="checkbox"/> Concept |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use (Dates: _____) | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Future Land Use Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final |
| <input type="checkbox"/> Sidewalk Cafe | | |

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 Anclote Rd Industrial			
ADDRESS/LOCATION 310,320 & 340 Anclote Rd. Tarpon Springs, FL			
TAX PARCEL NUMBER(S) 01-27-15-89136-000-0631; 01-27-15-89136-000-0630; 01-27-15-89136-000-0620			
LEGAL DESCRIPTION See Survey			
SITE ACREAGE Upland <u>13.93</u> Wetland <u>3.56</u> Submerged <u>0</u> Total <u>17.49</u>			
FLOOD (check all that apply) <input checked="" type="checkbox"/> Zone X <input type="checkbox"/> Zone X Shaded <input checked="" type="checkbox"/> Zone AE <input type="checkbox"/> Zone VE <input type="checkbox"/> Not in a Flood Zone Base Flood Elevation(s) (BFE): <u>9,10</u>			
COASTAL HIGH HAZARD AREA (CHHA) <input checked="" type="checkbox"/> Yes, this property is located within the CHHA <input type="checkbox"/> 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
E/P	IPD	E/P	IR

7. SUMMARY/PURPOSE OF REQUEST

Applicant Seeks to rezone the property from Industrial Planned Development to Industrial Restrictive.



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.

[Handwritten Signature]

(Applicant's Signature)

3-28-2025

(Date)

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.

[Handwritten Signature]

(Owner's Signature)

3-28-2025

(Date)

*Not required for discussion item applications

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.

Brian J Aungst

(Agent Name, Printed)

(Date)

(Agent's Signature)

(Date)

STATE OF FLORIDA)
 COUNTY OF PINELLAS *Lee*)

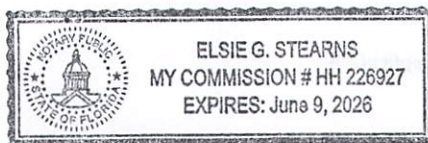
The foregoing instrument was acknowledged before me by means of physical presence or Online notarization, this 28 day of March, A.D., 2025 by Thomas Scarnell (only), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Elsie Stearns

Signature: *[Handwritten Signature]*

Stamp:





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

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



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	2 nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	\$675.00	No Cost	\$350.00
Single-Family (Detached, Attached, & Semi-Detached)			
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			
Preliminary Plan (Residential)			
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
Final Plan (Residential – Single-Family Detached, Attached, Semi-Detached)			
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	2 nd 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 (as necessary)	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		



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	-
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

JUSTIFICATION NARRATIVE
REZONING OF 310, 320 & 340 ANCLOTE ROAD

The owner (“*Owner*”) of 310, 320 and 340 Anclote Road (collectively, the “*Property*”) is requesting a rezoning of the Property from Industrial Planned Development (“*IPD*”) to Industrial Restricted (“*IR*”). The Property was given a zoning designation of IPD upon the adoption of the current zoning map under Ordinance No. 1990-10, but that was an area-wide adoption and City staff has confirmed there is no record of there ever being a site plan which would govern the IPD zoning designation for the Property. For over a decade the Owner has marketed the Property for sale, but the inability to provide prospective purchasers of the Property with a definitive site plan under the IPD zoning has made it extremely difficult to keep buyers interested in the Property.

Approval of this application for rezoning from IPD to IR would not only provide certainty for prospective purchasers, but it would expand the permitted uses available as-of-right on the Property and would better conform with the surrounding uses. For example, the property located directly adjacent to the east, 240 Anclote Road, was similarly zoned IPD in 1990 (Ordinance No. 1990-37) but has since rezoned to IR. The Property also has a history of different uses prior to the 1990 rezoning to IPD and it is the Owner’s hope that approval of this rezoning request will generate interest in the Property from buyers who are looking to be a part of the fabric of the historic Tarpon Springs community.

Prepared by and return to:

Carter & Thomas Law Offices, LLP
1515 N. Federal Highway, Suite
Boca Raton, FL 33432
561-368-7474
File Number: 7843.01

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 2nd day of March, 2006 between Eleanore S. Nissley, a widow, individually, and as Trustee of a testamentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993 whose post office address is 145 Phelps Road, Ridgewood, NJ, grantor, and Tarpon Springs One, LLC, a Florida limited liability company whose post office address is 9771 87th Place South, Boynton Beach, FL 33437, 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 TEN AND NO/100 DOLLARS (\$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 grantees heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.
Less and except the South 143 feet of Lot 62.

Parcel ID # 01-27-15-89136-000-0620
Parcel ID # 01-27-15-89136-000-0630
Parcel ID # 01-27-15-89136-000-0631

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 145 Phelps Road, Ridgewood, NJ.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Dariusz M. Wronski

[Signature]
Eleanore S. Nissley, Individually and as Trustee

[Signature]
Witness Name: Michele Verost

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me this 2nd day of March, 2006 by Eleanore S. Nissley, a widow, individually, and as Trustee of a testamentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993, who is personally known or has produced a driver's license as identification.

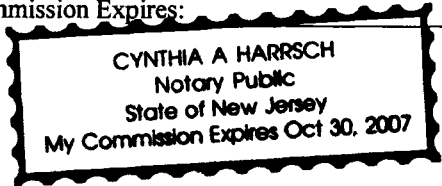
[Notary Seal]

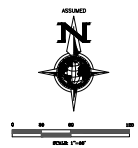


[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____





CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

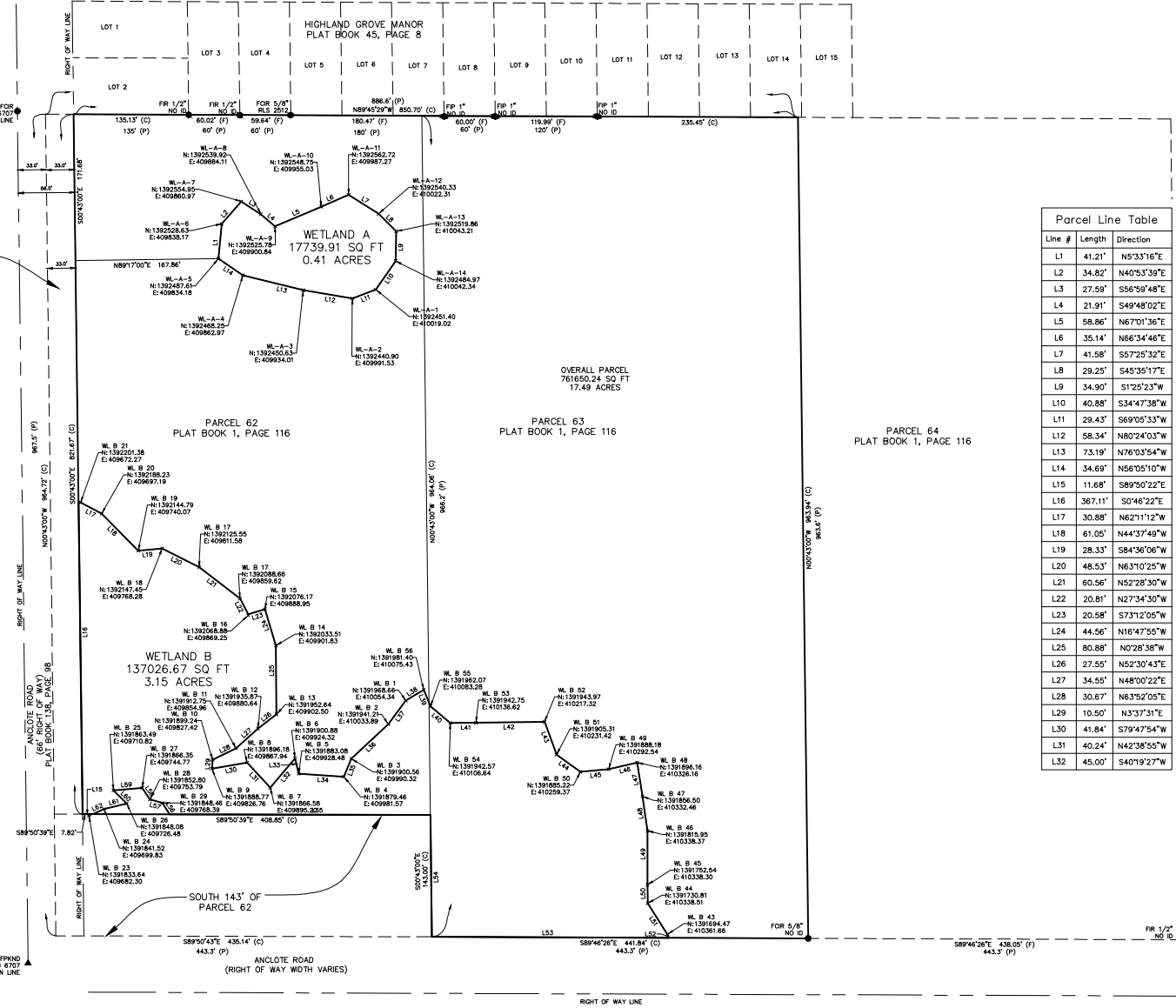


JOB: 23001469 DATE: 04/29/2023
Drawn by: DC/AC
Scale: 1" = 60'

SPECIFIC PURPOSE SURVEY
OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR
THESE PLAT REFERENCES ARE THE ONLY REFERENCES ON THIS DOCUMENT AUTHORIZED BY STATUTE, FLORIDA STATUTE
DATE OF SURVEY 04/28/2023
FLORIDA CERTIFICATE NO. 7293

SHEET#
2 OF 2



Line #	Length	Direction
L1	41.21'	N53°31'16"E
L2	34.82'	N40°53'39"E
L3	27.59'	S56°59'48"E
L4	21.91'	S49°48'02"E
L5	58.86'	N67°01'36"E
L6	35.14'	N66°34'46"E
L7	41.58'	S57°25'32"E
L8	29.25'	S45°35'17"E
L9	34.90'	S125°23'3"W
L10	40.88'	S34°47'38"W
L11	29.43'	S69°05'33"W
L12	58.34'	N80°24'03"W
L13	73.19'	N76°03'54"W
L14	34.69'	N56°05'10"W
L15	11.68'	S89°50'22"E
L16	367.11'	S046°22"E
L17	30.88'	N62°11'12"W
L18	61.05'	N44°37'49"W
L19	28.33'	S84°36'06"W
L20	48.53'	N63°10'25"W
L21	60.56'	N52°28'30"W
L22	20.81'	N27°34'30"W
L23	20.58'	S73°12'05"W
L24	44.56'	N16°47'55"W
L25	80.88'	N02°28'38"W
L26	27.55'	N52°30'43"E
L27	34.55'	N48°00'22"E
L28	30.67'	N63°52'05"E
L29	10.50'	N33°37'31"E
L30	41.84'	S79°47'54"W
L31	40.24'	N42°38'55"W
L32	45.00'	S40°19'27"W

Line #	Length	Direction
L33	18.29'	N13°01'11"W
L34	53.21'	N86°06'07"W
L35	22.84'	S22°31'09"W
L36	59.59'	S46°58'57"W
L37	34.23'	S36°41'10"W
L38	24.84'	S58°51'51"W
L39	20.87'	N22°06'33"W
L40	30.43'	N50°09'19"W
L41	29.97'	S89°39'59"W
L42	80.71'	S89°07'56"W
L43	41.15'	N20°02'55"W
L44	34.42'	N54°16'58"W
L45	33.29'	S84°53'59"W
L46	34.56'	S76°38'30"W
L47	40.16'	N9°01'47"W
L48	40.98'	N81°72'35"W
L49	63.41'	N00°34'48"E
L50	21.73'	N03°33'24"W
L51	43.09'	N32°29'24"W
L52	4.54'	N52°29'03"W
L53	278.51'	S89°46'26"E
L54	143.00'	S043°00"E
L55	306.24'	S89°50'39"E
L56	15.77'	S33°23'12"E
L57	15.24'	S73°26'10"E
L58	16.27'	S33°38'18"E
L59	34.08'	N85°11'03"E
L60	21.97'	N45°28'26"W
L61	27.45'	N76°10'14"E
L62	14.60'	N65°48'34"E

SURVEYORS NOTE:
1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A 33' R/W PER (PROPERTY APPRAISERS) MAY FORMAL R/W DEDICATION NOT PROVIDED? A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

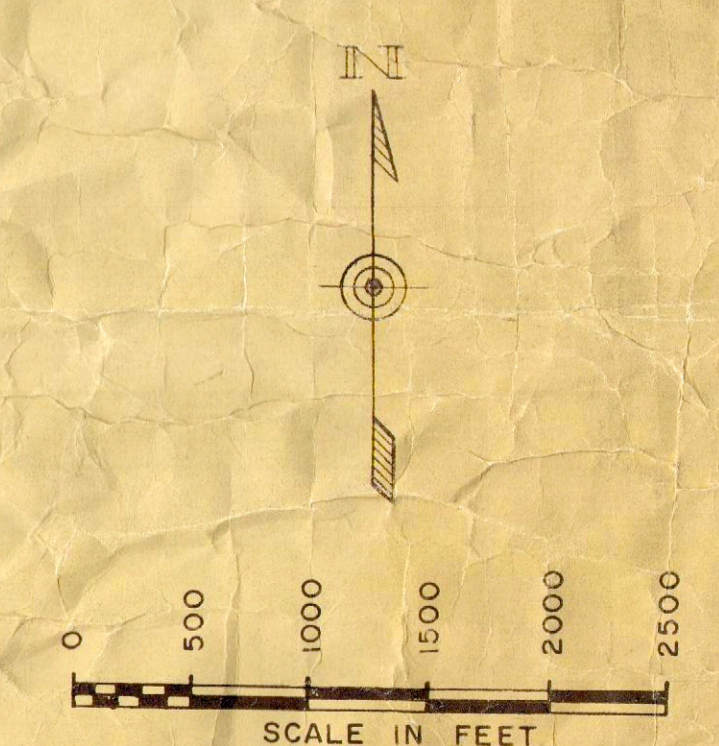
Pinellas County, Florida, Department of Public Works, Planning and Development, 1000 Central Expressway, Suite 100, St. Petersburg, FL 33705

PROPOSED ZONING MAP

A-R Agricultural-Residential	N-B Neighborhood Business
R-100 Single Family Residential	H-B Highway Business
R-70 Single Family Residential	G-B General Business
R-M Residential-Multi-Family	T-F Tourist Facility
R-O Residential-Office	I-R Industrial-Restricted
R-R Residential-Resort	L-C Land Conservation

GULF OF MEXICO

ZONING ORDINANCE NO. 329 IS HEREBY REVISED BY ACTION OF THE BOARD OF CITY COMMISSIONERS WITH THE ADOPTION OF THE COMPREHENSIVE PLAN BY ORDINANCE NO. 643 AND CODE OF ORDINANCE, SECTION 22-25, DATED DECEMBER 15, 1970.



REVISED OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.

See McCleary Copy. R-M; R-70; R-100; R-R;

74053243

ORDINANCE 213

4161 1070

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING TO THE CITY OF TARPON SPRINGS, FLORIDA, THE PROPERTY HEREINAFTER DESCRIBED ACCORDING TO THE PROVISIONS OF SECTION 171.16, FLORIDA STATUTES, 1972, LOT 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1-27-15, TOGETHER WITH ALL ABUTTING STREETS AND ROADS, WITH C-1, COMMERCIAL RETAIL DISTRICT ZONING TO INCLUDE WAREHOUSES AND OFFICES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA.

Section 1. The City of Tarpon Springs, Florida, having been presented a proper petition for annexation by the owners of the real property hereinafter described in an unincorporated area of Pinellas County, Florida, which is contiguous to the City of Tarpon Springs, Florida, and after the holding of a public hearing on the matter including the zoning thereof after required legal notice as to zoning, said property being situated in Pinellas County, Florida, and described as: Lot 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1-27-15, together with all abutting streets and roads, with C-1, Commercial Retail District Zoning to include warehouses and offices.

APR 18 5 28 PM '74
PINELLAS CO. FLORIDA
CLERK CIRCUIT COURT

that the Board of Commissioners of the City of Tarpon Springs, Florida, has determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, that the city of Tarpon Springs, Florida, acting by and through its Board of Commissioners and in conformity with Section 171.16, Florida Statutes 1972, hereby annexes the above described property and redefines the boundary lines of the City of Tarpon Springs, Florida, to include said real property, and all-abutting and connecting streets and roads, with C-1, Commercial Retail District zoning to include warehouses and offices.

xxanningx

Section 2. This ordinance shall be published in its entirety once a week for four (4) consecutive weeks in the Tarpon Springs Leader, and a copy filed with the clerk of the Circuit Court of Pinellas County and with the department of state.

PASSED AND ADOPTED in Regular session this 16th day of April, 1974

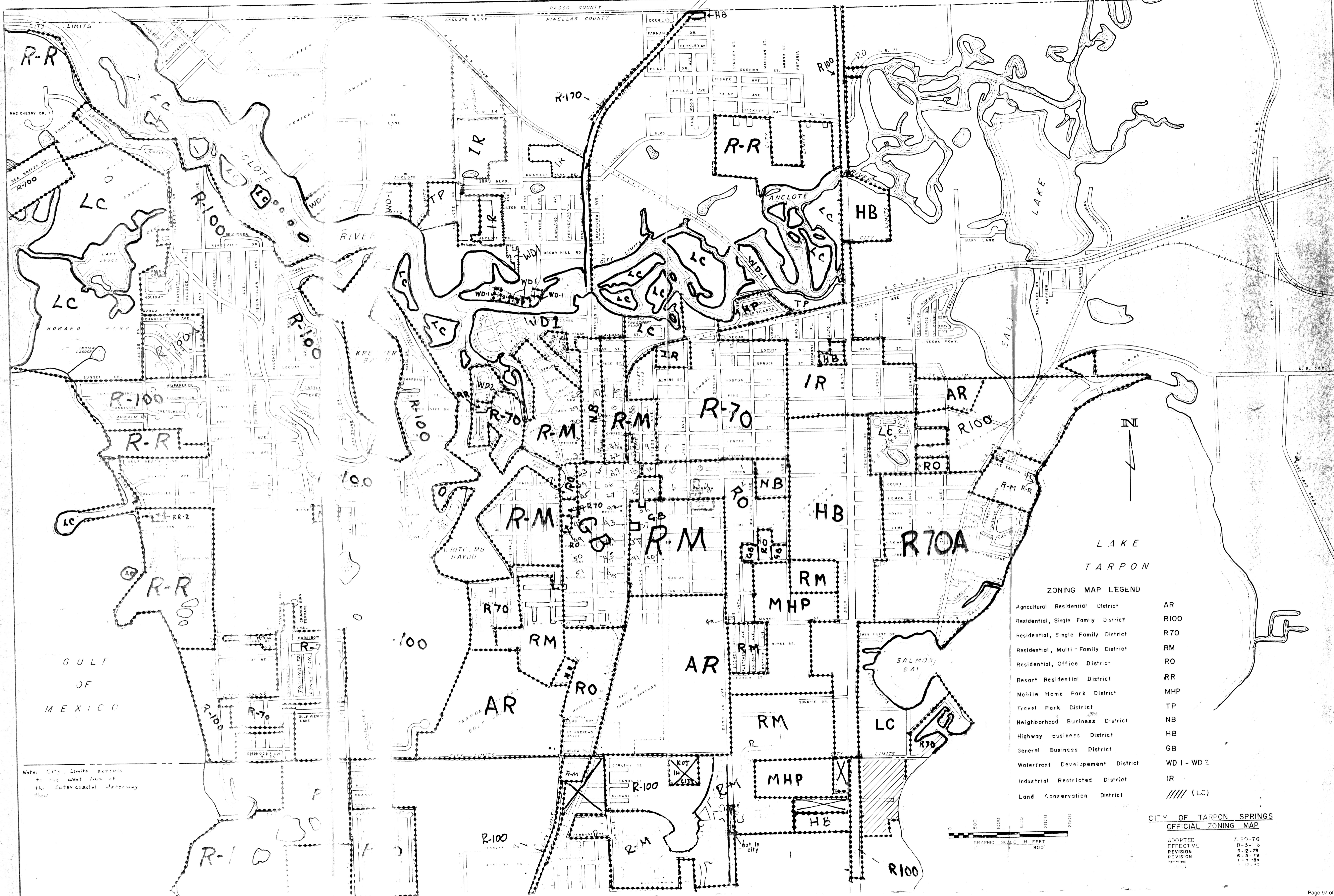
Bill Stone
Mayor-Commissioner

F. K. ...
Commissioners

ATTEST:

City Clerk and Collector

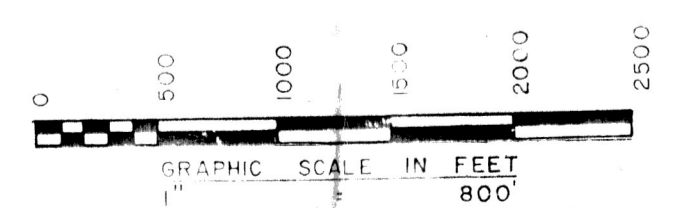
Return: City of Tarpon Springs
P.O. Box 15757
Tarpon Springs 33589



Note: City Limits extend to the west line of the Intercoastal Waterway.

ZONING MAP LEGEND

Agricultural Residential District	AR
Residential, Single Family District	R100
Residential, Single Family District	R70
Residential, Multi-Family District	RM
Residential, Office District	RO
Resort Residential District	RR
Mobile Home Park District	MHP
Travel Park District	TP
Neighborhood Business District	NB
Highway Business District	HB
General Business District	GB
Waterfront Development District	WD 1 - WD 2
Industrial Restricted District	IR
Land Conservation District	//// (LC)



CITY OF TARPON SPRINGS
OFFICIAL ZONING MAP

ADOPTED	7-29-76
EFFECTIVE	8-3-76
REVISION	9-12-78
REVISION	6-5-79
REVISION	1-7-80
REVISION	1-1-80

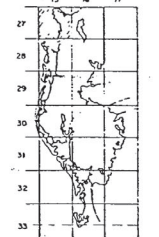
PROPERTY OWNERSHIP MAP
PINELLAS COUNTY

RONALD J. SCHULTZ
PROPERTY APPRAISER

SCALE: 1"=200 FT
DATE OF MAP: 10/17/78



COUNTY LOCATOR



SHEET MATCH

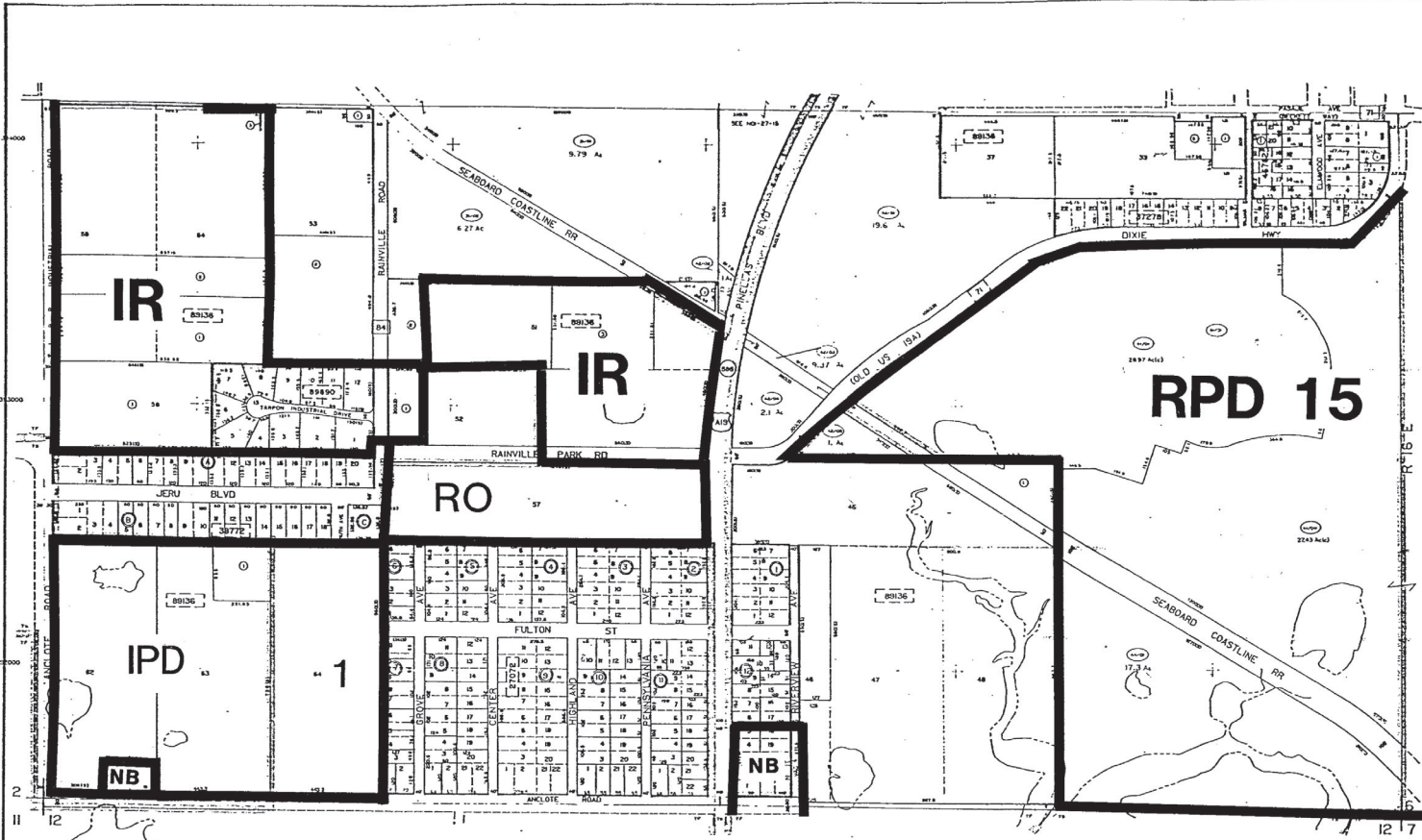
N02-27-15	N03-27-15	N06-27-15
S02-27-15	S04-27-15	S06-27-15
N11-27-15	N12-27-15	N07-27-16

LEGEND

COUNTY LINE	AREA (FROM DEED)	100.0 AC
CITY LIMIT LINE	AREA (CALCULATED)	100.0 AC
TOWNSHIP DISTRICT LINE	DIMENSIONS (FROM DEED)	100.0
ROAD R/W	DIMENSIONS (SCALED)	100.0
RAILROAD R/W	WATER	
PROPERTY LINE	INTERSTATE HIGHWAY	
LAND HOOD	U.S. HIGHWAY	
INTERIOR TRACT LINE OR ORIGINAL LOT LINE	STATE HIGHWAY	
SHR LOT NUMBERS	COUNTY HIGHWAY	
PARCEL NUMBER	ROADS OR STREETS	BY NAME
BLOCK NUMBER	MAJOR TRANSMISSION LINES	PINELLAS NUMBER
		BY NAME
		BY NUMBER
		BY DESCRIPTION

DATE	BY	CHANGES OR ADDITIONS

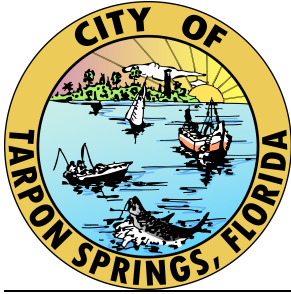
SECTION 5 OF 10
TOWN 27 SOUTH, RANGE 15 EAST



1. ORD. #90-37 (ANNEXATION), ORD. #90-38 (LAND USE), FILE AR#90-04

NO	NAME	PB	PG
27072	FAIRVIEW *BLOCKS 1 TO 10. TARPON SPRINGS	09/018	
37278	HARSHAW HEIGHTS	19/049	
38772	HIGHLAND GROVE MANOR	45/008	
46782	KING'S ADD TO ALTA VISTA	16/045	
89136	TAMPA & TARPON SPRINGS LAND CO	HI/116	
INDEX UPDATE			
89890	TARPON INDUSTRIAL CENTER	93/065	

- A Agricultural District
- R-100 Single Family Residential District
- R-100A Single Family Residential District
- R-70A Single Family Residential District
- R-70 One and Two Family Residential District
- CRM Conditional Residential Mix District
- RM Residential Multifamily District
- MHP Mobile Home Park District
- TP Trailer Park District
- RO Residential Office District
- NB Neighborhood Business District
- HB Highway Business District
- CS Commercial Service District
- GB General Business District
- IB Intensive Business District
- WDI Waterfront Development District
- WDI-A Waterfront Commercial Fishing Development District
- WDI Waterfront and Marine Industry Development District
- IR Industrial Restricted District
- IH Industrial Heavy District
- RPD Residential Planned Development District
- CPD Commercial Planned Development District
- IPD Industrial Planned Development District
- LC Land Conservation District



City of Tarpon Springs

TRC Comment Report

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

Project	25.28 PNZ - Anclote Road Industrial
Project Address	310 Anclote Rd Tarpon Springs, FL 34689 United States
Files and Attachments	Survey_310 Anclote Road.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet 2 | Comment 00001 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: If tree removal will be needed for construction, at time of permitting a tree removal application and supporting documentation will be required. A New

Construction Checklist can be found at <https://www.ctsfl.us/building-development-department/tree-and-site-information/>

[Sheet 2 | Comment 00002 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: Silt fence and tree barricade installation is required prior to land clearing. An inspection is required for compliance. It is contractor's responsibility to call for inspection.

Fire

[Sheet 1 | Comment 00003 | Survey_310 Anclote Road.pdf]

Kevin Wodrich

Not enough information to give comments. Comments to be provided with more complete plan.

K. Wodrich, Fire Marshal 4/21/25

Planning and Zoning

[Comment 00004]

Patricia McNeese

The property is in the Employment (E) and Preservation (P) Future Land Use Map (FLUM) categories and in the Industrial Planned Development (IPD) zoning district. The property was placed in the IPD zoning district under Ordinance 1990-10 adopting the current Land Development Code and the Zoning Atlas. A copy of the ordinance language, without the exhibits, is being transmitted with these comments. There is no adopted planned development associated with the property.

The property has features that may present some challenges for a development layout, including wetlands and potential transportation challenges associated with Anclote Road, a Pinellas County roadway. In the absence of information to the contrary, staff has concluded that the IPD zoning was intentionally established to recognize these features, and to provide design flexibility for this property under the planned development framework (see [Land Development Code Section 76.00 "Purpose and Intent"](#) and [LDC Section 79.00 Review Criteria for Planned Developments](#)).

[Comment 00006]

Patricia McNeese

The applicant has provided a narrative rationale for the requested change to Industrial Restricted (IR). The applicant has stated that the rezoning would expand the permitted uses available as of right on the property. The uses allowable in the IPD district are found in [LDC Section 78.03](#). The uses allowable in the IR district are found in [LDC Section 25.17](#). The uses allowable in the Employment (E) Future Land Use Map category are found in the [Future Land Use Categories & Rules Table](#).

[Comment 00007]

Patricia McNeese

This transmission of TRC comments includes copies of historical zoning maps for the applicant's information. Staff will research the zoning history further and report findings and status back to the applicant.

[Comment 00008]

Patricia McNeese

This document includes comments resulting from the May 1, 2025 meeting of the Technical Review Committee meeting.

Public Services

[Sheet 1 | Comment 00005 | Survey_310 Anclote Road.pdf]

Heather Estright

Not enough information to provide comments.

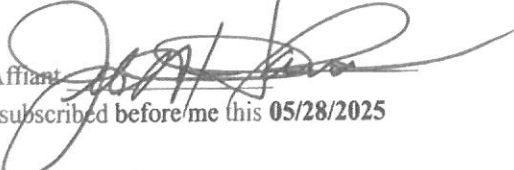
Tampa Bay Times

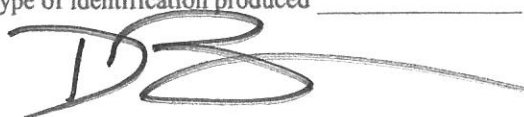
Published Daily

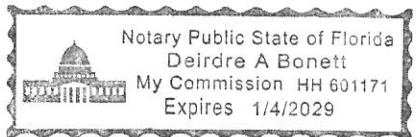
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

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 APP 25-28 was published in said newspaper by print in the issues of 05/28/25 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 05/28/2025

Signature of Notary of Public 
Personally known X or produced identification.
Type of identification produced _____

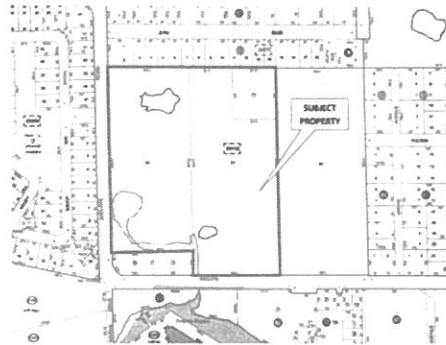


NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

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

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT AND LAND CONSERVATION (LC) 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, June 16, 2025 at 6:30 P.M.,

and before the Board of Commissioners on:

Tuesday, July 8, 2025 at 6:30 P.M. (1st Reading)

Tuesday, July 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.

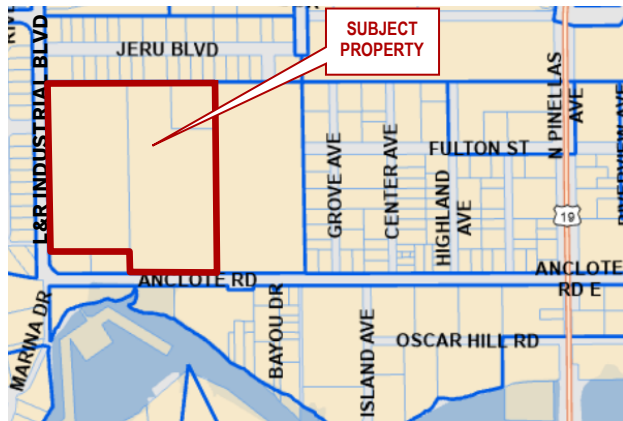
PLEASE REFERENCE APPLICATION #25-28

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 #25-28**

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, to amend the official zoning atlas for 17.49 acres, more or less, of real property located at 310, 320 and 340 Anclote Road, on the north and east sides of Anclote Road approximately 2,000 feet west of the intersection of Anclote Road and North Pinellas Avenue, from Industrial Planned Development (IPD) district to, Industrial Restricted (IR) District and Land Conservation (LC) District.

(Please Reference Application #25-28)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, June 16, 2025 at 6:30 p.m.** and the Board of Commissioners will hold two public hearings on **Tuesday, July 8, 2025 at 6:30 p.m.** and on **Tuesday, July 22, 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.

June 9, 2025

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

Re: Opposition to Application No. 25-28 — Proposed Zoning Amendment Change from Industrial Planned Development (IPD) to Industrial Restricted (IR)

Dear Planning and Zoning Board Members,

On behalf of the Tarpon Key Homeowners Association, we are writing to express our strong opposition to the proposed amendment to the Official Zoning Atlas under Application No. 25-28, which seeks to rezone the property directly across from our community's main entrance to Industrial Restricted (IR).

This proposed change would directly and significantly impact the Tarpon Key community as well as the Riverbend community. The introduction of an increased industrial environment at this location is wholly incompatible with the family-oriented atmosphere we have worked hard to cultivate. We have serious concerns regarding increased traffic volume, elevated noise levels, and heightened safety risks—especially along a roadway that was never designed to support increased industrial traffic. These changes would not only diminish the quality of life for our residents but also have a detrimental effect on property values throughout the neighborhood.

When the City approved the Tarpon Key and Riverbend developments, it accepted a responsibility to support, promote, and develop the infrastructure necessary to ensure the safety, stability, and well-being of these residential communities. The proposed rezoning undermines those efforts and places an industrial footprint in an area already struggling with the challenges of a mixed-use zone.

This section of the city is not an appropriate location for additional industrial development. Rather than continue to add conflicting uses to an already delicate area, the city should take this opportunity to create a positive long-term asset for the North Anclote area. We urge you to consider a more suitable and community-minded use for this property—such as a public park—which would serve the growing population and improve the overall livability of this part of Tarpon Springs.

The path forward must be guided by thoughtful planning, community safety, and a vision for a cohesive and prosperous city. Approving this rezoning would send the opposite message.

We respectfully request that the Planning and Zoning Department deny Application No. 25-28.

Sincerely,

Gregory Barnes, President
Tarpon Key Homeowners Association
On Behalf of the Tarpon Key HOA Board and Residents



MEMORANDUM

To: Planning and Zoning Board

Staff: Allie Keen, AICP, Principal Planner

Date: July 14, 2025

Subject: The Place to Be: by form, function, & design (Update to the Special Area Plan & SmartCode)

Following the adoption of the updated Comprehensive Plan and the recently completed Sponge Docks and Greektown Placemaking Plan, it is now time for a general “refresh” of several of the City’s downtown planning efforts. This refresh includes the Sponge Docks and Community Redevelopment Area (CRA) Special Area Plan (SAP) and the Transect Based Infill Code for the Sponge Docks and CRA (SmartCode). The goal is to create a single, consolidated document and vision that will help guide downtown’s future. This unified document is being referred to as “The Place to Be: by form, function, & design”.

The city has teamed up with Inspire Placemaking Inc. to assist with this project and will soon be starting community-wide engagement. In advance of starting the engagement process, staff will provide the Planning and Zoning Board and the public with a brief overview of the project, the update process, and the Board’s role as the project moves forward.

A ‘Transect Evaluation’ document has been provided for reference. This document outlines the consultants’ and staff’s analysis of the existing SmartCode transect zones and provides recommendations for the potential consolidation of zones. It is the intent to begin discussions with the community from the findings of this analysis. Due to the Board’s familiarity with the SAP and SmartCode, staff feels it is important to share the thought process behind these initial recommendations prior to the formal initiation of broad public engagement.

ATTACHMENT(S):

- (1) Transect Evaluation
- (2) [Special Area Plan \(link\)](#)
- (3) [SmartCode \(link\)](#)

Transect Evaluation

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Overview

This document presents a preliminary analysis of potential transect zone consolidation in Tarpon Springs. The recommendations are based on a comparison of existing land use and built form regulations in and around the Downtown and Sponge Docks area. In addition to the transects within the Community Redevelopment Area (CRA), certain zoning districts in the Greektown neighborhood are included to support improved connectivity between the Sponge Docks and Downtown. This expansion area also incorporates recommendations from the recently completed Sponge Docks and Greektown Community Placemaking plan.

The main goal of this analysis is to streamline zoning standards and promote context-sensitive development that reinforces the city's historic character and urban fabric. The following sections summarize current regulations and offer recommendations for consolidation into nine proposed zones: Tarpon Ave, Sponge Docks, North Corridor, South Corridor, Neighborhood Urban, Neighborhood General, Working Waterfront, and Public Commons.

This document is intended to be used in conjunction with the Transect Building Use Matrix, the Transect Character District Matrix, and the Proposed Transect Zone Consolidation Map. The matrices provide detailed regulatory comparisons, while the zone descriptions offer a broader planning framework.

Public Input

This is a work in progress, and we anticipate that through the public engagement process, we will gather input and feedback to further this analysis. The suggestions in this document are intended to refine the administration of the code by minimizing the number of transects/zones that exist within Downtown, the Sponge Docks and surrounding neighborhoods. A public workshop will help further determine desired regulations within each district.

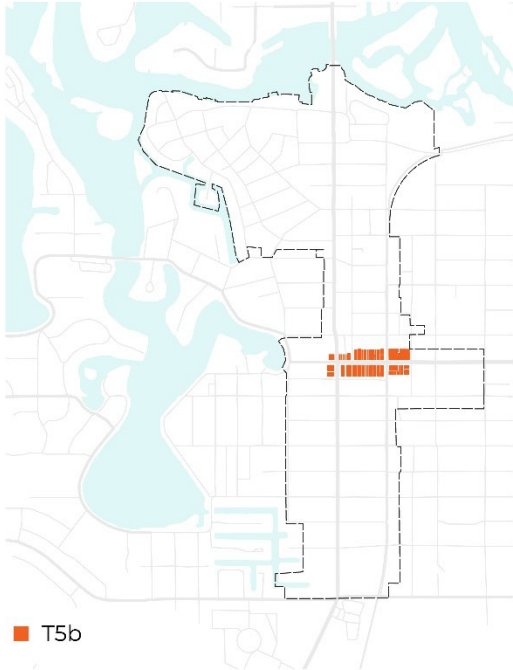
00 General Recommendation:

- Regarding the Uses Table, include a statement before the table stating that buildings that include any mix of allowed uses will be permitted.
 - Ex: Buildings or sites may include any combination of uses permitted in the zone, provided all such uses individually comply with applicable standards for the district and are designed to function compatibly on the same site.

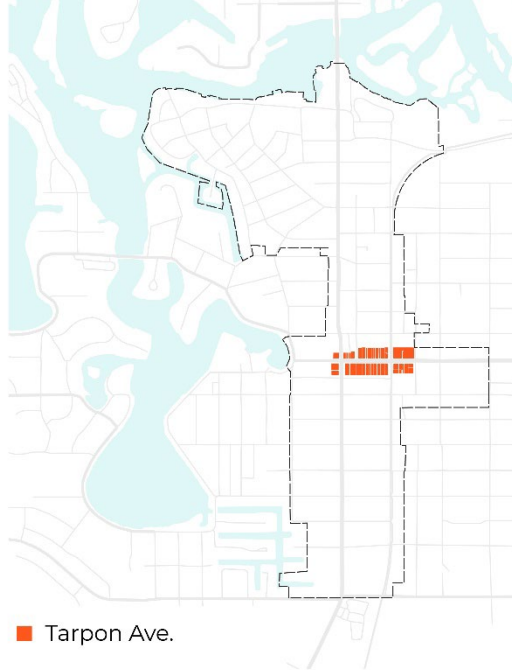
For further recommendations regarding the Use Table, see the Transect Building Use Matrix.

01 Tarpon Ave.

(T5b)



Existing Condition



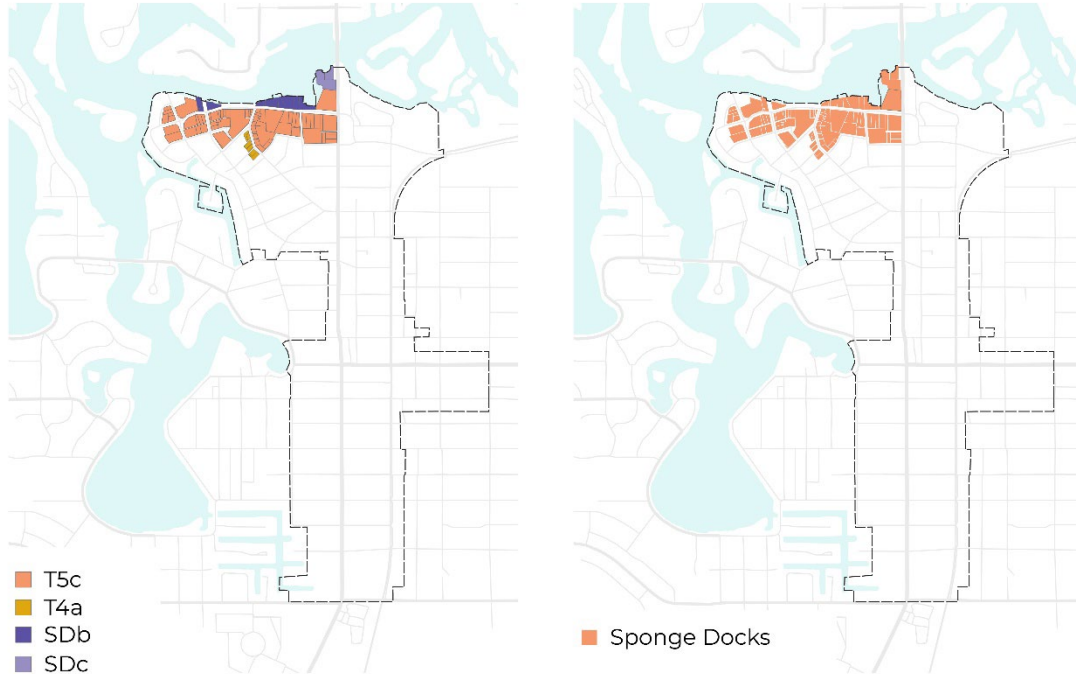
Proposed Condition

1.1 Zone Consolidation:

No recommended changes to this zone boundary. However, our recommended changes to the Use Table are particularly important to note here. All three types of mixed-use buildings are currently allowed in the T5b zone. We recommend maintaining this allowance but changing the definition of mixed use to a singular, unified definition that encompasses residential and any other allowed use.

02 Sponge Docks

(T5c + SDb + portions of SDc)



Existing Condition

Potential Zoning Consolidation

2.1 Zone Consolidation:

Consolidate the Dodecanese Avenue Main Street (T5c) and Marine–Tourist (SDb) transects into a unified mixed-use waterfront district that supports residential, lodging, and small-scale commercial uses, while ensuring continued public access to the waterfront.

There is currently a significant difference in allowed uses between the T5c and SDb transects; however, the SDb transect contains fewer than 15 parcels. Consolidating these transects would expand the range of permitted uses along the waterfront. As part of this consolidation, it is critical to retain the 10-foot public access easement required in the SDb transect. We recommend applying this requirement to all waterfront properties in the new zone, without exception. Additionally, the current 2-story height limit along the waterfront should be preserved, with up to 3 stories allowed elsewhere in the zone.

In addition, two adjacent parcels on North Pinellas, currently designated Marine-Industrial/Commercial (SDc), are recommended for inclusion in the Sponge Docks zone. The existing uses are commercial and marine-related industrial. To avoid creating nonconformities and to support ongoing operations, marine-related industrial uses should be permitted as a conditional use in the new zone. This approach would allow existing businesses to continue while ensuring that future development is reviewed for compatibility with the surrounding context.

2.2 Use & Form Recommendations:

- Allow multi-family residential and lodging uses by right throughout the zone.
- Permit offices conditionally in the area.
- Permit artist studio by right.
- Retain 10 ft public waterfront easement and 2-story height limit for parcels along the waterfront.
- Instead of requiring frontage buildout standards for waterfront parcels / parcels north of Dodecanese consider:
 - Require dual frontages for waterfront parcels
 - Requiring with transparent ground-floor facades (minimum 60% transparency) on both the waterfront and street-facing sides
 - Setting mandatory open space breaks to preserve viewshed and access to the water. Ex language: For buildings located on waterfront lots, development must include open space corridors that maintain public visual and physical access to the water. These corridors shall:
 - Be provided at least once every 150 feet of linear waterfront frontage;
 - Be a minimum of 20 feet wide (clear, unobstructed);
 - Be designed as publicly accessible open space, pedestrian path, or plaza;
 - Align where possible with street ends or other significant axes.
- Standardize lot coverage and frontage buildout.
- Permit marine related commercial.
- Two-tiered Frontage Buildout Standard (for non-waterfront parcels):
 - Tier 1: A minimum of 80% of the lot width along the primary street frontage must be occupied by building façades placed at or in front of the maximum setback.
 - Tier 2: A minimum of 60% of the lot width must be built out with primary building façades at or in front of the maximum setback.; in

exchange for the reduced buildout, certain landscaping and hardscaping criteria must be met—such as the inclusion of shade trees, decorative paving, and pedestrian amenities such as seating, fountains, or public art installations (e.g., sculptures or murals)—to ensure a high-quality, pedestrian-friendly environment.

-
- Disallow parking in front of structures and require screening of parking.

2.3 Primary Differences:

- Residential: T5c allows most types by right or conditionally (except single family); SDb allows none
- Lodging: T5c permits all lodging types; SDb does not
- Office: T5c allows conditional office use; SDb prohibits
- Marine-related commercial: Allowed in SDb; conditional in T5c
- Artists studio: Allowed in T5c; SDb prohibits
- Height: T5c allows 3 stories; SDb limits to 2
- Waterfront easement: Required in SDb; not addressed in T5c
- Frontage buildout: 95% in T5c; 90% in SDb

2.4 Detailed Use and Form Comparison

Use Differences:

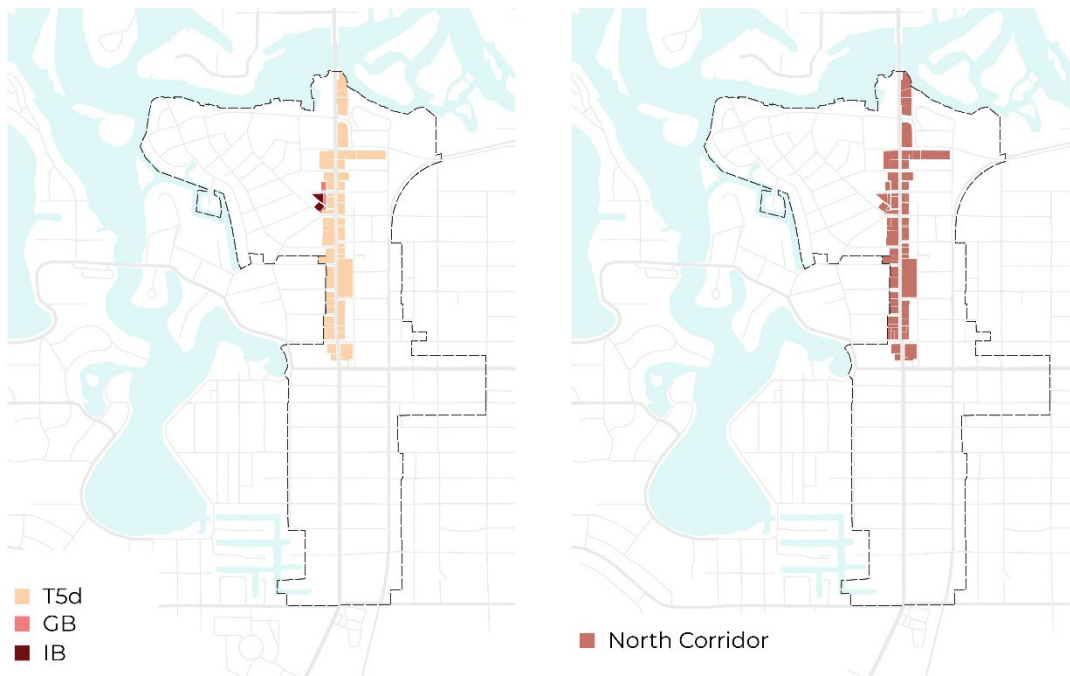
- SDb does not allow any residential uses, while T5c allows most (apartment, live work, town/row house) except for single family detached. Duplex, cluster and boarding houses are conditional uses in T5c
- SDb does not allow any lodging uses, while T5c allows all (hotel, inn, B&B)
- Seasonal/short term rental is a conditional use in T5c
- SDb does not allow any office uses, while T5c has mixed use buildings, office buildings and work/live units as conditional uses
- Artists studios are not allowed in SDb, but allowed in T5c
- Marine Related Commercial is a conditional in T5c, and allowed by right in SDb
- A conference center is a conditional use in T5c
- Other uses that do not match include: theater, museum, parking structure, playground, religious assembly, urban farming, community garden, shopping center, fire station, police station, trade school, childcare center, laboratory facility, wireless transmitter, warehouse, and outdoor storage

Form Differences:

- Height: SDb has 2 floor max; T5c has a 3 floor max
- Lot Coverage: same (80%)
- Front Setbacks: same (10ft max with a gallery or arcade)
- Rear Setbacks: SDb requires a 10 foot waterfront public easement. This should remain in place if combined, could be stipulated for waterfront property
- Frontage Buildout: 90% min for SDa vs 95% min for T5c

03 North Corridor

(T5d + IB + GB)



Existing Condition

Potential Zoning Consolidation

3.1 Zone Consolidation:

The proposed new zones map merges the North Pinellas transect with a handful of parcels near the intersection of Athens St. and N. Pinellas Ave that are currently zoned Intensive Business (IB) and General Business (GB). We recommend extending the North Corridor Zone west along Athens to provide a transition from the corridor into the neighborhood and capture the existing IB and GB designated parcels (excluding the existing residential properties).

3.2 Use and Form Recommendations:

- Allow residential uses above commercial.
- Allow multifamily by right.
- Conditionally allow lodging uses.
- 3 stories max height.
- Prohibit industrial uses, including light manufacturing, warehouses, or storage.
- Permit offices, retail, and commercial uses.
- Two-tiered Frontage Buildout Standard:
 - Tier 1: A minimum of 80% of the lot width along the primary street frontage must be occupied by building façades placed at or in front of the maximum setback.
 - Tier 2: A minimum of 60% of the lot width must be built out with primary building façades at or in front of the maximum setback.; in exchange for the reduced buildout, certain landscaping and hardscaping criteria must be met—such as the inclusion of shade trees, decorative paving, and pedestrian amenities such as seating, fountains, or public art installations (e.g., sculptures or murals)—to ensure a high-quality, pedestrian-friendly environment.
- Maximum 10 ft front setback, with a requirement that the area between the front lot line and building façade be dedicated to public-facing use as a sidewalk, gallery, or arcade.
 - Coordination with FDOT Right of Way: Setback area must be designed to seamlessly extend the pedestrian realm and integrate with the adjacent FDOT sidewalk—aligning elevation, width, and materials with FDOT sidewalk standards.
- Tiered setback standard:
 - 0–5 ft setback: No additional public realm requirements.
 - >5 ft setback (up to 10 ft max): Must contribute to the public realm through:
 - Sidewalk widening (beyond FDOT minimum), or
 - Integrated stormwater planters, seating, street trees, or similar features.
- Prohibit parking in front of buildings to improve the pedestrian experience.

3.3 Detailed Use and Form Comparison:

IB, T5d and GB

Use Differences:

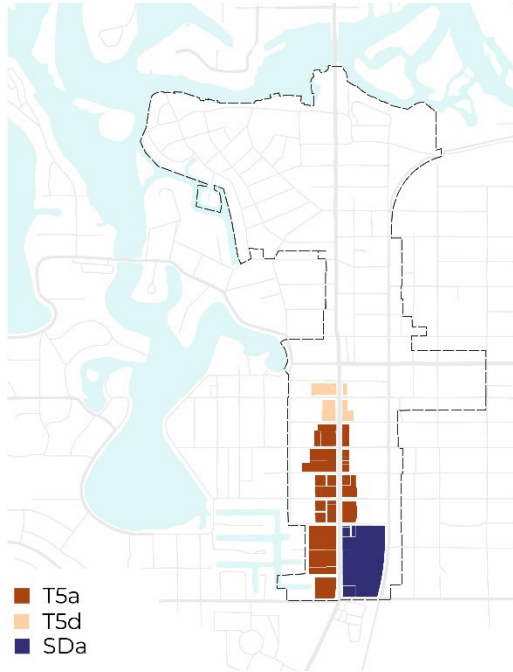
- Residential Uses: Prohibited in IB; allowed above commercial in GB; conditionally allowed in T5d.
- Lodging: Prohibited in IB; hotels and lodging conditionally permitted in GB; allowed by right in T5d.
- Industrial and Storage Uses: Permitted or conditional in IB (e.g., light manufacturing, warehouses); generally prohibited in GB; prohibited in T5d.
- Automotive Uses: Permitted in IB (e.g., vehicle repair, sales); limited or not permitted in GB; conditional in T5d.

Form Differences:

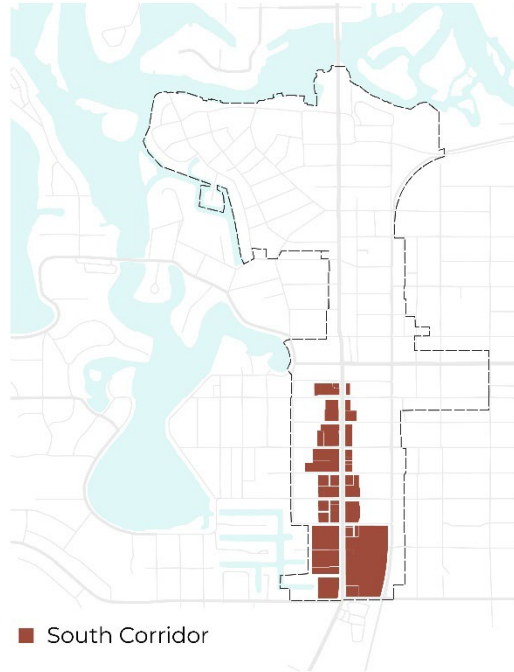
- Height:
 - IB Max height: 35 ft
 - GB Max height: 45 ft
 - T5d Max height: 3 floors
- Setback:
 - IB 10ft min front yard
 - GB 0 ft min front yard
 - T5d 10 ft max front setback
- Open Space
 - IB requires 15%
 - GB requires 10%.
 - T5d N/A
- Impervious Surface Ratio:
 - 0.85 in IB
 - 0.90 in GB.
 - T5d 0.85-0.9

04 South Corridor

(T5a + T5d + SDa)



Existing Condition



Potential Zoning Consolidation

4.1 Zone Consolidation:

Merging South Pinellas (T5a), South Gateway (SDa), and some North Pinellas (T5d) parcels that are south of Tarpon Ave, to provide for compatible development on either side of the Pinellas Ave, particularly in the case of the potential redevelopment of the aging suburban strip commercial development.

4.2 Use and Form Recommendations:

- Disallow mini-storage uses.
- Allow multi-family / apartments and town/row houses by right.
- Allow 3 stories by right and 4 stories by conditional use.
- Maximum 10 ft front setback, with a requirement that the area between the front lot line and building façade be dedicated to public-facing use as a sidewalk, gallery, or arcade.

- Coordination with FDOT Right of Way: Setback area must be designed to seamlessly extend the pedestrian realm and integrate with the adjacent FDOT sidewalk—aligning elevation, width, and materials with FDOT sidewalk standards.
- Tiered setback standard:
 - 0–5 ft setback: No additional public realm requirements.
 - >5 ft setback (up to 10 ft max): Must contribute to the public realm through:
 - Sidewalk widening (beyond FDOT minimum), or
 - Integrated stormwater planters, seating, street trees, or similar features.
- Encourage incremental infill by allowing and incentivizing small, street-facing infill buildings in front of existing rear-lot structures to support walkability and incremental redevelopment.
 - New structures could be exempt from triggering additional parking requirements.
 - Current regulations for North and South Pinellas require that outbuildings be placed within 40 feet of the rear lot line. Some of the lots in the area are over 300 feet deep.
- Disallow parking in front of new buildings and encourage side or rear parking.
 - Require parking entrances to be on alleys or side streets when available.
 - Adopt a rear-access standard: “No new curb cuts allowed on the primary street for lots with alley or side street access.”
- Encourage or require shared parking.
 - Allow shared parking agreements between adjacent or nearby parcels to satisfy minimum parking requirements.
 - Require cross-access easements as a condition of site plan approval where shared parking potential exists.
- Consider transitional height standards or stepback requirements for buildings over two stories to ensure pedestrian scale development. (Ex language: All stories above the second must be set back at least 15 feet from any lot line.)
- Two-tiered Frontage Buildout Standard:
 - Tier 1: A minimum of 80% of the lot width along the primary street frontage must be occupied by building façades placed at or in front of the maximum setback.

- Tier 2: A minimum of 60% of the lot width must be built out with primary building façades or in front of the maximum setback.; in exchange for the reduced buildout, certain landscaping and hardscaping criteria must be met—such as the inclusion of shade trees, decorative paving, and pedestrian amenities such as seating, fountains, or public art installations (e.g., sculptures or murals)—to ensure a high-quality, pedestrian-friendly environment.
- Allow live/work and work/live units by right.
- Allow community gardens by right.
- Conditionally allow light industrial and cremation facilities.

4.3 Detailed Use and Form Comparison:

Use Differences:

- Apartments are allowed by right in South Pinellas and South Gateway, conditional in North Pinellas and
- Live/work units are not allowed in South Pinellas, conditional in North Pinellas and allowed by right in South Gateway
- Work/live units are conditional use in South Pinellas and allowed by right in South Gateway and North Pinellas.
- Town/row houses are allowed in South Pinellas and South Gateway, but not allowed in North Pinellas
- Clustered houses are conditional in South Pinellas and South Gateway but not allowed in North Pinellas
- Boarding houses are not allowed in South Pinellas or South Gateway but conditional in North Pinellas
- Accessory units are conditional in South Pinellas and South Gateway, but allowed by right in North Pinellas
- Playgrounds are conditional in South Pinellas and South Gateway, but not allowed in North Pinellas
- Urban farming is conditional in South Pinellas and South Gateway, not allowed in North Pinellas
- Hospital is conditional in South Pinellas and South Gateway, not allowed in North Pinellas
- Laboratory facility, wireless transmitter, and mini storage are conditional in South Pinellas and South Gateway, but not allowed in North Pinellas

- Community garden is a conditional use in south gateway, not allowed in South Pinellas
- Light industrial and cremation facilities are conditional use in South Pinellas, not allowed in South Gateway or North Pinellas

Form Differences:

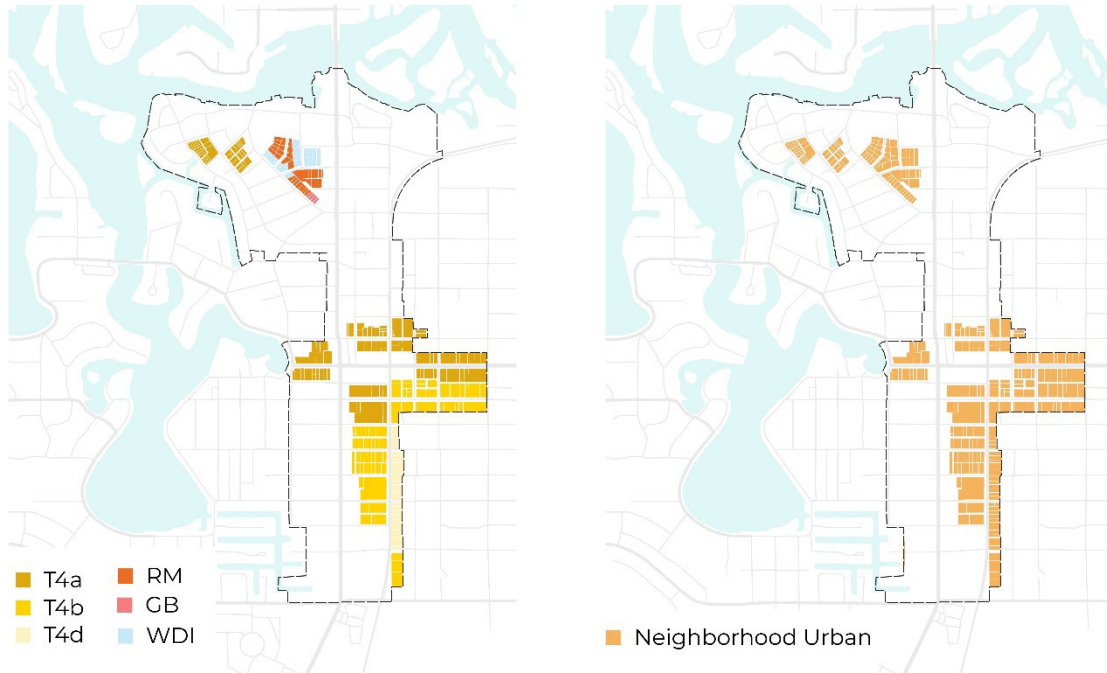
- Height: South Gateway allows up to 5 stories; South Pinellas allows 3 stories by right and 4 stories by conditional use; North Pinellas allows 3 stories max
- Lot Coverage: South Gateway is 80% max lot coverage with 95% min frontage buildout. South Pinellas and North Pinellas both have 70% max lot coverage
- Frontage Buildout Minimum: 80% for South Pinellas, 70% for North Pinellas; 95% for South Gateway
- Setbacks: 10ft max front setback with a stipulation for a gallery/arcade in South Gateway and a gallery/arcade/sidewalk in South Pinellas; 5 feet minimum for North Pinellas and 10 ft max with a sidewalk/gallery/arcade easement.

Character District-Based Regulatory Differences:

- Character Districts within this area include: South Pinellas, South Gateway and Downtown.
- Height: South Gateway has a 3 floor minimum and South Pinellas has a 2 floor minimum; both have max 5 floors; Downtown has a 2 floor minimum and a 4 floor maximum.
- FAR: residential FAR is larger in South Gateway than South Pinellas and Downtown (1.5 vs 1.25); all have non-res FAR of 1.0 but allow parcels fronting South Pinellas to apply existing FAR.
- Density: South Pinellas and South Gateway allow 18/24 dus/acre and Downtown allows 15 dus/acre.
- ISR: same (0.9)

05 Neighborhood Urban

(T4a + T4b + WDI + RM portions and T4d)



Existing Condition

Potential Zoning Consolidation

5.1 Zone Consolidation:

Consolidate Residential + Retail/Office (T4a), Residential + Industrial/Office (T4b), Waterfront Development (WDI), and Residential Multifamily (RM) parcels within the study area into a single Neighborhood Urban Zone to support walkable, mixed-use residential areas with moderate intensification. Although Residential District (T4d) exists within the area, it is being treated as a more intense zone based on prior public input requesting greater commercial and mixed-use opportunities, particularly along S. Safford Avenue. This new zone should act as a transitional buffer between lower-density residential and more active commercial corridors, reinforcing neighborhood vitality and local serving businesses.

In the neighborhood just south of the Sponge Docks, the triangle formed by Athens Street, North Pinellas Avenue, and W. Live Oak/Alderman/Mill Street

contains parcels currently zoned Waterfront Development (WDI) and Residential Multifamily (RM). According to the property appraiser, WDI parcels in this area are used for vacant commercial, single-family residential, vacant residential, and single-building retail. The RM zone permits only residential dwellings, family care homes, emergency services, and community assembly, with no allowance for commercial or office uses—even conditionally. We recommend consolidating these parcels into the Neighborhood Urban zone to enable a broader mix of uses and streamline zoning administration.

5.2 Use & Form Recommendations:

- Permit residential (all types), office, and limited commercial uses by right to allow flexible neighborhood-scale activity.
- Allow neighborhood-scale retail and restaurants by right across the zone to encourage locally serving businesses. Develop specific performance standards (hours of operation, noise control, traffic and loading, window transparency requirements, max floor area, or limited capacity).
 - If this is too broad of an allowance, consider allowing neighborhood-scale retail and restaurants on corner lots by right, and conditionally on the interior lots to activate corners and nodes without disrupting residential character.
- Conditionally allow light industrial (industrial arts, artisanal uses) with performance standards regulating hours, noise, and waste. Ensure buffer standards adequately address visual impacts on surrounding parcels. Consider using a street-type approach to regulate location and ensure appropriate access to facilities.
- Conditionally outdoor storage and mini-storage uses, ensuring design and buffering standards prevent development that conflicts with intended neighborhood form (transparency, setback and buffer requirements).
- Set height limit at 3 stories by right and 4 stories by conditional use.
- Standardize frontage buildout at 65% min.
- Apply a front setback range of 15-20 ft maximum to reinforce a walkable streetscape, improve building-street interaction, and support active ground-floor uses.

5.3 Primary Differences:

- Residential Uses: All zones allow residential, but RM permits only low-density dwellings (single-family, two-family); WDI and T4 zones allow broader residential types

- Commercial Uses: RM prohibits commercial uses; WDI allows a mix of commercial uses including storefront retail and offices; T4a and T4b permit limited commercial and office uses
- Retail & Restaurants: Allowed by right in T4a; conditional in T4b; not permitted in RM
- Light Industrial: Allowed in WDI; not permitted in T4a or RM
- Storage Uses: Outdoor and mini-storage are conditional in WDI; conditional in T4c and prohibited in others
- Height: T4a and T4b allow 3 stories max; WDI permits up to 45 ft for most uses, 50 ft for hotels; RM allows 35 ft for single/two-family, 45 ft for multifamily and nonresidential
- Front Setbacks: T4a: 15 ft max; T4b: 25 ft max; WDI: 0 ft minimum, 15 ft max; RM: 20–25 ft minimum
- Lot Coverage: T4a = 70%; T4b = 60%; RM and WDI standards vary by use.
Frontage Buildout: T4a and T4b = 65% min; RM and WDI not defined

5.4 Detailed Use and Form Comparison

T4a and T4b Use differences:

- Residential, lodging and office match in T4a and T4b
- Retail and restaurants are allowed by right in T4a and conditional uses in T4b
- Light industrial is allowed in T4b, and not allowed in T4a
- Outdoor storage and mini storage are conditional in T4b

T4a and T4b Form differences:

- Height: 3 story max for T4a and T4b, 4 story conditional in T4b
- Lot Coverage: 70% in T4a and 60% in T4b
- Front Setbacks: 15ft max in T4a; 25ft max in T4b
- Frontage buildout: 65% min in T4a and T4b

WDI and RM Form differences:

Height:

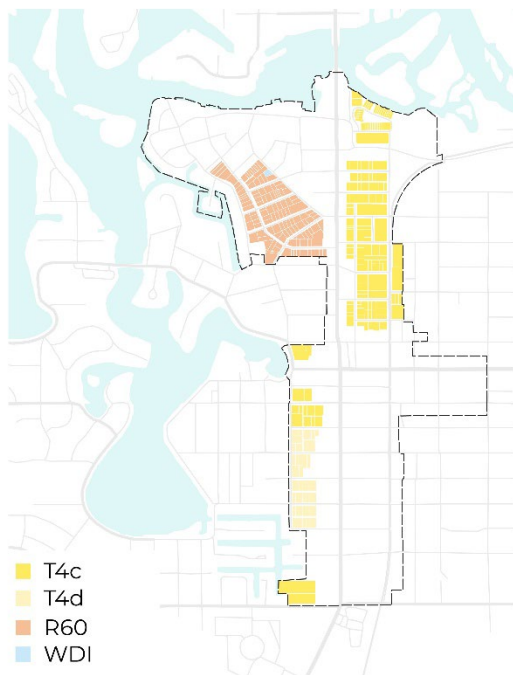
- RM: Multifamily and Nonresidential = 45 feet and Single Family and Two Family = 35 feet
- WDI: Hotels = 50 feet; Parking structures = 40 feet; All other uses = 3 stories, not to exceed 45 feet

Setback:

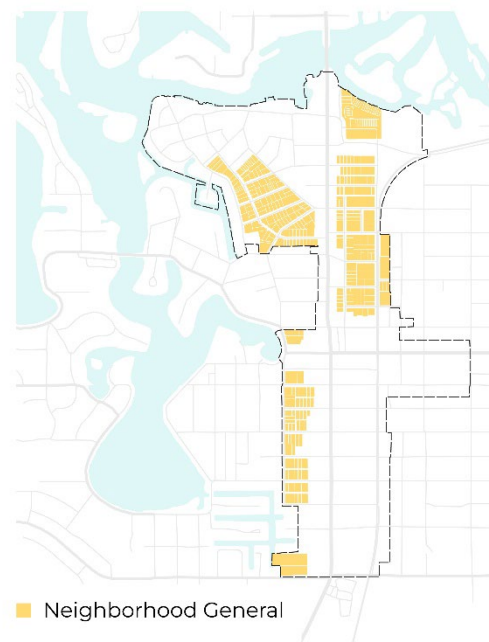
- RM: 20 feet min for single family and 25 feet minimum for multi-family (most existing single family homes within this area do not conform to this and appear to have setbacks between 5 and 20 feet with some exception)
- WDI: 0 ft minimum, 15 ft max

06 Neighborhood General

(T4c and T4d, R60 + WDI)



Existing Condition



Potential Zoning Consolidation

6.1 Zone Consolidation:

Consolidate the Residential (T4c) and Residential (T4d) transect and R-60 zoning district, and one parcel with WDI zoning into a unified Neighborhood General Zone that accommodates a mix of low- to moderate-density residential uses with limited neighborhood-scale commercial, creative, and lodging activity. This zone would reinforce the existing character of the neighborhood while allowing for incremental intensification through conditional mixed-use forms.

6.2 Use & Form Recommendations:

- Permit single-family, two-family, townhouse, and clustered housing types by right to support a range of housing options.
- Allow apartment buildings, live/work units, and lodging uses conditionally to accommodate modest density and visitor activity while managing neighborhood scale.
- Allow artist studios by right to support creative and home-based enterprises.
- Allow other retail as conditional use to ensure compatibility with residential context.
- Conditionally allow light industrial, storage, and auto-oriented uses to avoid creating non-conformities, but prevent/limit uses inconsistent with residential neighborhood goals.
- Set maximum height at 2 stories by right, 3 stories conditional to preserve compatible massing.
- Standardize frontage buildout at a minimum of 50%.
- Apply a front setback range of 10-25 ft maximum to reinforce a walkable streetscape. Buildings with setbacks over x feet, required to have a 3 ft wall or picket-style (or similar) fence.

6.3 Primary Differences:

T4c & T4d Use differences:

- T4c allows a broader range of residential building types:
 - Mixed Use Buildings, Apartment Buildings, and Live/Work Units are permitted in T4c but only conditional in T4d
- Hotels, Inns, Bed & Breakfasts, and Short-Term Rentals are all permitted in T4c but only conditionally allowed in T4d
- Office uses match
- Retail Buildings, Artist Studios, and Mixed Use Retail Buildings are permitted in T4c but conditional in T4d
- High Schools are only conditional in T4d, not allowed in T4c
- Light Industrial Facilities are conditional in T4c and not allowed in T4d

T4c & T4d Form differences:

- Height: 2 story max for T4d, 3 story max for T4c
- Lot Coverage: 60% in T4c and 50% in T5d

- Front Setbacks: 10 ft max in T4c and 20 ft max in T4d
- Frontage buildout: 60% min in T4c and 50% in T4d

R60 Uses:

The district allows community and emergency services, schools, parks, and a range of low-density residential uses, including single-family detached, two-family, and semi-detached dwellings, and family care homes.

R60 Form:

- Height: Max 30 feet
- Minimum front setback:
 - Single Family Detached:
 - Front, to garage = 25 feet
 - Front, to living area = 20 feet
 - Two Family Dwellings:
 - Front, to garage = 25 feet
 - Front, to living area = 20 feet
 - All Other Uses: Front = 35 feet

WDI Uses:

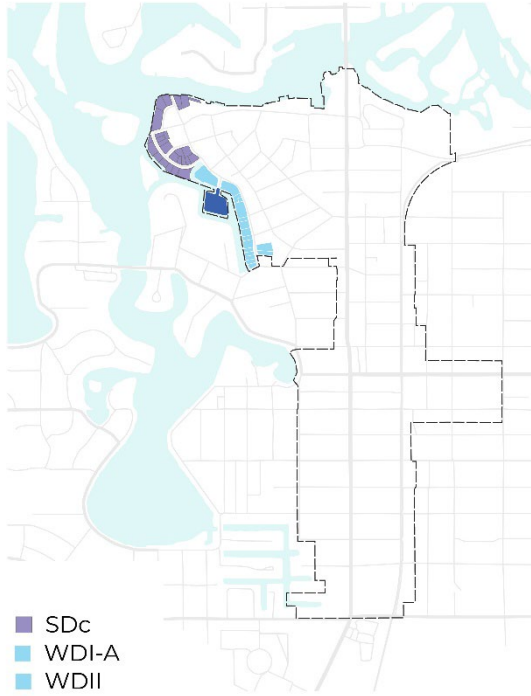
The district allows a mix of uses: commercial off-street parking, eating establishments, sit down and taverns, emergency service facilities, hotels, outdoor cafe and restaurant seating, outdoor markets, residential over ground floor commercial, retail food establishments, retail sales establishments, wet-slip marinas. The one WDI parcel within this proposed zone has an existing land use of vacant residential.

WDI Form:

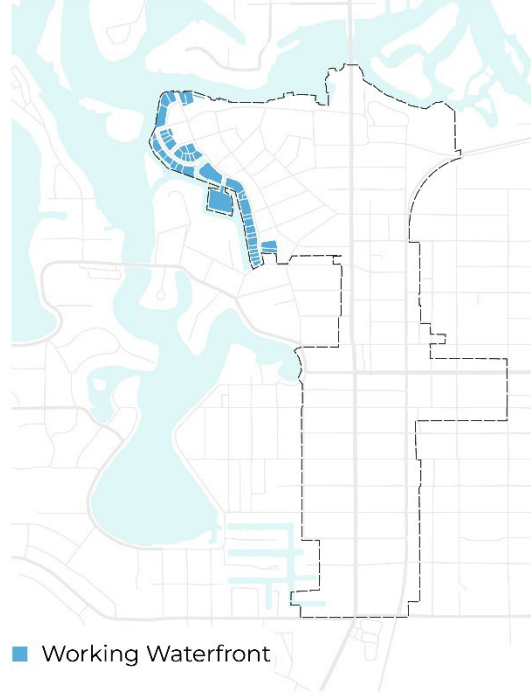
- Height: Max 45 feet for most uses; Max 50 feet for hotels
- Front Setback: 15 feet max
- Lot Coverage: Varies by use

07 Working Waterfront

(SDc + WDI-A)



Existing Condition



Potential Zoning Consolidation

7.1 Zone Consolidation:

Consolidate the Waterfront Commercial Fishing Development District (WDIA), Waterfront Marine Industry Development District (WDII), and the Sponge Docks Waterfront Special District (SDc) into a unified Working Waterfront Zone that supports the preservation of water-dependent uses while allowing limited supporting commercial and residential activity. The new zone should balance the area's historic industrial-marine function with contemporary demands for mixed-use compatibility and public access.

7.2 Use & Form Recommendations:

- Permit commercial fishing, marina operations, and marine-related industrial uses by right to preserve the district's working waterfront character.
- Allow small-scale retail, service, and lodging uses conditionally.
- Set maximum building height at 2 stories by right, with 3 stories conditionally.
- Apply a 10 ft minimum front setback (WDIA standard) and a 35 ft maximum setback (SDc standard).
- Permit single family dwellings conditionally to avoid creating non-conformities, while not encouraging new.

7.3 Summary of Use & Form Differences:

Use differences:

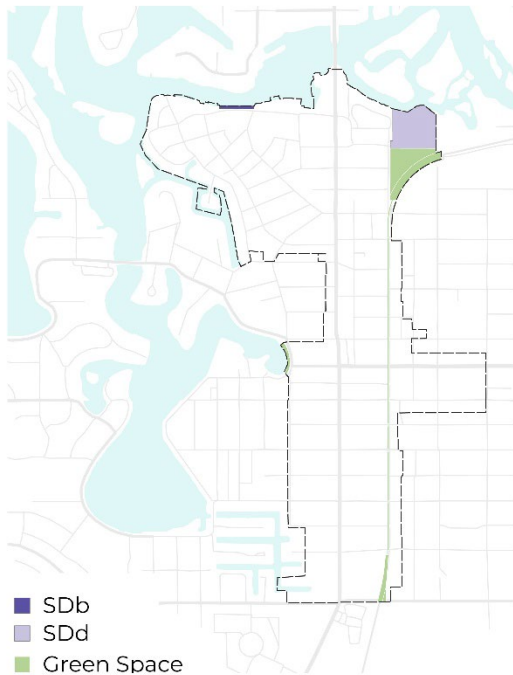
- WD1-A uses allow commercial fishing and related processing, marina operations, warehousing (excluding hazardous materials), and wholesale trade while SDc allows Restaurant, Marine-Related Commercial, Marine-related Industrial Facility, Light Industrial Facility, Laboratory Facility, Warehouse.
- Conditional uses in WD1-A include boat yards, community-oriented facilities, hospitality uses like hotels and motels, certain light manufacturing, residential units above ground-floor commercial, various retail and service uses, and single-family dwellings while conditional uses in SDc include live/work, boarding houses, lodging, work/live, mixed use, retail, parking, trade school, water supply and sewer and waste facilities, and storage.

Form differences:

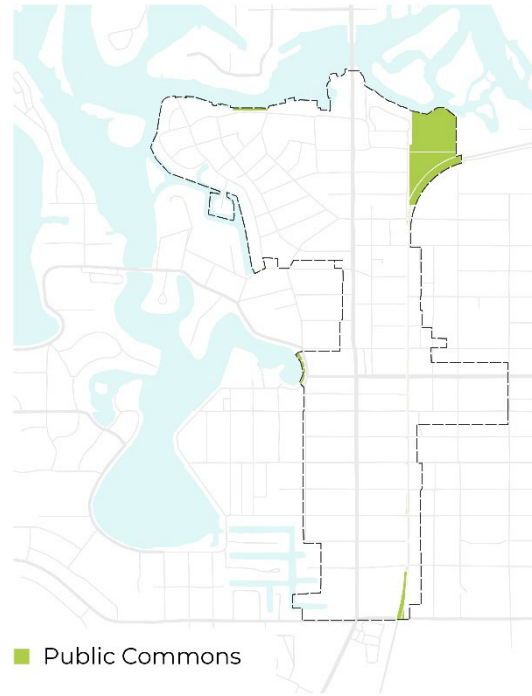
- Height: 2 story max, 3 conditional use for SDc; max 35 ft in WDI-A
- Front Setbacks: 35 ft max in SDc; 10 ft minimum in WDI-A

08 Public Commons

(SDb + SDd + Green Space)



Existing Condition



Potential Zoning Consolidation

8.1 Zone Consolidation:

- Create a “Public Commons” (Public, Recreation and Open Spaces) zoning category that applies to existing active public civic spaces, parks and open spaces within the area, including the two parcels that currently make up the Municipal Gateway Transect. Because the Special Area Plan essentially serves as this area’s comprehensive plan, consider amending the Special Area Plan map to designate these parcels as part of a Recreation/Open Space future land use category. Re-designating these parcels to Recreation/Open Space should provide for greater protection from development, to ensure that existing park space remains for community enjoyment.
- Also propose to include the Pinellas Trail, the library (138 E. Lemon St.), Historical Train Depot Museum (160 E. Tarpon Ave.), and Old City Hall (101 S. Pinellas Ave.) in the Public Commons zone.

8.2 Use & Form Recommendations:

- We recommend establishing clear and specific standards for these parcels under a civic open space zone category, titled “Public Commons”.
- Permitted uses might include:
 - *Public/Private Open Space*
 - *Public/Private Park*
 - *Public Recreation Facility*
 - *Public Water Access*
 - *Golf Course/Clubhouse*
 - *Community Gardens*
 - *Civic Space*
- FAR from Comprehensive Plan: .25
- ISR from Comprehensive Plan: .45
- Consider the addition of flexible use standards to facilitate activation of the area.
 - Include a list of primary uses (e.g., passive/active recreation, public green space)
 - Then define a category of “limited accessory or temporary commercial uses” allowed by permit, including:
 - Farmers markets
 - Food vendors – this would need special consideration
 - Art markets/fairs
 - Outdoor classrooms
 - Performances/live music spaces
 - Equipment rentals (bikes, kayaks)
 - Pop-up retail tied to community events
 - Outdoor kitchen ties to community cooking class and demonstrations
 - Picnic areas
 - Community gardens
 - Accessory sales (allow the sale of food produced in the community garden)
- Include requirements for low impact design of accessory uses.
- Maintain a majority of the space as open space/natural landscape
- Additional considerations:
 - Seating, drinking fountains, and shade structures required in larger open spaces
 - Lighting for safety, but shielded and low-impact for wildlife protection

- ADA-accessible paths and picnic areas
- Mandatory placement of trash and recycling receptacles at key nodes (entrances, seating, event areas)
- Require a maintenance plan for waste pickup for both public and private operators
- Rain gardens, bioswales, and native plantings to manage runoff
- Allow (and encourage) interpretive signage for ecology, local history, or gardening

09 Proposed Transect Zone Consolidation Map

