



City of Tarpon Springs, Florida

Board of Commissioners
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REGULAR SESSION AGENDA TUESDAY, JANUARY 26, 2021 6:30 PM – City Hall Auditorium

**CALL TO ORDER
ROLL CALL
INVOCATION
PLEDGE OF ALLEGIANCE
PUBLIC COMMENTS**

PRESENTATIONS:

1. CITY BUILDING CONDITION ASSESSMENT – STATUS UPDATE
2. YEAR END REPORT – MAYOR ALAHOUZOS
3. INTERNAL AUDITOR - DISCUSSION

CONSENT AGENDA:

4. ATTORNEY'S FEES: JOHNSON JACKSON PLLC: INVOICE 7162
5. AUTHORIZE EXECUTION OF AGREEMENT WITH PINELLAS COUNTY SCHOOL BOARD REGARDING SCHOOL RESOURCE OFFICERS
6. AWARD FILE NO. 210069-N-AM SINGLE SOURCE PURCHASE OF CATERPILLAR ORIGINAL EQUIPMENT MANUFACTURER PARTS AND SERVICES
7. AWARD BID NO. 210066-B-AM DECORATIVE LIGHT POLES
8. AWARD BID NO. 210045-B-JL RIVERSIDE FORCE MAIN FLOW RESTORATION
9. EXTEND FILE NO. 160072-C-RS PURCHASE OF WORK UNIFORMS THROUGH CITY OF ST. PETERSBURG CONTRACT NO. 5968
10. FILE NO. 210034-C-AM APPROVE NAME CHANGE FROM TAMPA BAY TRANE TO TRANE U.S. INC.
11. REJECT BID NO. 210019-B-JL UTILITY REHABILITATION AND CONSTRUCTION SERVICES

SPECIAL CONSENT AGENDA:

12. EXTENSION OF BUSINESS RECOVERY PROGRAM

ORDINANCES AND RESOLUTIONS:

13. ORDINANCE 2020-32 APPLICATION 20-117 ANNEXATION; CITY OF TARPON SPRINGS; SW CORNER OF L&R INDUSTRIAL AND ANCLOTE BOULEVARD (2ND READING)
14. ORDINANCE 2020-41 APPLICATION 20-142 REZONING; PAPADAKIS; 455 CYPRESS STREET (2ND READING)
15. RESOLUTION 2021-05 APPLICATION 20-153 CONDITIONAL USE; MACONI; 0 SAFFORD AVENUE
16. RESOLUTION 2021-04 RATIFYING EXECUTIVE ORDERS

MISCELLANEOUS:

17. REQUEST TO NEGOTIATE DEVELOPMENT AGREEMENT – HICKORY POINT RV PARK

**BOARD AND STAFF COMMENTS:
ADJOURNMENT**

MEETING LOCATION AND PROTOCOL: TARPON SPRINGS CITY HALL AUDITORIUM IS NOW OPEN TO THE PUBLIC FOR MEETINGS, HOWEVER SEATING IS LIMITED IN RESPONSE TO THE COVID-19 PANDEMIC. MASKS, HEALTH SCREENING QUESTIONS AND TEMPERATURE CHECKS WILL BE MANDATORY FOR THOSE THAT CHOOSE TO ATTEND THE MEETING IN PERSON. THE PUBLIC SHOULD ENTER THROUGH THE MAIN ENTRANCE ON PINE STREET.

THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING USING ZOOM OR TELEPHONE OR VIEW ONLY ON TELEVISION OR YOUTUBE. PLEASE SEE THE ATTACHED INSTRUCTIONS FOR VIEWING AND/OR PROVIDING PUBLIC COMMENT VIRTUALLY.

THANK YOU FOR YOUR COOPERATION.



Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: January 19, 2021
To: Mark LeCouris, City Manager
From: Bob Robertson, Project Administration Department Director
Subject: City Building Annual Condition Assessments -- Status Update



Purpose:

I will present a brief update regarding City Building Condition Assessments at the January 26, 2021 Board of Commissioners Regular Session (deferred from December 15, 2020). An initial working draft of the Assessment Report is attached.

Background:

The annual assessment program is a newly created program that is intended to be a multi-department collaborative effort spearheaded by the Project Administration Department. The goal of the annual assessment is to provide an annual report on the condition of each City facility. Its purpose will be to conduct an inspection of City facilities and to provide pertinent information, including conceptual cost estimates that may be helpful in creating each annual budget. This information can then be used to document, prioritize, and create work orders and strategies to help efficiently plan and complete the work on which the Facilities Maintenance Division of the Public Works Department focuses.

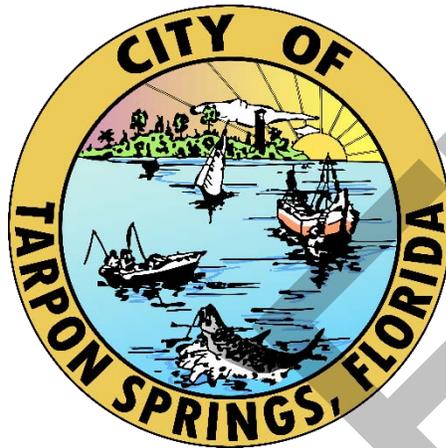
Work Summary:

The Project Administration Department and Public Works Department led the effort to inspect 47 location, many consisting of multiple buildings and facilities. The purpose was to assess the needs of each location for the purposes of quantifying and categorizing the needs and, ultimately, creating a comprehensive report.

The inspection work was completed entirely in-house with City Staff. Local staff building occupants were consulted as applicable. The in-house effort required nearly 250 person-hours to complete the on-site inspections plus many more hours of data analysis and compilation. These inspections were recently completed and the data analysis process is now complete. The attached spreadsheet summarizes the results of the on-site inspections. The attached internal memorandum explains the format of the spreadsheet and methodology used to complete the assessments.

Next Steps:

This program remains a work in progress. With the inspections now completed, Staff will continue the process of preparing cost estimates and categorizing and grouping needs by funding source for budgeting purposes and by the type of work for contractual/procurement purposes. This will result in creation of an Assessment Report, to be updated annually, that can be used for planning and budgeting purposes.



City of Tarpon Springs

Building & Facility Assessment

Draft Report – January 2021

Prepared by the Project Administration Department

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SECTION 1 - EXECUTIVE SUMMARY

OVERVIEW

The City Building and Facility Assessment Program is a recently created City effort that will provide an overall evaluation on the inventory of City owned buildings and facilities. The Program has been designed to be an ongoing assessment through regularly scheduled inspections that is summarized in this report to outline needed facility upgrades, repairs, or replacements and help develop an effective plan for associated cost estimates. This is a collaborative effort led by the Project Administration Department with support provided by the Building Department and the Public Works Department.

The assessment program provides an annual report on the current condition and evaluation of each City facility. This report presents our inspection findings, will help to prioritize the resulting recommendations, and should assist to budget for the work proactively.

Ultimately, multi-year CIP planning will be included in the Program to help in the development of associated Department's annual budgets and prioritization of projects.

RESULTS

In summary, the inspection team had found the majority of City building and facilities to be properly maintained at the time of the respective inspections. Several facility components however were found to be in a deteriorated state or have reached their expected lifecycle, and as such, have been recommended for replacement. This assessment's findings have reinforced the notion that it is prudent to establish a dedicated program to regularly inspect and monitor the City's facilities that will help with preventative maintenance and help budget for the identified needs.

SECTION 2 - INTRODUCTION AND METHODOLOGY

The following report was developed to capture and document highlights and high-level observations of each facility that members of the City's Project Administration Department inspected. Oftentimes PAD staff met with Public Works Maintenance Facility staff as well as affected City staff at the respective facilities to obtain additional historic data and to inquire about issues that might not be readily observable. This also helped to provide valuable information as to the current state of day to day operations, and other needs that might be considered for future budgets. As to be expected, there will always be unforeseen emergencies requiring immediate attention and cannot be scheduled for in advance.

The following report sections summarize the findings and recommendations at 47 separate City locations. To help clarify, many of these locations have several buildings and associated structures that are deemed as a single facility/location for the ease of inspection and this report. The recent assessment activities equated to approximately 246 City staff hours over the course of an 8-10-month time frame to complete the on-site visits; this does not include the subsequent evaluation of the data and compilation into this report.

At each of the facility locations, the buildings and facilities were observed and evaluated with the following general framework defined in the criteria listed in the following section - Definition of Terms.

Also included are inspection notes that will enable the reader to better understand some of the issues that were encountered and noted during each of the inspections. The intent of the accompanying report is to present our findings and recommendations that can then be used to document, prioritize, and schedule work proactive. The report will also assist as an effective plan to outline needed upgrades, repairs, or replacements and help develop associated cost estimates.

SECTION 3 - DEFINITION OF TERMS

To help better interpret the assessment team's approach to present our findings in the attached report, the following definitions and criteria will help to better clarify each heading. Please refer to the tables in the next report section.

- Facility - The City building/feature inspected. Please note that designated historical buildings are highlighted in green.
- Location - The physical location of the corresponding facility; general location is provided if an assigned street address does not exist.
- Number of Staff Involved - The actual number of City Staff that had participated in the on-site inspection. This consisted of at least one member of PAD, oftentimes accompanied by affected staff, and Facilities Maintenance staff to provide site access and background information (e.g. historic data, recent upgrades, improvements, and repairs, upcoming scheduled work, etc.
- Column A: Assessment Findings - The compilation of the assessment team's collective observations as well as additional information that was collected during our interviews with representative facility staff. This also includes comments received by the general public. Inspectors attempted to access as much of the facility as possible (with Facilities Maintenance staff escorting and providing keyed entry). General site conditions were recorded as well as representative photos taken to document particular findings for follow-up monitoring. Particular points of emphasis during the assessment included but were not limited to the following:
 - Overall- General Site Conditions and specialized equipment (e.g. Fire Department exhaust system, Water/Wastewater treatment plant controls, pumps, etc.)

- Exterior- Roof, Gutters/Downspouts, Paint/Exterior Finish, Parking lot/Pavement/Curbing, Pedestrian Access (ADA & Safety), Irrigation System, Landscaping/Trees, Perimeter Fencing/Gates, Sidewalks, etc.
 - Interior- Plumbing/Fixtures, Electrical/Lighting, HVAC/Ductwork, Walls/Paint/Finish, Doors, Windows, Flooring, Appliances, etc.
-
- Column B: Historical Data/ Recently Completed Work - This column lists work that has previously been completed either in-house or through third party contracting. Also includes recently completed work as reported by the Facilities Maintenance Team. Some of the work that was identified during the inspections was relatively simple in nature was able to be addressed promptly by the Facilities Maintenance Team.
 - Column C: Proposed Work - This is a list of work the Departments were already anticipating. Data listed here includes upcoming upgrades, improvements, or repairs that are or have been captured by the City's routine maintenance schedule. Many of these are either currently budgeted or included in the City's Capital Improvement Program Plan for eventual budget inclusion.
 - Column D: Recommended - This is a list of work that the Departments may not have been anticipating but have been identified through this Assessment Program. It shows the compiled recommendations for repair, replacement, and upgrades that are not currently budgeted or are not currently captured in a routine maintenance cycle. These are items that will have to be prioritized and subsequent cost estimations developed to help proactively plan for these improvements and repairs.

SECTION 4 - DETAILED ASSESSMENT FINDINGS

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	Facility	Location	# of Staff Involved	Column A: Assessment findings	Column B: Historical data/Recently completed work	Column C: Proposed work (currently budgeted)	Column D: Recommended (not currently budgeted)
1	Cultural Center	101 S Pinellas Ave	3	Theater has dated AV equipment and wiring. Minor scattered stucco cracks and soft spots. Interior wall mural in progress.	Roof life expectancy is another 10-15 years. Recently renovated - added two porticos, rebuilt windows, replaced several roof tiles, rebuilt exterior of bell tower, soffits, window frames, some interior stucco work, retucked and sealed bricks, new handrails, replaced several doors, etc. One AC unit replaced. East sidewalks replaced. New landscaping completed fall 2020.	Project Admin is not currently aware of any proposed work.	New electrical in theater area.
2	Heritage Center	Beekman Ln - Craig Park	6	Visibly noted possible mildew around skylight (area has since been sealed to prevent water intrusion). North room AC units 2, 3, 4 need to be replaced. Bugs/termites (treated). Gap in kitchen door. Exit door needs to be break away door. Cracked boards in middle ceiling. All rugs/carpet worn out. Knee wall in main room water damaged by front windows. Staining on side bathroom ceiling. Closet ceiling discoloration in hallway. Ladies bathroom divider popping up. Discoloration	Termite tented fall 2020. AC unit 1 was replaced. Kitchen re-done after fire about 5 years ago. AC # 3 is leaking and # 4 may be replaced 2021. No current plans to re-do roof. New sidewalk/entry poured by city. The kitchen has GFCI outlets.	Project Admin is not currently aware of any proposed work.	Replace fire doors with current code approved doors. Replace carpeting. Possibly renovate north bathrooms in large room for ADA restroom and/or storage, depending on size requirements. Gutters recommended to be removed in trouble areas (deteriorating and fill too fast with leaves).
3	Safford House	23 Parkin Ct	5	Bathroom ceiling discoloration in office building. Replacement areas of damaged deck boards underway.	Rotting wood continues to be replaced.	Project Admin is not currently aware of any proposed work.	Continue routine monitoring and scheduled maintenance. Complete removal of rotted wood and complete replacement.
4	Train Depot Museum	160 E Tarpon Ave	3	There's a sapling starting in the gutter on the north side of the building.	It is in pretty good condition - painted and new gutters 2019, new deck 2020, 3 air handlers total, fully restored 2005. Wood, paint and windows all look in good shape. Nick has a picture of sapling.	One air handler planned to be replaced 2021.	Should be monitored on a routine basis.
5	City Hall	324 E Pine St	5	1st floor ladies bathrooms - mild water damage. Dated carpet and paint (peeling). Lighting, curtain, screen, stage repaired. Leaky faucet in 1st floor men's restroom. Water damage in GIS. Crack in tiles in ladies bathroom. Basement - old leak, tile issues. School House - ceiling and concrete step issues.	City Hall - Outside company (Kone) takes care of elevators. First floor renovated over last 10 years. Concession stand built a couple of years ago. Bullet proof glass doors and windows in Bldg development. Updating upstairs bathrooms. Finance was updated 2-3 years ago. 15 years since lounge was completed. New carpet in second floor conference room. Utility Billing - New roof gutter 2015. Outside painted 3-4	New carpeting in hallway and theater planned.	Procurement renovation needed.

	Facility	Location	# of Staff Involved	Column A: Assessment findings	Column B: Historical data/Recently completed work	Column C: Proposed work (currently budgeted)	Column D: Recommended (not currently budgeted)
6	Community Center/Gym	400 Walton/138 E Lemon St	5	Roof overhang corner issue. Three AC units need to be replaced . Air handlers inside need replaced. Would like a walk in-freezer (for hurricane shelter needs) and all new doors for hurricanes. Loft (10') doors need to be replaced in gym. Craft room is not vented (kilns present). No window shutters.	Applied for \$75,000 grant for facility hardening. Replaced windows. Partial roof replacement. Bathrooms 20+ years old. New ceiling in pool table room. New closet doors. New siding/gutters. Five AC units have been replaced in 7 years. New water heater in back bathrooms. Basketball court 8-10 years old.	Planning on landscaping for FY 22. Social room is currently budgeted for \$30,000.	Walk in-freezer (for hurricane shelter needs) and all new doors for hurricanes. Loft (10') doors need to be replaced in gym. Possibly add new roof in craft room. Replace ceiling tiles in craft room. Window shutters.
7	Cops & Kids	555 Harrison St	4	Soffit wood around netting by side ramp is open. Outside light back and front not working. Had termites. Has not checked for termites in 3-4 years.	New camera system in 2018. Roof just completed. New A/C in back and one on side by gym. Drop ceiling done by City.	Project Admin is not currently aware of any proposed work.	Install gutter for patio area.
8	Craig Park Recreation Center	Beekman Ln	5	Exterior: Exposed wiring by front right door. Broken wall side by mural. Crack front middle. Columns, side right double doors rust. Interior: Kitchen ceiling sagging and missing ceiling tiles. Flooring in center is missing tiles. Back left door stopper concrete cracked. Front windows possible water damage. Ceiling wood cracking and some possible mildew. Peeling paint in areas. Inside middle structure storeroom has damp floor.	Exterior: Double front metal doors being replaced. Public restrooms have water saving fixtures - water faucets newly replaced, toilets set down to 0.5 gpf. Full roof replacement completed up to bathroom roof section. FY21 one AC. Two AC's FY22. LED tubes.		Bandshell and bathroom reroofing needed in the next several years.
9	Craig Park boat dock and launch	Beekman Ln	5	Shallow draft for boat ramp, not many tie off locations for boats waiting to be loaded/unloaded, not much trailer parking available.	Dock decking recently replaced.	Project Admin is not currently aware of any proposed work.	Extend boat ramp deeper.
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10	Cycadia Cemetery	1021 E Tarpon Ave	5	Porch columns are breaking down/wearing out. Loose handrail. Pump house walls deteriorating. Pump is brand new. Equipment shed roofs (aluminium) leaking and floor is deteriorating. Lawn crypt walls having issues shifting from rain/water damage issues. Retaining walls at exits on Cemetery Rd eroding by trees. Retaining walls inside are splitting. Mausoleum has leaks and concrete damage.	Wood replaced on section of back wall as wood rotted through to insulation.	Mausoleum repairs are being reviewed by Engineer.	Replace/rebuild pump house. Replace entire deck around office.
11	Dorsett Park	500 E Harrison St	3	Missing link in fence closer to scale house. Concession and pavillion area - old fountain drain and water line exposed. Graffiti on concession roll-up door.	Fall 2020 - replaced sidewalks, removed old chainlink fence by parking lot, tree work.	Project Admin is not currently aware of any proposed work.	Tidy up fountain pipes, paint roll-up door.
12	Exercise Park	Safford	3	Some equipment starting to show rust. Occasional replacement as needed.	New fabric on shade canopy installed.	Project Admin is not currently aware of any proposed work.	Request another reclaimed water sign (south side along sidewalk), regarding restricted public access. Recommend replacing/upgrading older equipment.
13	Fleet Maintenance	325 E Pine St	5	Day to day operations appear to be well maintained. Termite damage on office wall (termite treatment requested in budget).	Restrooms updated 2020. Installed shade canopy over washdown area - 2019. Replacing shop lighting as needed with LED lights.	Pest control planned 2021.	
14	Golf Course	1310 S Pinellas	5	Overhang and fascia damaged around building. Would like to expand snack bar. Water covers bridges during storms. Bridges-patching completed this year. Bathroom on course needs new roof, re-paint floors, new doors, pressure wash/re-paint outside.	Pump station built in 2015. Corkboard overhang repair in budget. 3 AC units - 1 on top 2 out back. The roof AC is the oldest. 1 AC is new. Re-did bathroom 8-10 years ago. Hot water heater replaced twice in 10 years. Cart parking built 15 years ago.	Stormwater project planned 2021 to reduce course and bridge flooding.	Rebuild some bridges within 4 years. Reroof course restroom 2021.

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15	Gro Group	Lime St	3	Shed appears to be sinking and there is a possible tortoise hole next to it. Non-functioning well tank (well is not used now). Note hedge requested on west side of fence for erosion control.	4 sheds, green house.	Project Admin is not currently aware of any proposed work.	Install erosion control on west bank (hedge or other ground cover). Replace SE shed.
16	North Anclote River Nature Park	55 Old Dixie Hwy	3	Clear vines on boarder fence. Broken light on shed. Road directionality for trail is wearing off. Fix plywood arrows on beginning trail sign. Pave for walking/bikes.	Shed, restrooms, playground, gate. The rotted walkway and stairs at the rear bathrooms has been removed and will be replaced with a new walkway and stairs.	Project Admin is not currently aware of any proposed work.	Trail arrows appear to be faded on portion of trail. Recommend re-painting.
17	CAP Center	401 MLK Jr Dr	3	Broken window by bathroom. Crack in wall by toilets (building settling). Low toilet pressure by crack. Recommend re-doing AC overhang between buildings. West wing: need to retile ceiling and kitchen tiles. East wing: Rug issue back right, ceiling water stain, rug stain, redoing ceiling tile, note windows and ceilings.	Building is 25-30 years old. Front roof replaced in May 2020. Adjusted toilet pressure recently.	Project Admin is not currently aware of any proposed work.	Need to trim tree under electrical drop to building.
18	Highland Nature Park	530 Highland Ave	3	Restrooms closed due to repeated vandalism. Nature trail overgrown in areas.			Upgrade trail and pavillion areas.
19	Lake Tarpon Dock - Highland Park	Highland Park	3	Overall structure in good condition; several of the wood planks show evidence of rot and deterioration.		Project Admin is not currently aware of any proposed work.	Replacement of the noted deteriorated planks and wood posts

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20	Lake Tarpon Dock - Tarpon Turtle	E end of Lake Tarpon Ave	3	Overall structure in good condition; several of the wood planks show evidence of rot and deterioration.		Project Admin is not currently aware of any proposed work.	Replacement of the noted deteriorated planks and wood posts
21	Library	138 E Lemon St	2	No noted outstanding exterior issues. Cosmetic interior concerns - old carpeting, cracked floor tiles in lobby.	Library building constructed in 1996 and opened in January 1997. New roof/gutters, exterior paint 2019. Restrooms rebuilt 2019. Recent interior improvements to the facility include: sections of carpeting as well as acoustical ceiling tiles replaced, steam cleaned carpets, HVAC duct cleaning. Library has some further indoor work planned in next 2 years (carpet, minor remodeling). Kid's restroom was renovated.		Seal parking lot, restripe/add ADA parking spots in front of main doors. Replace marble tile in lobby area.
22	Marina/Vistor Center	100 Dodecanese Blvd	2	Carpet is old and worn.	New pilings, docks, and sidewalk 2019.	Project Admin is not currently aware of any proposed work.	Replace carpet. Replace wooden marina ID/welcome sign.
23	Mother Meres Lot	Tarpon & Pinellas Ave	3	Public parking lot/asphalt is in good condition. Landscaping appears to be in acceptable condition		Project Admin is not currently aware of any proposed work.	Possible replanting/tidying of landscaping
24	Oakleaf Village Playground	Timber Lane	3	Playground in acceptable condition. Noted broken bench which was repaired.	playground, no other bldg amenities	Project Admin is not currently aware of any proposed work.	Facility should be monitored on a scheduled basis

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25	Old PD	324 E Pine St	5	Low drain in front of SE door (notch in pavement).	Renovated in 2015 and replaced all drop ceilings, lights and A/C supply and return grills. Received a complete new roof, and all air conditioners on the roof were replaced in 2015, along with total interior remodel and new paint. Many old walls were removed and many new walls were constructed as interior was redesigned.	Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.
26	Paula's Schoolhouse	Beekman Ln - Craig Park	4	Windows are dated/have trim/sill deterioration. Water damage on carpet from old leak, peeling paint in places.	Roof is 4 years old. Exterior painted recently.	Project Admin is not currently aware of any proposed work.	Replace windows and carpet.
27	Public Safety Bldg - Station 69	444 S Huey Ave	6	Hardened facility - emergency operations center. FD- floors are a couple of years old. PD - most flooring is original, cracking/popping up, carpet maintenance. Wallpaper starting to peel by the elevator. Walk-in cooler requested for hurricane to store food. Old laminate counter tops are falling apart.	Fire side - Shower base was redone (was leaking through wall). PD - Landing/balcony was repaired.	Project Admin is not currently aware of any proposed work.	Replace roof in next 2 years with PPO vinyl or PVC (expedite before leaks worsen). When doing roof, possibly sand blast metal and repaint area by air chiller, re-seal windows, misc. exterior weatherproofing. Replace countertops in PD side. Walk-in cooler for hurricane storage. Replace rest of old flooring in PD side.
28	Public Works - East/west	325 E Pine St	5	Floor deterioration in mower sheds. Hole in ceiling. Replace windows in parks division. Electric panel upgrade by ice machine. Building is not very security-hardened. Requests: cameras, swipe cards, ice maker for parks. Bleachers have leaks into the signs/parks storerooms - need a long term solution for the bleachers.	Camera issues - main office cannot see cameras (work order put in). Tracy putting work order in to replace Parks sink. Sheds are 26 years old. Roof is 5 years old. Bathrooms not LED's. Joe's office was added 6-7 years ago.	Project Admin is not currently aware of any proposed work.	Security upgrades - camera viewing screen (like WW or RO), improved camera system, card door opener, possibly upgrade windows. Electric panel upgrade by ice machine. Replace ice machine for parks. Seal old bleachers.
29	Richard Ervin Park	1700 Richard Ervin Pkwy	3	Overall site and park amenities were in good condition. Possible mold on pavillion area including slab and beams as well as in the playground area was pressure cleaned.	Common grounds, playground, gate.	Project Admin is not currently aware of any proposed work.	Establish pressure wash schedule

	Facility	Location	# of Staff Involved	Column A: Assessment findings	Column B: Historical data/Recently completed work	Column C: Proposed work (currently budgeted)	Column D: Recommended (not currently budgeted)
30	Riverside Park	833 Riverside Dr	3	Courts have cracks starting. Chainlink fence has a few problem areas. Concession roof missing a few shingles.	Restroom, tennis courts, ball fields, ammenities	Project Admin is not currently aware of any proposed work.	Seal cracks, recoat. Replace sections of chainlink rails. Spot patch roof.
31	RO Plant	1624 L&R Ind Blvd	5	AC issues last year and this year. Mold issues in distribution sheds (remediation underway).	2015 facility, 2019 new solar panel grid, generator tie-in upgrade. AC controls review underway with AC contractor.		Based on the importance and ongoing operation of this City facility. Rountine maintenance should be monitored on a regular basis.
32	Rotary Park	400 S Banana St		Wood panels on electrical room are deteriorating. Bottom chainlink fence rail is deteriorating.	Electrical room, ball fields, parking lot	Project Admin is not currently aware of any proposed work.	Electrical room needs to be rebuilt.
33	Sisler Field - East/West	711 Meres Blvd	4	Some new dugouts, but some dugouts have deteriorated wood/cracked block walls. No drain on water fountain by concession (plugs up from kids putting stuff in it).	West concession stand roof 2019, bathrooms replaced in 2019. East concession roof redone at least 10 years ago, 1 year ago new bathroom fixtures. New dugouts built 2019 -Reddick and Leonard field.	Project Admin is not currently aware of any proposed work.	Rebuild rest of old dugouts.
34	Splash Park	508 Live Oak Street	4	Overall site and park amenities were in good condition.	Built in 2014	Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.

	Facility	Location	# of Staff Involved	Column A: Assessment findings	Column B: Historical data/Recently completed work	Column C: Proposed work (currently budgeted)	Column D: Recommended (not currently budgeted)
35	Dog Park	508 Live Oak Street	4	Overall site and park amenities were in good condition.	Built in 2014. Sun shades recently installed.	Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.
36	Splash Park Playground		4	Appears in good condition.	Playground purchased in 2015.	Project Admin is not currently aware of any proposed work.	Continue routine monitoring and scheduled maintenance.
37	Sponge Docks Bathrooms	Dodecanese Blvd	2	Appears in good condition.		Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.
38	Sports Complex - Upper/lower	150 Jasmine Blvd	4	Cracks in driveway. Broken wood/laminate on both counters. Rail fence on east side of building is breaking. Wood fence around transformer area is rotting.	Pavillion is 6 years old. Outside of building was painted in 2020. New ceilings and lights at the football concession stand.	Bathroom will be redone in 2021.	Rebuild rail fence on east side of building. Replace transformer wood fence with vinyl fencing (something more durable). Replace counters. Replace some panels in driveway.
39	Station 70 - Fire	1025 Gulf Rd	2	Several spots of roof leaks noted. Facility staff had mentioned indoor air quality concerns due to leaks. Staff mention possible mold in building. In general, the building appeared to need updating due to older/outdated materials.	New FD station in plans for one block east of existing station.		Mold testing

	Facility	Location	# of Staff Involved	Column A: Assessment findings	Column B: Historical data/Recently completed work	Column C: Proposed work (currently budgeted)	Column D: Recommended (not currently budgeted)
40	Station 71 - Fire	1600 L & R Industrial Blvd	5	Issues with showers. Cold showers - there may be a water heater issue. Shower drain issue due to slope. Another shower cannot be used (possibly because of drain restriction). One toilet needs to flush a couple times. Window glass is scratched by sanding. Several roof leaks noted in dorm 4, computer room, carpet area. (follow up inspection/repairs by roofing company completed). Inside kitchen drains are slow (drain cleaning completed). Low water pressure on one	Check on roofing company (out of business). 1. roof leaks 2. Drains (sinks/showers) 3. Dryer not working (check on warranty. Issue with fault sensor - on order, Bud is handling. Work order in for pressure washing generator area. AC issues but Kox is used for this building. There was a shower drain repair - possible construction debris in it. Dorm 4 & 6 replaced. Mechanical room had some AC	Project Admin is not currently aware of any proposed work.	Recoat or reseal roof with reputable company. Add garbage disposal to kitchen sink.
41	Sunset Beach	1800 Gulf Rd	2	Netting under pavillion roof. Rusted hinges on picnic pavillions.	bathroom, pavillions, boat ramp, gate	Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.
42	Sunset Beach Restrooms		2	No major deficiencies observed.		Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.
43	Tarpon Ave Restrooms	Tarpon Ave	3	Water fountain not working - off for Covid.		Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.
44	Trentwood Playground	1104 Windsor Hill Way	3	Resident comment: more/different equipment. Equipment looks relatively new.	Playground, fencing	Project Admin is not currently aware of any proposed work.	Should be monitored on a routine basis.

	Facility	Location	# of Staff Involved	Column A: Assessment findings	Column B: Historical data/Recently completed work	Column C: Proposed work (currently budgeted)	Column D: Recommended (not currently budgeted)
45	Wastewater Treatment Plant	201 E Pine St	5	Possible mildew in hallway. Panel Room: end of service life for electrical panel - electrical panel 30 year service life and plant is 40 years old. WWTP not to FEMA flood elevation. Fabrication building not up to hurricane code. Walls in the back of the lab. Old water leak in roof over lab. Environmental Inspector office: shed floor is soft and the window style AC area is damp as well as the wall it's installed on. Trim deteriorating on training center shed.	Grants submitted for facility hardening. Roof is 14 years old with vinyl liner. Painted and flooring re-done 5 to 6 years ago. Alarm panel is tied in. Fabrication building is from the 1980s and exterior building shell and roof is about 7 years old. WWTP staff monitor and maintain pumps regularly. Reclaimed pumps: only a certain number of components can switch out but after a certain point replacing is not	AC in process of being replaced - will install when it comes in for 2021.	Recommend proceeding with plan development for office electrical panel replacement and facility hardening which includes the dewatering building (regardless of award of grant funding for construction). Note: facility hardening 2nd floor funded for 2027, electrical upgrades funded for 2024, dewatering bldg is unfunded.
46	Yard Waste	898 Levis	Not assessing	The yard waste scalehouse will be relocated to the south side of the newly constructed Meres Blvd. extension. The new scalehouse will be brand new pre-fabricated building using the specifications outlined in plans that due to be completed by the end of the year.	Not assessing. Scale House is set to be relocated in 2021.	Not assessing. Scale House is set to be relocated in 2021.	Not assessing. Scale House is set to be relocated in 2021.
47	Community Redevelopment Center	61 W. Tarpon Ave.	Not yet assessed	Not yet assessed by Project Admin staff.	The building is 500 sq. ft., concrete block. It has a new window A/C unit that was installed this summer. No heat in the building. Flat roof. It currently serves as a satellite office for Karen Lemmons and for the TS PD traffic officers.	Not yet assessed by Project Admin staff.	Per Joe Raith's recommendation - upgrade electrical system to modern and larger capacity for future city events in the vicinity (Snowplace, first Friday's, etc)

SECTION 5 - COST ESTIMATES AND PROJECT PLANNING

In progress

DRAFT

SECTION 6 - SITE PHOTOS

In progress

DRAFT

LIST OF MAJOR PROJECTS/ACCOMPLISHMENTS

JANUARY – DECEMBER 2020

BUDGET / FINANCIAL / AUDIT / PURCHASING

1. Maintained lowest millage of Full Service Cities in Pinellas County over 20,000 population (St. Petersburg 6.755; Clearwater 5.955; Largo 5.62; Pinellas Park 5.49; Tarpon Springs 5.37)
2. Balanced Budget with no use of reserves for FY 2021
3. External Audit – no audit comments
4. Internal Audit – Payroll and timekeeping audit in progress
5. Distinguished Budget Presentation Award – 21 consecutive years
6. Certificate of Achievement for Excellence in Financial Reporting – 29 consecutive years
7. Submitting for reimbursement for Hurricane Sally mutual aid in the amount of \$13,211 for Fire employees that assisted in Panhandle
8. City received \$720,000 for sale of Perpetual Exclusive Easement for Cell Tower
9. During COVID 19 Pandemic, City maintained services, did not layoff or furlough employees, and experienced a loss in sales tax revenues. Departments held the line on expenditures and through these efforts the City experienced a minimal effect on General Fund - Fund Balance of approximately 2%
10. Small Business Endurance Grant of \$155,000 (\$1,000 each) for small businesses affected by COVID 19 in Tarpon Springs (see also in business assistance section)
11. Pursuing funding reimbursement for costs related to COVID 19, approximately \$377,000
12. To assist Utility customers during COVID 19 the City did not assess penalties and did not shut off accounts, approximate revenue loss to City \$100,000
13. Savings on Health and Dental Insurance, reduction of 2% and 15.8% respectively.
14. Police and Fire City Pension contributions, budgeted lump sum payment on 10/1/20, savings of approximately \$75,000 annually versus paying weekly during year.
15. Procurement Services is now accepting electronic bid submittals
16. Procurement Services has issued 41 formal solicitations since October 1, 2019. Slight decrease due to Covid-19.
17. Purchasing Card Program generated rebate of \$ 51,000 for FY 2020
18. Surplus property sold through GovDeals.com generated \$ 1,012 was down from previous year due to Covid-19 restrictions and inability to provide on-site inspection of items
19. Surplus vehicles & equipment sold through Tampa Machinery Auction generated \$ 87,856.
20. Procurement Services staff is now 100% professionally certified.
21. Police, Fire, Library and General Government Impact Fee Study completed with a combined reduction in fees of 35%
22. Review of Marina fee structure coinciding with the reopening of the Marina so that fees now cover operating expenses
23. Electricity Franchise Agreement with Duke Energy renewed providing for an increase in revenues to the City of \$120,000 annually

UTILITIES: WATER, WASTE WATER, RECLAIMED WATER, STORMWATER

24. Continuing to bring new users on-line in the reclaimed water expansion area of Grassy Point and Westwinds neighborhoods.
25. Solar Project for RO Plant completed and producing between 9.5% and 25% of Water Supply power needs during hours of maximum sunlight
26. The RO Water facility and operation staff were featured in the August 2020 issue of Treatment Plant Operator Magazine concerning the successful construction and operation of the facility
27. RO Water Facility completed a generator distribution upgrade that allows full operation of all equipment on the RO site while under emergency generator power.
28. Installation of new sanitary sewer on Bayshore Drive (in-house project)
29. Completion of detailed inspection process for all fire hydrants
30. Initiated a water conservation program
31. Rehabilitation of Tarpon Avenue water supply well (in-house project)
32. Rehabilitation of the Riverside Drive lift station
33. Continuation of water meter update conversion
34. Seabreeze Drive Sewer Project (final design complete, preparing to advertise for construction bids)
35. Tidal Flood Protection – N. Spring Boulevard at Craig Park check valve completed
36. Tidal Flood Protection – Sponge Docks Tideflex installation - One of three valves to be replaced due to faulty equipment. Currently negotiating with contractor.
37. Public Works area drainage improvements completed
38. Anclote Watershed Management Plan in final stage with completion expected in January 2021
39. SWFWMD Cooperative Funding Initiative Grosse Avenue corridor drainage improvement project (\$1.3 million), Construction underway with anticipated completion December 2022
40. SWFWMD Cooperative Funding Initiative Palm Avenue storm-water corridor drainage improvements project construction underway with completion anticipated December 2022
41. Ring Avenue drainage improvements underway – expected completion summer 2021.
42. Beckett Bridge Utility Relocation –Design underway, 50% complete. Progress slow due to Pinellas County’s design schedule
43. New RO Water Facility Staff Building: design 90% complete, construction set for FY 2021
44. MLK at Lincoln manhole replacement and roadway improvements completed
45. Division Street water main upgrades completed
46. Water main adjustment on US 19 required by FDOT design complete, construction early 2021

ROADWAYS / WATERWAYS

47. Mango Street Improvements, Phase 1 (Disston to Azalea) construction contract initiated November 2020
48. Athens Hope and Grand sidewalk and pedestrian improvements completed
49. Cedar Street Re-brick and storm-water improvements completed
50. Installation of decorative street signs (ongoing project)
51. Installation, Painting and Replacement of Globes/Bulbs for over 100 decorative light poles completed
52. South Disston / Klosterman Right of Way improvements completed
53. Bike Rack installations completed
54. South Spring Blvd sidewalks completed
55. Gateway Signs – new monument signs on US-19, US-Alt19, and Tarpon Ave approved by BOC and FDOT, Contract awarded to begin construction
56. Rain gauge and tidal monitor installed at the Marina completed
57. Spring Bayou impaired waterbody 4E Plan for water quality sampling, increased maintenance and public education (on-going)
58. Lillian Avenue paving improvements completed.
59. Public/Private partnership with Grassy Point HOA for signage. Installation completed.
60. Pinellas Avenue curb extensions and islands, landscape improvements – expected completion summer 2021.
61. Pinellas Avenue (north of Orange Street) cooperative improvements – anticipated completion summer 2021.
62. Safford corridor south of Tarpon Avenue landscape improvements – expected completion April 2021
63. Seawall Master Plan – draft presented to BOC November 2020, further discussion (Work Session) to follow in FY2021
64. Court Street Improvements – project substantially complete November 2020, roadway now open
65. South Spring at MLK Intersection Improvements – Survey and geotech data collection started November 2020
66. South Spring Retention Project Analysis – survey and geotech data collection started November 2020, options to be discussed at BOC 12/8/2020 meeting
67. Hope Street Seawall – Design complete, bid advertisement scheduled for January 2021
68. Lemon and Shaddock Street Brick Street Replacement and Stormwater Upgrades – Design at 35% complete
69. Tarpon Avenue between Huey and US-19 – Roadway and Safety Improvements – Design at 65% complete
70. Orange Street Streetscaping Project – Design scope development initiated November 2020
71. Meres Blvd. Extension (Developer Project) – Roadway to open December 2020
72. Anclote River Dredge (Federal O&M Project) – Design and permitting complete, construction bids estimated to be advertised February 2021
73. Anclote River Extended Turning Basin Dredge (City Project) – Design and permitting complete, construction concurrent with Federal O&M Project

INFORMATION TECHNOLOGY

74. Migration to Microsoft Office 365 (in process).
75. Design, update, migration of data and roll out of new City website. Ongoing updates of content.
76. New police website - design in progress
77. IT support for Video Inspections (see also building department).
78. Design and implementation of City Camera project for Tarpon Ave, Library, Craig Park, Heritage Center, CRA Building, Cultural Center and Waterworks building.
79. Live webcam at the Sponge Docks.
80. Live webcam at Spring Bayou.
81. Implementation of City-wide enterprise technology security awareness training using mock attacks; interactive web based platform; and continuous assessments through simulated phishing.
82. Upgrade and new design of City television system; and station broadcasting content.
83. New City-Wide Intranet (in process).
84. Completed City-Wide wi-fi network accessibility at all City owned buildings.
85. Firewall upgrade at all City locations (in process)
86. Implementation of Marina wi-fi for boat slip rental customers.
87. Upgraded all City VoIP systems and roll out of the ability for City office phones to be used at remote work locations due to Covid.
88. IVR migration to the Cloud (in process)
89. Schedule Inspections via text (in process)
90. Mobile Device Management tracking solution (in process)
91. In progress of installing new cameras at Cops N Kids building
92. Body camera and new in-car camera rollout (in process)
93. Implemented data sharing with "CARFAX for Police", including custom programming to automatically redact and transmit crash reports on a daily basis to gain access to additional investigative tools provided by CARFAX
94. Additional upgrades to cameras, door card readers, and intercoms in progress at public safety building
95. Custom implementation of digital-analog infrastructure for new dais – integrating Dias with existing systems; sound, computers, projection, zoom, in-house city government cable tv station to facilitate participation for all board meetings in city hall auditorium, media room and for virtual applications (zoom).
96. Design/installation/implementation of Zoom virtual and hybrid meeting system for the City. This system allows for simultaneous in person and remote (zoom) participation for all meeting attendees.
97. Sponge docks speaker system project – I.T. will be doing the in house project design and implementation. (currently in the planning stages - on going)
98. MLK virtual parade and celebration production collaboration with Rev. Milton Smith.
99. Wastewater Manhole Inventory completed through GIS mapping
100. Granite software upgraded on the camera truck for manhole inspections to integrate with GIS for periodic updates, to facilitate data consolidation, data storage, and asset management.
101. Leak Complaints dashboard created on GIS Portal to record all water pipe leaks and response.
102. Stormwater system network created with complete GIS inventory update.

103. New assets of several new neighborhoods added to GIS inventory.
104. Created digital map books for fire, stormwater, wastewater, reclaimed water, and potable water for easy access and quick share.
105. Zoning map for Planning Department was completed and now available on Portal for easy share.
106. Suitability analysis study performed for Public Arts Committee for new locations to install public art.

PARKS and SPORTS FACILITIES

107. Addition of electronic door locks to remote restrooms at Dorsett Park, Craig Park, Tarpon Avenue public restrooms, Marina restrooms completed
108. Hanging planters for Pinellas Avenue completed
109. Shell installation on North Anclote River Nature Park trails completed
110. Annual over-seeding on sports fields completed
111. Riverside Tennis Courts Upgrades to North Court Lights completed with court upgrades in progress for completion in 2021
112. Craig Park Seawall repair completed
113. Craig Park Bandshell concrete installation completed
114. Sunset Beach improvements: restrooms, drive isle and platform completed.
115. Sports complex concession stand painting, clean-up and remodel completed
116. Dorsett Park fencing, landscaping, basketball courts and sandbag location improvements – expected completion March 2021

IMPROVEMENTS TO OTHER CITY FACILITIES

CULTURAL CENTER

117. Exterior trim, interior improvements, window restoration and new portico additions completed
118. Addition of historic mural underway with estimated completion date of January 2021
119. Installation of bronze statues, lighting and landscaping outside Cultural Center
120. Landscaping installation completed

SAFFORD HOUSE

121. Safford House decking repairs completed

RECREATION CENTER

122. Recreation Center restroom remodel and new shower installation completed
123. Community Center building improvements, window and roof replacement completed
124. Recreation Center roof replacement completed
125. Recreation Center HVAC replacement completed

LIBRARY

126. Library roof replacement and other exterior repairs completed

HERITAGE CENTER

127. Heritage Center landscape improvements – expected completion spring 2021

CYCADIA CEMETERY

128. Cycadia Cemetery Expansion Project construction nearing completion. New section will provide approx. 800 new burial spaces and a committal shelter for services. Space reserved for new mausoleum for future construction phase.

GOLF COURSE

129. Completed the installation of a new golf course sign at the main entrance that includes Tarpon Springs theme.
130. Procured a new maintenance contractor and the course is in peak condition.
131. New Stormwater Pipe for pond drainage – design complete; advertisement for bids in December 2020

CITY HALL COMPLEX

132. City Clerk's Office Renovation – Architect Design underway. Initial design concept scheduled for presentation to BOC on 12/15/20
133. Reconfiguration of public waiting area at City Hall along with various aesthetic improvements completed

YARD WASTE FACILITY

134. Yard Waste Scale House relocation design at 90% complete

TRAIN DEPOT

135. Train Depot deck replacement and exterior painting completed

RECREATION PROGRAMS

136. Successfully transitioned in-person beach concerts to virtual from April through November
137. Held virtual arts and craft program throughout summer months
138. Created summer camp activity kits for the public to pick up and complete
139. Held the 1st Great Tarpon Springs Scavenger Hunt. Attracted community to visit local businesses in the downtown corridor over a 3 week period searching for pumpkins
140. Held Drive Thru Trunk or Treat at 3 locations interacting with over 600 families
141. Created 1st Great Tarpon Springs Reindeer Hunt to run from December 1st – December 20th. Scavenger Hunt will take place along the Sponge Docks utilizing local businesses.
142. Secured sponsorship for Sunset Beach Concert Series totaling \$8,000.
143. Created virtual Easter Greetings from the Easter Bunny reaching over 150 children
144. Created giant presents with backdrop for Craig Park Band Shell as photo opportunity for Holiday season
145. Held successful boat parade with over 50 participants, conducted in conjunction with the tree lighting ceremony at the Sponge Docks
146. Live streaming of several Christmas events to Facebook to allow the public to view the events from home

EMPLOYEE HEALTH / TRAINING

147. Implementation of City-wide cash handling policy and procedures.
148. Expanded the scope of background checks to include credit checks
149. Adaptation of employee recruitment, testing, interviewing and on-boarding processes to a virtual medium in response to COVID-19.
150. Solicitation of RFP and selection of Insurance program consultant by the Procurement Services Department, HR and selection committee
151. Assistance to the benefits consultant in issuing an RFP for all employee benefits; review of responses and selection of vendors/plans, with overall savings for both the city and employees.
152. Renewal of contract for Employee Wellness Center in conjunction with benefits consultant.
153. Development and implementation of an on-line benefits administration platform under the auspices of the benefits consultant; continuing to roll out this program to employees during the upcoming year.
154. Continued focus on safety training programs for employees and development of a new Employee Safety Manual with roll out to all employees via PowerDMS.
155. Continued Police and Fire fitness program and enhanced physicals for public safety.
156. Continued Monthly facility safety inspection for public works compound

CULTURAL SERVICES

157. Sponsored and hosted Plein Air event for sixth consecutive year
158. New tourism marketing campaign "Re-Discover Tarpon Springs" launched including digital campaign, television advertising and print ads
159. TarponArts awarded 2021 State Operations Grant of \$15,545
160. Installation of new Heritage Museum exhibit "The Golden Crescent" including walking tour.
161. National Endowment for the Arts grant \$10,000 for Art of Health event scheduled for May 2021
162. Installation of new exhibit "the History of Epiphany in Tarpon Springs" at Heritage Museum
163. Launch of Tarpon Arts Fall Fest
164. Knowledge and Nibbles lecture series (complied with CDC regulations).
165. Record Safford House attendance in January 2020 and February 2020
166. New Instagram platform launched for Tarpon Arts
167. New photo gallery on Explore website
168. Designed and printed new city brochure for distribution
169. Section 504 Self Evaluation for ADA accessibility completed for Performing Arts Center, Cultural Center, Heritage Museum and Safford House Museum
170. Installation of illuminated art boxes at the Sponge Docks
171. New rack cards to promote the Safford House completed
172. Admission to attractions reduced to encourage staycation visitors during pandemic
173. Public opinion survey completed for Sponge Docks entryway design components

LIBRARY

174. Partnered with Peace4Tarpon to present films and discussions
175. Continued partnership with Supervisor of Elections to serve as a ballot drop-off location
176. Continued partnership with Tarpon Springs Art Association on "Young Artists" programs (art education for children)
177. New partnership with Pinellas County Government to serve as a free facemask distribution site
178. Held new "Decade Days" program series featuring live musical performances at the Library
179. Continued sustainability programming and ukulele classes at the Library
180. Offered new digital version of escape room programs
181. Provided virtual summer reading programs by special presenters featuring science experiments, music and theater performances, educational animal videos, and a magic show
182. Added new database of children's e-books called Tumble Book Library
183. Increased access to e-resources with more digital downloads available and 24/7 streaming
184. Provided phone and email assistance to the public during closure and issued digital library cards
185. Offered curbside service for patrons to pick up books and other materials
186. Provided craft kits to go for children, teens, and adults
187. Created video story times, crafts, art lessons, and puppet shows and posted them online
188. Library programs on genealogy offered digitally by staff and special presenters
189. Plexiglass shields were built and installed by Public Works to public service desks for improved safety for staff and the public
190. Reconfigured furniture and relocated materials for better access and social distancing
191. Removed a shelving unit in adult services and youth services after weeding worn, outdated materials, which resulted in more space for social distancing and improved visibility
192. Increased safety measures in the Library including daily temperature checks for staff, quarantining returned materials, and cleaning and sanitation of high-touch surfaces

PUBLIC SAFETY / EMERGENCY OPERATIONS

FIRE DEPARTMENT

193. Completed Five-Year ISO inspection. Results Pending.
194. New Medic unit delivered and available when needed.
195. New ladder truck delivered and in service
196. Completed two rounds of Covid-19 antibody testing for all first responders
197. Covid-19 safety training conducted for City employees
198. Upgraded five department units to County's new Sierra Wireless routing system
199. Ordered 40 sets of new bunker gear for crews (grant not received)
200. Established firefighter mental health programs and cancer awareness platforms for firefighter safety
201. Switched to PStraxs inventory and vehicle maintenance tracking system and received funding through Pinellas County
202. Fire Boat put on a boat lift at City Marina for better response times
203. Continuation of the "Santa Tours Tarpon" program for outreach to the community
204. Completed 8640 hours of staff training for department personnel

POLICE DEPARTMENT

205. Applied for US DOJ Bulletproof vest grant
206. Received JAG Grant through FDLE for COPS program for \$4,528
207. Upgraded patrol vehicle fleet with 4 Chevrolet Tahoe SUVs and 2 Chevrolet 2500 HD pick-up trucks, providing greater space for necessary equipment, towing capabilities for response trailers and availability for High Water response. Purchase of 2 unmarked vehicles for investigations division.
208. Awarded Grant from Walmart, \$ 1,500
209. Awarded Corona Virus Emergency Supplemental Funding Program grant from FDLE for \$112,782.
210. Cops & Kids
 - a. Feeding Tampa Bay and Break Spot Lunch program from April to August delivered and provided a total of 7,210 breakfasts and lunches for kids.
 - b. Cops & Kids Christmas providing gifts for children in need.
 - c. Partnered with The Chapel and provided Thanksgiving Turkeys
 - d. Partnered with The Chapel and Optometrist to provide free prescriptions and eyeglasses

EMERGENCY MANAGEMENT

211. Conducted swift mobilization to prepare for tropical storm ETA
212. Coordinated damage assessment with all city departments to ascertain any damage from ETA and provide information to Pinellas County for possible disaster relief
213. Fire Department acted as the main point of contact for city-wide Covid-19 safety procedures and protocols.

PLANNING / DEVELOPMENT /BUSINESS ASSISTANCE

PLANNING AND ZONING

- 214. Created Interactive Online Zoning Map (Went Live in November 2020)
- 215. Grant Applications
 - a. Department of State Grant for Update of Historic District Design Guidelines – Draft Guidelines Completed (Pending Adoption)
 - b. Forward Pinellas Complete Streets Program for Disston Avenue Corridor Study (Award Decision Pending)
 - c. Department of State Tarpon Springs Adaptation and Resiliency Plan for the Historic District and Greektown (funding amount TBD)
- 216. RFP for online community engagement platform (implementation underway) in support of City Projects & Programs
- 217. Streamlined Staff Reports and Implemented Board Presentations (in progress)
- 218. Annexations
 - a. 15.3 acres - Eagle Creek Estates
 - b. 36.1 acres - River Bend Village
 - c. .42 acres Ramey Property
 - d. .58 acres RO Facility Property
- 219. Archived Past Year's Files for Safe Storage with the City Clerk
- 220. Major Plan Reviews:
 - a. Meres Blvd Medical and General Office Building
 - b. Pinellas County Community Health Dental Office
 - c. Southern Road and Bridge RV and Boat Storage Facility
 - d. 914 S Pinellas Ave – Pinch A Penny
 - e. Anclote Harbor
 - f. Keystone Village (McAlpin Property)
 - g. Eagle Creek Estates (David Weekly Homes)
 - h. River Bend Village
- 221. Minor Site Plan Reviews
 - a. Hill Street Parking
 - b. Meres Blvd Medical and General Office Building
- 222. Major Ordinance Amendments
 - a. Creation of LDC Section 56.05 – Mobile Food Dispensing Vehicles, Temporary
 - b. Creation of 56.06 – Mobile Food Dispensing Vehicles; As Accessory to Food and Drink Establishments
 - c. Drafted New LDC Section 127.06 – Design of Traffic Control Signs and Light Posts in Parking Lots and Subdivisions
 - d. Drafted Amendment to Sign Guidelines – Pending Adoption
 - e. Wireless Telecommunications Facilities Siting
- 223. Comprehensive Plan Amendments
 - a. Industrial Limited Text Amendment

224. Land Use and/or Rezoning Map Amendments – coordinated with IT Department
 - a. 1656 SeaBreeze Drive
 - b. 1606 and 1628 Dixie Highway
 - c. City Hall
 - d. Anclote Isle Subdivision
 - e. 685 and 687 Klosterman Rd (Eagle Creek Estates)
 - f. River Bend Village
 - g. RO Facility Property
225. Board of Adjustment Cases Reviewed – 19
226. Heritage Preservation Board Cases Reviewed - 27
227. Technical Review Committee Applications Reviewed – 102
228. Backyard Chicken Permits Issued – 7
229. Building Permits Reviewed – 988
230. Conditional Uses Reviewed - 6

BUILDING DEVELOPMENT

231. Continued use of drone for inspection services. The use of drone technology continues to provide a means to conduct inspections for unsafe buildings.
232. The Internship Program for Mechanical Inspectors and Mechanical Plans Examiners was approved by the Department of Business and Professional Regulations. Currently the Building Department has one inspector in the program and two ready to enter the program in 2021.
233. A Plumbing Inspector and Plans Examiner Internship Program has been developed and submitted to the state for approval.
234. Continue to serve as a testing center for proctored exams
235. Video inspection is now available and was used extensively during the initial pandemic shutdown. Tarpon Springs was one of the few jurisdictions performing inspections during COVID-19. BCGES (Building Code Grading Effectiveness Scale) 5-year cycle visit: results received in 2020. Improved rating, received Class 2 for Commercial and Class 3 for Residential. This will provide discounts on homeowners insurance for the Citizens of Tarpon Springs.
236. Tree City USA awarded for 13th year in February 2020
237. Arbor Day Foundation Tree Campus K-12- Tarpon Middle School planted a tree in April 2020 with a ceremony culminating a year worth of work in their urban forest.
238. Tree Planting- FY 2020 City of Tarpon Springs gave 600 trees to residents during city sponsored events to plant on their property; and, approximately 250 trees were planted on city owned property such as parks, right-of-ways, city buildings, and the cemetery.
239. Continued participation in Gift Tree Program
240. Applications located in SFHA now get a FEMA review for compliance.
241. Completed CRS annual recertification and maintained our current classification of 6 awarding our citizens a 20% discount on flood insurance in the special flood hazard area (SFHA) and a 10% discount in the non-SFHA.
242. LMS (Local Mitigation Strategy) partner with Pinellas County to complete 5 year LMS update.

243. Partners with Pinellas County in PPI (Program for Public Information) FEMA planning tool devised to improve communication with citizens. Met 3 times in 2020 and will meet 3 more in 2021. One city staff and one stakeholder participate.
244. New FIRM (Flood Insurance Rate Map) projected to be released in March 2021. Will go through adoption process and likely completion projected Fall of 2021 which includes numerous outreach workshops, meetings and classes
245. Hosted the following FEMA classes for FFMA (Florida Floodplain Managers Association)
 - a. Fundamentals of Floodplain Management
 - b. Certified Floodplain Manager Exam was cancelled due to COVID-19 restrictions
246. On the schedule to host the following FEMA classes in the upcoming year for FFMA (Florida Floodplain Managers Association)
 - a. Fundamentals of Floodplain Management
 - b. Certified Floodplain Manager Exam
 - c. L-273 Class
 - d. Elevation Certificate Basics
247. Building Development Department Statistics - Total Number of Permits by Fiscal Year:
 - FY 2016 = 3755
 - FY 2017 = 3857
 - FY 2018 = 4069
 - FY 2019 = 3740
 - FY 2020 = 3896
 - New Residential Homes in FY 2020 = 128

ECONOMIC DEVELOPMENT

248. Highest and Best Use analysis of West Tarpon Avenue area grant project completed and final report presented
249. BOC approved new Ad Valorem Tax Exemption program for new and existing businesses
250. 11 CRA Incentive Grants approved (8 façade, 1 restaurant and 2 building code)
251. Groundbreakings held for three major projects: Icaria on Pinellas, Eagle Ridge Housing Authority project, and Tarpon Springs Community Dental Center
252. 28 new businesses opened.
253. Negotiated sale of Hoffman property; BOC approved agreement; approved by voter referendum; closed on property Nov. 30, 2020
254. CRA approved new Building Code Assistance Grant and amended grant to increase funding
255. Created survey on grants/resources for CRA businesses
256. CRA Annual Report completed and submitted to County
257. CRA awarded RFP for 144 E. Tarpon Ave. Negotiations ongoing with developer.
258. CRA approved final design and bid on Wayfinding signs. Signs are in fabrication for installation in February of 2021.
259. Building Plaques on 18 historic buildings approved by CRA. 13 Plaques received December 2020 for installation.
260. Four applications filed for state historic markers (Old City Hall, Old TS High School, Greektown, Safford House.) State historic marker committee meets in December

261. Tarpon Springs Historic District state marker ready for installation.
262. Developing a local historic marker program with the Tarpon Springs Historical Society for implementation in 2021.

BUSINESS ASSISTANCE/MARKETING & TOURISM/PUBLIC RELATIONS

263. Small Business Endurance Grants created by the BOC in April. Distributed \$1,000 grants to 155 small businesses within one month.
264. Implemented a Business Recovery Plan for outdoor dining, closure of certain streets, and outdoor display of merchandise. Major elements of the plan are continuing into January 2021.
265. Conducted online survey to assess business needs from impacts of COVID-19.
266. Distributed ongoing Business Update emails beginning in March with information on COVID resources and local business activities.
267. Created and distributed Rediscover Tarpon Springs posters to businesses
268. Created "Restaurants to Go" Facebook page and compiled a listing of restaurants with contact information
269. Created "Tarpon Springs Business Happenings" Facebook page
270. Created and implemented a 12-week Recovery Marketing Campaign, "Rediscover Tarpon Springs" including television, digital online ads and social media
271. Created a Facebook profile frame: Rediscover Tarpon Springs
272. Renewed I-4 and I-75 billboard advertising extending through June 2021
273. Placed new ad for 2021 Gulf to Bay tourism destination magazine of the SPCVB.
274. Placed panel ad in Suncoast Tourism's Attractions map
275. Continued utility bill newsletter program to highlight projects, events and public service topics
276. Continued use of social media platforms to maintain an open line of communications with the public on a wide range of topics and as a tool for emergency information
277. Monitored and responded to approximately 200 emails to the City Help email line to answer questions from the public on a wide range of topics in a timely manner.
278. Provided High School Senior a 1 year internship (June 2019-August 2020)
279. Supported Tarpon Springs High School Class of 2020 with billboard on US 19, vinyl banners and participation of officials in faculty parade. Coordinated efforts with the Merchants' Association to print yard signs for display at businesses.

SUSTAINABILITY

280. Conducting a baseline survey of government energy usage and greenhouse gas emissions
281. Sustainability Committee began a community engagement process in October 2020 to receive input from the community regarding sustainability priorities



PROCEDURES FOR RECRUITMENT AND SELECTION OF INTERNAL AUDITOR

TENTATIVE SCHEDULE*

PROCESS STEP	ESTIMATED COMPLETION DATE
1. Final day to accept applications with resumes.	Friday March 5, 2021
2. Submit applications to Budget Advisory Committee (BAC) for review.	Wednesday March 10, 2021
3. Review of applications by BAC and recommendations made to Board of Commissioners (BOC).	Thursday March 18, 2021 <i>Tentative</i>
4. BOC review of recommendations made by BAC and makes decision on candidates to interview.	Tuesday March 23, 2021
5. HR completes background and reference checks on all short-listed candidates.	Wednesday April 14, 2021
6. City Commission holds interviews and finalizes ranking of candidates.	To Be Determined
7. Negotiations completed with selected candidate re terms and conditions of employment.	To Be Determined
8. HR coordinates pre-employment physical and drug screen.	To Be Determined
9. Appointment confirmed and start date decided.	To Be Determined

****Note: This schedule is tentative and subject to adjustment pending changes in the completion dates of the above steps.***

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 2310
Tampa, FL 33602

Invoice #: 7162
Date: 01-11-2021
Due On: 02-10-2021

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

Matter Number:0010.0001 City of Tarpon Springs/General

Services

Date	TK	Description	Hours	Rate	Total
12-09-20	EGJ	Phone conference with Jeff Young regarding labor matters	0.20	165.00	\$33.00

Services Subtotal: \$33.00

Total Invoice Due:	\$33.00
Total Balance Due:	\$33.00

Statement Account Summary

Previous Balance	New Charges	Payments Received	Total Amount Outstanding
\$416.89	+	\$33.00	
		-	
		\$416.89	
		=	\$33.00

Total Client Balance \$33.00

Total Matter Balance \$33.00

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



TARPON SPRINGS POLICE DEPARTMENT MEMORANDUM



Robert P. Kochen
CHIEF OF POLICE

"Building a Better Future Through Excellence in Policing"

To: Honorable Mayor & Board of Commissioners

From: Major Jeffrey P. Young

Date: January 21, 2021

Reference: Review & Approve City Manager to sign a new 3-year agreement with School board and mutual termination of current agreement.

Copies: City Manager, City Clerk

Background:

In June 2018, the City entered into a 3-year agreement approved by the BOC with the Pinellas County School Board to have 6 SRO's assigned to the Public schools in our City. There are 2 SRO's in the High School, 1 in the Middle School, 1 in Tarpon Elementary, 1 in Tarpon Fundamental and 1 in Sunset Hills Elementary. The current agreement is set to expire on June 30, 2021.

Currently other agencies throughout the County are not on 3-year agreements, the school board is wishing to have all County agencies on the same 3-year agreement period. Therefore, they are requesting all agencies to enter into new agreements, and the School Board and the City of Tarpon Springs under "Article IX Termination" would mutually agree to terminate the current agreement set to expire on June 30, 2021 upon the execution of the updated new 3-year agreement which would be in effect from July 1, 2020 (retroactive pay would be requested) to June 30, 2023.

- *The School Board shall pay to the City of Tarpon Springs the sum of \$63,407.96 (Sixty-Three Thousand Four Hundred and Seven Dollars and Ninety-Six cents) for each of the six (6) SROs assigned to the schools identified in Article I A of the School Resource Officer Agreement for a total sum payable annually in the amount of \$380,447.76 (Three Hundred and Eighty Thousand Four Hundred and Forty-Seven Dollars and Seventy-Six Cents). This amount shall be paid monthly in twelve payments beginning July 1, 2020, in the amount of \$31,703.98 (Thirty-One Thousand Seven Hundred and Three Dollars and Ninety-Eight cents).*



TARPON SPRINGS POLICE DEPARTMENT MEMORANDUM



Robert P. Kochen
CHIEF OF POLICE

"Building a Better Future Through Excellence in Policing"

A request for back payment of \$997.96 per month for those months paid under the current agreement amount (\$30,706.02 per month for 6 SRO's) beginning July 2020 to present would be made.

The City Attorney has reviewed and approves of this agreement.

There is no local match required.

Recommendation: Approve the signing of the new 3-year agreement with the Pinellas County School Board by the City Manager, and mutual termination of the current agreement.

Maj. J.P.Y.
Prepared by:
Major Jeffrey P. Young

SCHOOL RESOURCE OFFICER AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2021, between the **SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA** (referred to herein as the "**Board**"), and **CITY OF TARPON SPRINGS**, (referred to herein as "**Tarpon Springs P.D.**" or "**City**"), is for the services to be provided by the Tarpon Springs P.D. for the School Resource Officer Program ("SRO Program").

WITNESSETH:

WHEREAS, the safety and security of students and staff at schools is enhanced by the SRO Program; the threat of crime and disorder is reduced, the learning environment is improved, and the true mission of teachers becomes more achievable; and

WHEREAS, the SRO Program provides an opportunity for students and law enforcement officers to have positive interaction with one another which enhances law enforcement officers' service to the community, and

WHEREAS, the Board and the City intend to provide law enforcement and related services to the public schools of Pinellas County as hereafter described, and in accordance with the provisions of F.S. §1006.12, and

WHEREAS, the Board and the Tarpon Springs P.D. will mutually benefit from the SRO Program;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I. The Obligations of the Tarpon Springs P.D. and the SROs are as follows:

A. Provision of School Resource Officers. The Tarpon Springs P.D. shall assign one regularly employed officer to serve at each of the following schools: Sunset Hills Elementary, Tarpon Springs Fundamental Elementary School, Tarpon Springs Elementary School and Tarpon Springs Middle School. Two regularly employed officers will serve at Tarpon Springs High School.

B. Designation and Selection of School Resource Officers. SROs have a dual role at the schools which they serve. They serve as law enforcement officers and as "school officials" who may have a legitimate educational interest in information contained in the education records within the meaning of 20 U.S.C. §1232g and F.S. § 1002.221.

The Chief of Tarpon Springs P.D., or his designee, in consultation with the Principal of the school to which the SRO will be assigned shall select the SRO on the basis of the following criteria.

1. The SRO must have the ability to deal effectively with students. The ages, socioeconomic, and cultural composition of the students of the particular school should be considered in making this evaluation.

2. The SRO must have the ability to present a positive image and symbol of the entire police agency. A goal of the SRO Program is to foster a positive image of police officers

among young people. Therefore, the personality, grooming, and communication skills of the SRO should be of such nature so that a positive image of the police agency is reflected. The SRO should sincerely want to work with the staff and students at the particular school to which he or she is assigned.

3. The SRO must have the ability to provide good quality educational services in the area of law enforcement. The education, background, experience, interest level and communication skills of the SRO must be of high caliber so that the SRO can effectively and accurately provide resource teaching services. The SRO will spend as much time as practical in classroom instruction, dependent upon time constraints and workload. The SRO and the Principal will formulate an acceptable plan consistent with the circumstances and the needs of the school.

4. The SRO must have the desire and ability to work cooperatively with the Principal and his administrative staff.

5. The SRO must be a state certified Law Enforcement Officer.

C. Regular Duty Hours/Absences of the School Resource Officers.

1. The full time SRO will be assigned to his/her school on a full-time basis of eight (8) hours on those days and during those hours that school is in session. The SRO's specific duty hours shall be determined by the SRO supervisor in consultation with the principal, to reflect the needs of the individual school. In each case the agency shall ensure that SROs are present during regular school hours, and those routine duties that require an absence from campus should be accomplished either prior to or after regular school hours. The SRO may be temporarily reassigned only during the period of a law enforcement emergency as such may be determined to exist, by the Chief of Tarpon Springs P.D.

2. If it is necessary for the assigned SRO to be absent from school during the hours school is in session, the Tarpon Springs P.D. shall provide a certified Law Enforcement Officer to cover the absence.

3. SROs will sign in daily using the electronic access program at the front desk of their assigned school or by using the assigned e-mail link associated with their school. The SRO will comply with any district health or safety related check in procedures as deemed necessary. The check in procedure will serve a dual purpose. The procedure will assure the health and safety of the SRO, as well as students and staff. Secondly, this check in procedure will provide the school district with an independent accounting tool to insure the SRO's presence on campus.

D. Training for School Resource Officers.

Prior to July 1 of each year, the Board will identify the county-wide SRO training dates. The Board and the Tarpon Springs P.D. will jointly determine the topics, curriculum and delivery of the training. In order to ensure implementation of all policies and procedures necessary for school safety and security, strong consideration of the recommendations made by the School Safety Specialist appointed pursuant to F.S. § 1006.07 (6) will be given.

E. Duties of School Resource Officers. While on duty, the SRO shall perform the following duties:

1. Speak to classes on the law, including search and seizure, criminal law, motor vehicle law, and other topics when assigned to speak by the Principal.

2. Act as a resource person in the area of law enforcement education at the request of the Principal.

3. Conduct criminal investigations of violations of law on School Board property. The Tarpon Springs P.D. and the District agree that acts of misconduct that fall solely under the school's code of conduct shall be the responsibility of school officials and matters involving possible violations of criminal law shall be the responsibility of the School Resource Officer to investigate using all resources available. The District encourages schools to use alternatives to expulsion or referral to law enforcement agencies unless the use of such alternatives will pose a threat to school safety. Individual SRO's are encouraged to exercise discretion and to divert student offenders to school based discipline or community based diversion where appropriate and authorized by department policy and applicable law.

4. Provide school-based security and maintain the peace on School Board property, to include in assisting with the development, implementation and evaluation of security programs/crisis plans in their assigned school when requested.

5. Make arrests and referrals of criminal law violators.

6. Appear at State Attorney investigations, depositions, trials and sentencing.

7. Provided that there is law enforcement coverage, transport to the Pinellas County Juvenile Assessment Center (PJAC), Juvenile Addiction Receiving Facility (JARF), and County Jail.

8. Coordinate Emergency Medical Service (EMS) at the request of the Principal, or his/her designee.

9. Receive and dispatch complaints via telephone, walk-in and radios.

10. Develop, implement, and evaluate security programs in the school assigned.

11. Coordinate with school administrators, faculty and staff, law enforcement agencies, and courts to provide school-based security to maintain the peace and promote order on the school campuses.

12. Cooperate with Pinellas County Schools Police in connection with the creation and maintenance of all records, including security and surveillance camera recordings, whether recorded by video tape, digital or other medium, and whether recorded at a school site or school bus, witness or suspect statements, interviews or other documents made in connection with the law enforcement duties set forth in this Agreement. Such records shall constitute "law enforcement records" within the meaning of 34 CFR § 99.8(b) (l)(i)-(iii). When such records are made available to school administration for disciplinary or other legitimate educational purposes they shall also constitute confidential student records subject to the Family Educational Rights and Privacy Act, 20 U.S.C. § 1232g; 34 CFR Part 99, and §§1002.22, 1022.221 F.S. The SRO shall comply with all laws and policies applicable to such records in both their law enforcement and student record capacities.

13. Maintain a file on property reported lost and/or stolen at the SRO's school.
14. Provide counseling or referrals to students as needed.
15. Secure, handle and preserve evidence.
16. Recover School Board property through working with other police agencies.
17. Make referrals to social agencies.
18. Relay messages in emergency situations (such as, tornadoes, hurricanes, etc.)
19. Provide special truancy investigations and prepare for prosecution.
20. Coordinate investigation of bus stop incidents.
21. Wear the official police uniform which shall be provided at the expense of the law enforcement agency; however, civilian attire may be worn on such occasions as may be mutually agreed upon by the Principal and the SRO supervisor.
22. Perform such other duties as mutually agreed upon by the Principal and the SRO, so long as the performance of such duties are legitimately and reasonably related to the SRO Program as described in this Agreement, and so long as the duties are consistent with State and Federal law and the policies and procedures of the Tarpon Springs P.D.
23. Follow and conform to the School Board Policy Manual, which is available at each school site and F.S. §1006.12, that does not conflict with the policies and procedures of the Tarpon Springs P.D. The parties to this agreement shall abide by all Federal and State Civil Rights legislation including the Civil Rights Act of 1964 and its' subsequent amendments.
24. Provide a Monthly Activities Report or such other report regarding his/her activities, as may be required by the Superintendent or designee. A copy of the report shall be provided to the principal on a monthly basis.
25. Participate as an active part of the school's administrative team when implementing the requirements of F.S. §1006.12.
26. The Tarpon Springs Police Department will provide an opportunity for Principals to provide input on the SRO's performance.
27. If an SRO discharges a firearm in the course of his or her duties, other than for training purposes, the SRO will notify the Schools Police Communication Center as soon as practical, but not later than 48 hours of the shooting, so that the district may notify the Office of Safe Schools within the 72 hour time frame required by F.S. § 1006.12 (5).
28. If an SRO uses a taser or chemical irritant spray on a school campus or around students, while the SRO is acting in their SRO capacity, Pinellas County Schools Police will be notified as well as the school principal as soon as practical under the circumstances.

29. If an SRO wears and uses a body worn camera (BWC), the Tarpon Springs P.D. will comply with F.S. §943.1718, and other applicable legal authority and will provide the School Board with its policies and procedures regarding the use of BWCs as set forth in F.S. §943.1718 including updates to such policies and procedures as they become available. Further, to the extent practicable the Tarpon Springs P.D. will notify the Board prior to any public release of BWC audio or video captured on a school campus, or of a student while the SRO is acting in their SRO capacity.

F. Support Services to be Provided by Tarpon Springs P.D. The Tarpon Springs P.D. shall supply the following support services for SROs:

1. Maintain and file Uniform Crime Reporting (UCR) records according to law.
2. Maintain a dispatch log, consistent with accepted law enforcement management practices.
3. Provide copies of all reports taken by the School Resource Officer to the Pinellas County Schools Police, upon request, as the law allows.
4. Provide each SRO with a patrol automobile and all other necessary or appropriate police equipment. The cost of purchasing, maintaining, and repairing police equipment provided under this agreement shall be borne by the Tarpon Springs P.D.
5. Maintain copies of reports generated by officers in compliance with State and Federal laws.
6. Maintain fingerprints and photographs of arrestees in compliance with State and Federal laws.

ARTICLE II. Relationship of SROs to Board and Tarpon Springs P.D.

The SRO shall be an employee of the Tarpon Springs P.D. and not an employee of the Board. The Tarpon Springs P.D. shall be responsible for the hiring, training, discipline, and dismissal of its personnel. Board employees shall report allegations of improper conduct to the SRO's immediate supervisor or to the department's internal affairs section. Board employees shall not conduct an internal investigation of alleged improper conduct on the part of the SRO.

ARTICLE III. Charges for SRO Services

In consideration of the services provided herein, the Board shall pay to the Tarpon Springs P.D. the sum of \$63,407.96 (Sixty Three Thousand Four Hundred Seven Dollars and Ninety-Six Cents) for each of the six (6) SROs assigned to the schools identified in Article I A herein for a total sum payable annually under this Agreement of \$380,447.76 (Three Hundred Eighty Thousand Four Hundred Forty Seven Dollars and Seventy-Six Cents). This amount shall be paid monthly in twelve payments beginning July 1, 2020, in the amount of \$31,703.98 (Thirty One Thousand Seven Hundred Three Dollars and Ninety-Eight Cents). The parties agree that in the event the Board approves an increase to the salary of Pinellas County Schools Police during the term of this Agreement, the same percentage increase will be applied to increase the amount payable per SRO.

Additionally, the Board agrees that the amount paid for the services of the SROs employed by the Tarpon Springs P.D. throughout the term of his agreement, will not be less than the amount paid by the Board for the services of SROs employed by any other law enforcement agency and to the extent the Board contracts with another law enforcement agency and agrees to pay more than \$63,407.96 for the services of an SRO, the amount payable hereunder will automatically increase to match the amount payable to the other law enforcement agency.

To the extent that security services are provided by the Tarpon Springs P.D. at school functions occurring after regular school hours, including an extended school day, Tarpon Springs P.D. shall be paid in accordance with the Tarpon Springs P.D. salary policy and procedures. The school at which such services are provided, shall be billed for such services within thirty (30) days from the date of service, and any services provided during May shall be submitted no later than the 15th of June.

ARTICLE IV. Problem Resolution.

The parties, their agents and employees will cooperate in good faith in fulfilling the terms of this Agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent of the Board and the Chief, or their designees.

ARTICLE V. Amendments.

This Agreement may be amended by the chief administrative officers of the parties. Any amendment shall be reduced to writing and signed by the Chief of the Tarpon Springs P.D. and the Superintendent of Pinellas County Schools.

ARTICLE VI. Transfer of SROs.

Both the School Board and the Tarpon Springs P.D. desire to avoid the transfer of an SRO at the request of a principal. Therefore, except in egregious circumstances when the SRO's behavior warrants immediate removal, the following procedures must be followed:

A. Principals should engage in good personnel management practices to include discussing any issues or concerns with the SRO first, followed by consultation with the SRO's supervisor if necessary.

B. If, after sufficient time has been given for the SRO to modify his/her performance, and concerns still exist, then the Principal will recommend to the Area Superintendent that the SRO be transferred from the school, stating the reasons for the recommendation in writing.

C. Within a reasonable period of time after receiving the recommendation to remove an SRO, the Area Superintendent, or designee, will confer with the Chief, or designee, to attempt to resolve any problem that may exist between the SRO and the staff at his/her assigned school.

1. With the agreement of the Superintendent and the Chief, or their designees, the SRO, or specified members of the staff from the school, may be required to be present at that meeting.

2. If, within a reasonable amount of time, the problem cannot be resolved in the opinion of both the Superintendent and Chief, or their designees, then the SRO will be transferred from the school and a replacement will be selected, as provided elsewhere in this Agreement.

This Article does not provide the SRO any rights separate and apart from those found in the Tarpon Springs P.D.'s collective bargaining agreement with its union. Only the Tarpon Springs P.D. itself, and not individual SROs, can seek enforcement of the provisions of this Agreement. Nothing herein shall preclude the Tarpon Springs P.D. from unilaterally transferring the SRO at its sole discretion.

ARTICLE VII. Term of Agreement.

The term of this Agreement shall be for three (3) years beginning July 1, 2020 and ending on June 30, 2023. Notwithstanding the expiration of the term of this Agreement on June 30, 2023 and provided that the Agreement has not been terminated as provided in Article IX herein, the Superintendent or designee may provide notice of his intention to continue the services of the Tarpon Springs P.D. as provided for herein, and the terms of this Agreement shall automatically continue until a replacement contract has been fully negotiated, executed and approved. The Board shall continue to pay to the Tarpon Springs P.D. on a monthly basis the amount due under this Agreement, until such time as a replacement contract has been approved. The parties further agree that an increase, if any, shall be retroactively applied for services rendered after June 30, 2023 when the replacement contract has been negotiated, executed and approved.

ARTICLE VIII. Materials and Facilities Supplied by Board.

The Board shall provide the SRO, in each school to which an SRO is assigned, the following materials and facilities necessary to the performance of duties by the SRO:

A. Access to a private office which is air conditioned and properly lighted, with a telephone, to be used for general business purposes. Whenever practicable, the SRO will be provided with a private office. Upon request, SROs will be provided free access to the Board's computer network to the extent that it is economically practicable. The Tarpon Springs P.D. will provide the computer hardware to be utilized by the SRO, although each individual school may provide such hardware in its sole discretion. If access is provided, existing school security procedures must be followed, to include secure network access for both the computer and user. Network use must conform to school board policy 7540.04, Use of Electronic Resources.

B. A location for files and records which can be properly locked and secured.

C. A desk with drawers, a chair, work table, filing cabinet, and office supplies (e.g. paper, pencil, pens, etc.).

D. Access to a computer and/or secretarial assistance.

E. The SRO will be issued keys for complete access on the campus to which he/she is assigned in accordance with the school safety plan. In the event these keys are lost misplaced, or stolen through negligence, the cost of any re-keying of the facility shall be borne equally by the law enforcement agency and the Board.

ARTICLE IX. Termination.

This Agreement may be terminated by either party for cause upon seven (7) days written notice that the other party failed substantially to perform in accordance with the terms and conditions of this Agreement through no fault of the party initiating termination. This Agreement may be terminated without cause by either party upon thirty (30) days written notice.

ARTICLE X. Defense of Legal Actions.

A. Subject to the limitations contained in F.S. §111.07, the Tarpon Springs P.D. shall defend any lawsuit filed against the Tarpon Springs P.D. or the SRO which arises out of services performed by the Tarpon Springs P.D. The Tarpon Springs P.D. procedures shall be followed in handling such suits. The Tarpon Springs P.D. shall pay any judgment rendered against it according to law. Nothing contained herein shall be construed to waive the provisions of F.S. §768.28 as the same applies to both the Tarpon Springs P.D. and the Board.

B. The Board shall defend any lawsuit filed against the Board which arises out of services performed by the Board. Board procedures shall be followed in handling such suits. The Board shall pay any judgment rendered against it according to law. Nothing contained herein shall be construed to waive the provisions of F.S. §768.28 as the same applies to both the Board and the Tarpon Springs P.D.

ARTICLE XI. Miscellaneous.

A. Assignment. This Agreement may not be assigned without the written consent of the Tarpon Springs P.D. and the Board.

B. Severability. Should any section or part of any section of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other section or any part of any section of this contract.

C. Notification. All notices, requests, demands, or other communications hereunder shall be in writing and shall be deemed to have been served as of the delivery date appearing upon the return receipt if sent by certified mail, postage prepaid with return receipt requested, at the address listed below, or upon the actual date of delivery, if hand delivered to the address below. Either party may change the below-listed address at which it receives written notices by so notifying the other party hereto in writing.

Tarpon Springs P.D. to:
Chief of Police, Tarpon Springs P.D.
444 S. Huey Avenue
Tarpon Springs, FL 34689

Copy to:
City Attorney, City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689

Board to:
Chief of Police
Pinellas County Schools Police
11111 S. Belcher Rd.
Largo, FL 33773

Copy to:
Office of School Board Attorney
Pinellas County School Board
301 4th St. SW
Largo, FL 33770

D. Waiver. No act or omission or commission of either party, including without limitation, any failure to exercise any right, remedy, or recourse, shall be deemed to be a waiver, release, or modification of the same. Such a waiver, release, or modification is to be affected only through a written modification to this Agreement.

E. Governing Law and Venue. This Agreement is to be construed in accordance with the laws of the State of Florida. Venue for any cause of action or claim asserted by either party hereto brought in state courts shall be in Pinellas County, Florida. Venue for any action brought in Federal court shall be in the Middle District of Florida, Tampa Division.

F. Headings. The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

G. Due Authority. Each party to this Amendment represents and warrants to the other party that (i) they are duly organized, qualified and existing entities under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the persons executing this Amendment to so execute the same and fully bind the parties on whose behalf they are executing.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the ____ day of _____, 2021.

THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

By: _____

Attest: _____

Print: _____
Chairman

Print: _____
Ex-Officio Secretary

CITY OF TARPON SPRINGS, FLORIDA

By: _____

Attest: _____

Print: _____
City Manager

Print: _____
City Clerk

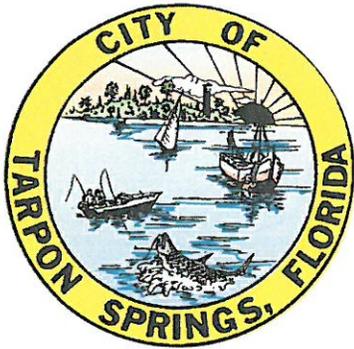
Approved as to form:

Approved as to content and correctness:

Sign: _____

Print: _____
School Board Attorney,
Pinellas County Schools

Print: _____
City Attorney



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director
FROM: Anthony McGee, CPPB, Senior Procurement Analyst
DATE: 1/26/2021
SUBJECT: Award File No. 210069-N-AM Single Source Purchase of Caterpillar Original Equipment Manufacturer (OEM) Parts and Services

RECOMMENDATION:

Award File No. 210069-N-AM Single Source Purchase of Caterpillar OEM Parts and Services with Ring Power Corporation for the period January 26, 2021 through January 25, 2022 in an estimated annual amount of \$50,000 for Fleet Maintenance.

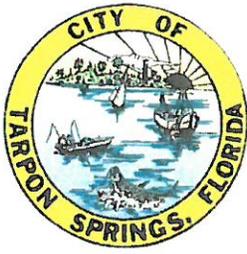
BACKGROUND:

The purpose of this contract is to provide Caterpillar OEM parts and service for equipment such as excavators, backhoes, dozers and loader (see attached memo). Ring Power Corporation is the local authorized Caterpillar parts and service dealer. Approximately \$34,000 has been spent during the past twelve (12) months.

FUNDING:

Funding will be identified as parts and services are needed

Accepted by: _____ Attest _____
City Manager City Clerk



City of Tarpon Springs, Florida

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

To: Jay Jackus, Procurement Services Director

From: Tom Funcheon, Public Works Director

Date: 12/22/2020

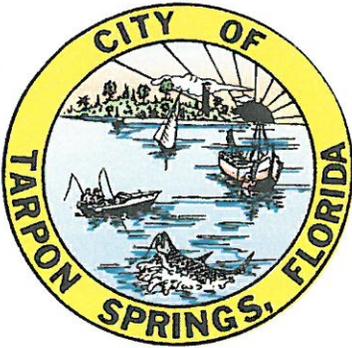
Subject: File No. 210069-N-AM

Recommendation:

Approve the award of File No. 210069-N-AM for the purchase of Caterpillar Original Equipment Manufacturer (OEM) parts and services to Ring Power Corporation for the period January 1, 2021 through December 31, 2021 in an estimated amount of \$50,000 for Fleet Maintenance.

Background:

The city has 20 various pieces of Caterpillar heavy equipment that range in age from 3 years old to 22 years old. Fleet must purchase Caterpillar OEM parts and services required to maintain the City's equipment. Ring Power Corporation is the local authorized Caterpillar parts and service dealer.



CITY OF TARPON SPRINGS, FL

Purchasing Department

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director
FROM: Anthony McGee, CPPB, MBA, Senior Procurement Analyst
DATE: 01/26/2021
SUBJECT: Award Bid No. 210066-B-AM, Decorative Light Poles

RECOMMENDATION:

Award Bid No. 210066-B-AM, Decorative Light Poles to Himes Electric Company, Inc. in a total not to exceed amount of \$25,270.00 for the Public Works Department.

BACKGROUND:

The purpose of this contract is to provide replacement light poles as needed throughout the City's streets (see attached memo).

FUNDING: 001-1203-539.52 Building & Grounds

Accepted by: _____
City Manager

Attest: _____
City Clerk

Tabulation of Submittals
For
Bid No. 210066-B-AM
Decorative Light Poles
Tuesday, December 15, 2020 @ 3:00 p.m.

Company	Amount
Himes Electric Company, Inc. Lutz, Florida	\$25,270.00
Graybar Electric Clearwater, Florida	\$28,326.96

Broadcast: 137 Planholders: 15 Responses: 2

Bids from the companies listed herein are the only bids received timely as of the above opening date and time. All other bids submitted in response to this Bid, if any, are hereby rejected as late.



**Public Works Department
Office of the Director**

Thomas Funcheon
Public Works Director

To: Jay Jackus, Procurement Services Director

From: Tom Funcheon, Public Works Director 

Date: December 28, 2020

Re: Bid No. 210066-B-AM

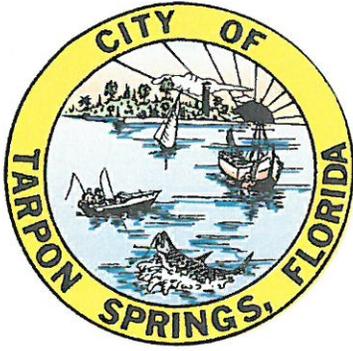
Recommendation:

To approve the award of a contract to Himes Electric Company in the amount of \$25,270.00 for decorative light poles.

Background:

These decorative light poles will be used for replacement of existing poles.

The funding source will be 001-1203-539.52



CITY OF TARPON SPRINGS, FL

PROCUREMENT SERVICES

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director 
FROM: Janina Lewis, CPPO, Senior Procurement Analyst 
DATE: 01/26/2021
SUBJECT: Award Bid No. 210045-B-JL Riverside Force Main Flow Restoration

RECOMMENDATION:

Award Bid No. 210045-B-JL Riverside Force Main Flow Restoration to Professional Piping Services Inc., in amount not to exceed \$67,408.14, for the Public Services Department.

BACKGROUND:

The project consists of pipe scouring in an effort to remove accumulated debris. The preferred method consists of high-pressure poly "pigging" to remove the sediment accumulated in the pipes, to restore flow to optimal levels, which can allow for energy conservation, and lower pumping times (see attached memo). Initially this was advertised as an intent to single source. Staff was contacted by American Pipeline Solutions who stated they could supply the same services. The bid was then competed and a site visit was held to assess the project. Only one bid was received from Professional Piping Services Inc. American Pipeline Solutions chose not bid, as they felt the project was not feasible for their company to perform quality work. Professional Piping Services has satisfactorily performed this type of work successfully for Pinellas County projects.

FUNDING: 402-4602-536-6300 Sewage Collection, Project No. W/S 2117

Accepted by: _____
City Manager

Attest: _____
City Clerk

Tabulation of Submittals
For
Bid No. 210045-B-JL
Riverside Force Main Flow Restoration
Wednesday, December 9, 2020 @ 3:00 p.m.

Professional Piping Services Inc. Wesley Chapel, FL	\$67,408.14
--	-------------

Broadcast: 181 Plan holders: 20 Responses: 1

Bids from the companies listed herein are the only bids received timely as of the above opening date and time. All other bids submitted in response to this Bid, if any, are hereby rejected as late.



Public Services Department

Memorandum

Date: December 28, 2020
To: Jay Jackus, Procurement Services Director
Through: Paul Smith, Public Services Director *PS*
From: Raymond Page, Utilities Superintendent
Francisco Pavez, Utilities Maintenance Supervisor
Subject: Award Bid No. 210045-B-JL Riverside Drive Force Main Flow Restoration

Recommendation

It is recommended to award Bid No. 210045-B-JL Riverside Force Main Flow Restoration to Professional Piping Services, in amount not to exceed \$67,408.14.

Background

City staff has identified for maintenance priority a long stretch of pressurized sewage main (force main) along Riverside Drive that is relied upon to convey wastewater for treatment. This force main has been in service for over 25 years and has seen increased use over the years. Staff monitors pressure within the pipeline and has determined that this force main is a candidate for in place cleaning to maintain efficient flow and capacity.

A cleaning process called "pigging" uses pressure to drive a cleaning tool (called the "pig") down the pipeline to restore full flow and reduce pressure. It can be performed at a much lower cost when compared to pipe replacement. The pigging process is best completed through an experienced contractor to maintain the function of the system and limit any potential for interruption in service to customers.

The project consists of cleaning approximately 4.7 miles of force main to restore its original flow by strategically placing a poly bullet pig in the force main to remove sediments in the pipe. The movement of the bullet is by water pressure from a hydrant, which then scours the piping's sediment moving it to a collection point lowering the pressure and restoring flow.

Professional Piping Services has demonstrated the ability and record of accomplishment to be able to perform this process, with references including Pinellas County. The department recommends award of Bid No. 210045-B-JL to Professional Piping Services for \$67,408.14.

Funding for this project is in the Water and Sewer Enterprise Fund operating budget 402-4602-536-6300 Sewage Collection.



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director
FROM: Janina Lewis, CPPO, Senior Procurement Analyst *ql*
DATE: 01/26/2021
SUBJECT: Extend File No. 160072-C-RS, Purchase of Work Uniforms through City of St. Petersburg Contract No. 5968

RECOMMENDATION:

Extend File No. 160072-C-RS for the Purchase of Work Uniforms with Custom Concepts, Inc., in the not to exceed amount of \$7,500.00, for the period March 1, 2021 through April 30, 2021 for various City departments.

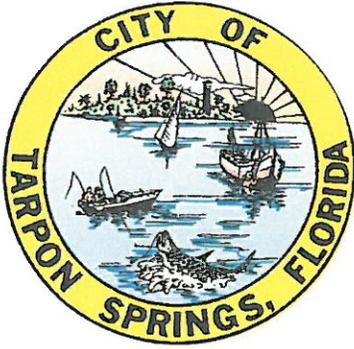
BACKGROUND:

On February 18, 2016, the City of St. Petersburg awarded a contract for the purchase of work uniforms. On March 15, 2016, the Board awarded File No. 160072-C-RS for the period March 16, 2016 through February 28, 2019. On January 17, 2019, the City of St. Petersburg renewed this contract through February 28, 2021. On January 1, 2019, the Board renewed the contract for the period of March 1, 2019 through February 28, 2021. On January 7, 2021, the City of St. Petersburg extended this contract through April 30, 2021.

The purpose of this contract is to provide general employee uniforms, tee shirts, work pants, and miscellaneous clothing on an as-needed basis. Approximately \$35,270.00 has been spent during the last 11 months.

FUNDING: Funding will be identified at the time orders are placed.

Accepted by: _____ Attest _____
City Manager City Clerk



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director *JJ*
FROM: Janina Lewis, CPPO, Senior Procurement Analyst *QL*
DATE: 01/26/2021
SUBJECT: Extend File No. 160072-C-RS, Purchase of Work Uniforms through City of St. Petersburg Contract No. 5968

RECOMMENDATION:

Extend File No. 160072-C-RS for the Purchase of Work Uniforms with Custom Concepts, Inc., in the not to exceed amount of \$7,500.00, for the period March 1, 2021 through April 30, 2021 for various City departments.

BACKGROUND:

On February 18, 2016, the City of St. Petersburg awarded a contract for the purchase of work uniforms. On March 15, 2016, the Board awarded File No. 160072-C-RS for the period March 16, 2016 through February 28, 2019. On January 17, 2019, the City of St. Petersburg renewed this contract through February 28, 2021. On January 1, 2019, the Board renewed the contract for the period of March 1, 2019 through February 28, 2021. On January 7, 2021, the City of St. Petersburg extended this contract through April 30, 2021.

The purpose of this contract is to provide general employee uniforms, tee shirts, work pants, and miscellaneous clothing on an as-needed basis. Approximately \$35,270.00 has been spent during the last 11 months.

FUNDING: Funding will be identified at the time orders are placed.

Accepted by: _____ Attest _____
City Manager City Clerk



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director *JJ*
FROM: Cathy Morgan, CPPO, CPPB, Senior Procurement Analyst *cm*
DATE: 01/22/2019
SUBJECT: Increase File No. 160072-C-RS, Purchase of Work Uniforms through City of St. Petersburg Contract No. 5968

RECOMMENDATION:

Increase File No. 160072-C-RS for the Purchase of Work Uniforms with Custom Concepts, Inc. from \$35,000 to \$42,500 annually, an increase of \$7,500 for various City departments. Further renew for the period March 1, 2019 through February 28, 2021. Purchase orders will only be issued against approved budgets.

BACKGROUND:

On February 18, 2016, the City of St. Petersburg awarded a contract for the purchase of work uniforms. On March 15, 2016, the Board awarded File No. 160072-C-RS for the period March 16, 2016 through February 28, 2019. On January 17, 2019, the City of St. Petersburg renewed this contract through February 28, 2021.

The purpose of this contract is to provide general employee uniforms, tee shirts, work pants, and miscellaneous clothing on an as-needed basis. Approximately \$34,995 has been spent during the last 10 months.

FUNDING: Funding will be identified at the time orders are placed.

Accepted by: _____

M. LeCarr
City Manager

Attest _____

Jane S. Jacoby
City Clerk





CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Ron Haring, CPFO, CGFO, Finance Director *WH*
Jay Jackus, CPPO, CPPB, Chief Procurement Officer *JJ*
FROM: Rhonda Simmons, CPM, CPPO, CPPB, Procurement Analyst *RS*
DATE: 03/15/2016
SUBJECT: Award File No. 160072-C-RS, Purchase of Work Uniforms through City of St. Petersburg contract No. 5968

RECOMMENDATION:

Award File No. 160072-C-RS, authorizing the Chief Procurement Officer to utilize City of St. Petersburg Contract No. 5968 for the Purchase of Work Uniforms from Custom Concepts, Inc. for the period March 16, 2016 through February 28, 2019 in an annual not to exceed amount of \$35,000.00 for various City departments. Purchase orders will only be issued against approved budgets.

BACKGROUND:

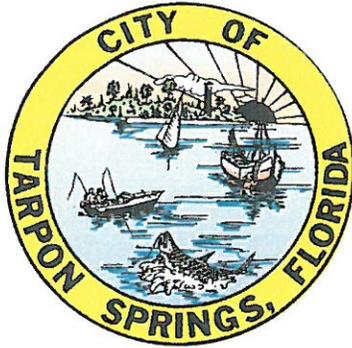
On February 18, 2016, the City of St. Petersburg awarded a contract for the purchase of work uniforms. The City of St Petersburg competitively bid and awarded this contract which provides for utilization by other public agencies. The purpose of this contract is to provide general employee uniforms, tee shirts, work pants, and miscellaneous clothing on an as-needed basis.

FUNDING: Funding will be provided from various department budgets

Accepted by: *M. Haring*
City Manager

Attest *Rhonda Simmons*
City Clerk





CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director 
FROM: Anthony McGee, CPPB, MBA, Senior Procurement Analyst
DATE: 01/26/2021
SUBJECT: Approve Name Change Tampa Bay Trane, File No. 210034-C-AM

RECOMMENDATION:

Approve Name Change from Tampa Bay Trane Federal Employer Identification Number (FEIN 59-1274990) to Trane U.S. Inc. Federal Employer Identification Number (FEIN 25-0900465) for HVAC Product, Installation, Services and Related Products and Services.

BACKGROUND:

On October 25, 2020, the Board awarded File No. 210034-C-AM for HVAC Product, Installation, Services and Related Products and Services to Tampa Bay Trane for the period October 14, 2020 through September 30, 2022. The purpose of this contract is to provide replacement and additional HVAC equipment, products, installations and other services.

The name change is required since Trane U.S. Inc. acquired the assets and locations of Tampa Bay Trane facilities in Tampa, Florida.

FUNDING: Funding will be identified at the time orders are placed.

Accepted by: _____ Attest: _____
City Manager City Clerk

Tampa Bay Trane



902 North Himes Avenue
Tampa, Florida, 33609
813-877-8251
800-966-8251 Toll Free
813-877-8252 Service Dispatch
800-966-8252 Toll Free Service Dispatch
813-877-8257 Fax
www.tampabaytrane.com

November 9, 2020

Dear Tampa Bay Trane Customer:

I am writing to advise you that effective this past Friday, November 6, 2020, Trane Technologies committed to the purchase of 100% of the assets of Tampa Bay Trane. Yes, after 51 years in business, I have sold Tampa Bay Trane to Trane Technologies.

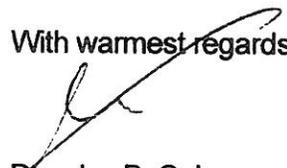
Until the deal closes on December 31, 2020, I will continue to own Tampa Bay Trane and it will be business as usual. During this 8 week period Trane Technologies will be transitioning all current members of Tampa Bay Trane to Trane Technologies with the exception of Jay Allison, who will be retained as a part-time consultant, and myself. Trane Technologies will be appointing a new business leader for the operations on the West Coast of Florida as we approach the end of the year.

It's likely that the business will continue to operate under the name Tampa Bay Trane and it will occupy the same facilities as today. I am confident that you will continue to receive the same great service and technical support for equipment, controls, service, parts and energy services that you've grown to expect from our staff.

While we have operated as an independent company for over five decades Tampa Bay Trane has always considered ourselves a part of the Trane family so this is a logical transfer of ownership. Trane's passion for innovation, sustainable solutions, and serving you with unparalleled reliability, expertise and dedication are values that have long been shared by Tampa Bay Trane and Trane.

I want to thank you for your trust, your friendship and your business over these past many years. Please call me on my cell at 813-309-0283 or Jay Allison on his cell at 813-309-8080 should there be any outstanding issues that need our attention.

With warmest regards,


Douglas B. Cohn
Chief Executive Officer
Tampa Bay Trane


Jay Allison
President
Tampa Bay Trane



CITY OF TARPON SPRINGS, FL

Purchasing Department

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director 
FROM: Anthony McGee, CPPB, MBA, Senior Procurement Analyst
DATE: 10/13/2020
SUBJECT: Award File No. 210034-C-AM Utilizing U.S. Communities Purchasing Alliance Contract No. 15-JLP-023 for HVAC Products, Installation, Services and Related Products and Services

RECOMMENDATION:

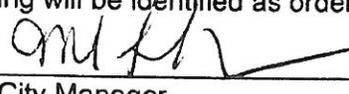
Award File No. 210034-C-AM, HVAC Products, Installation, Services and Related Products and Services to Tampa Bay Trane utilizing U.S. Communities Purchasing Alliance Contract No. 15-JLP-023 for the period October 14, 2020 through September 30, 2022 in an annual amount not to exceed \$75,000 for City wide use. Purchase orders will only be issued against approved budgets.

BACKGROUND:

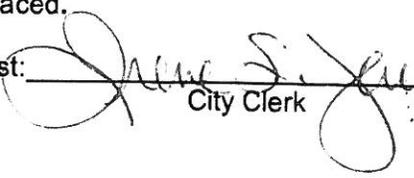
The purpose of this contract is to provide replacement and additional HVAC equipment, products, installations and other services.

The U.S. Communities Purchasing Alliance is jointly sponsored by the Association of School Business Officials International (ASBO), the National Association of Counties (NACO), the National League of Cities (NLC), and the United States Conference of Mayors (USCM). U.S. Communities pools the purchasing power of public agencies, achieves bulk volume discounts on behalf of public agencies and competitively solicits quality products through a lead public agency.

FUNDING: Funding will be identified as orders are placed.

Accepted by: 

City Manager

Attest: 

City Clerk





CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

FROM: Anthony McGee CPPB, MBA, Senior Procurement Analyst *AMG*

Thru: Jay Jackus, CPPO, CPPB, Procurement Services Director *JJ*

DATE: 10/13/2020

SUBJECT: Reject All Bids for Bid No. 200159-B-AM HVAC Repair & Maintenance Contract

RECOMMENDATION:

Reject the all bids submitted for Bid No. 200159-B-AM, HVAC Repair & Maintenance Contract for the reasons stated in the background.

BACKGROUND:

The City has been under contract with Tampa Bay Trane (Trane) to provide HVAC Repairs and Maintenance since April of 2017. In an effort to provide local air conditioning contractors an opportunity to bid on City work, the Board directed staff to solicit bids prior to the current contract expiring. Licensed air conditioning contractors within the City were contacted and advised of the upcoming bid opportunity. Of those contacted, one company, Cool Seasons downloaded the bid package but failed to submit a bid. In addition, with over 106 units and related equipment, it takes approximately six (6) months to one (1) year for a new company to familiarize themselves with the locations and associated equipment while Trane is already familiar with the City. Therefore, it is staffs intent to contract with Tampa Bay Trane under the U. S. Communities contract that was awarded previously (under a separate agenda item). Tampa Bay Trane also manages the City's Building Control System (under a separate contract), and their technicians are cross-trained to handle mechanical, and technical issues which will result in a cost savings as we will no longer have to contract and pay two separate vendors for potentially the same issue (see attached memo).

FUNDING: No fiscal impact



**Public Works Department
Office of the Director**

Thomas Funcheon
Public Works Director

To: Jay Jackus, Procurement Services Director
From: Tom Funcheon, Public Works Director
Date: October 13, 2020
Re: Reject Bid (No. 200159-B-AM) and Renew Existing Contract (No. 170109-C-CM)

RECOMMENDATION:

We recommend rejecting the HVAC Repair and Maintenance Contract, and awarding the renewal to Tampa Bay Trane utilizing the U.S. Communities Purchasing Alliance Contract No. 15JLP-023 in an amount not to exceed \$150,000.

The current contract with Tampa Bay Trane allows for this two-year renewal, which is an overall lower cost than the bid we are rejecting.

BACKGROUND:

While we knew we had the option of a two-year renewal with Tampa Bay Trane, we made the decision to go out for bid in order to give an opportunity to a Tarpon based company, and at the same time lower the overall City cost. However, no bids were received from any Tarpon vendors.

With over 106 units/related equipment, it takes approximately six (6) months to one (1) year for a new company to become familiar with the locations and associated equipment, therefore, requiring City staff to take additional time away from their normal duties and responsibilities to escort these new technicians around the City.

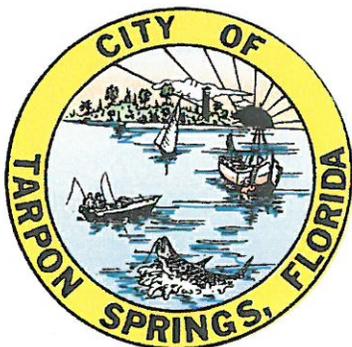
Trane also has twenty-seven (27) technicians available within fifteen (15) miles of City Hall. Our experience with their response time has been excellent. It's extremely important to maintain this with facilities that operate 24/7, and are multi-use buildings.

Additionally, Trane manages the Building Control System (under a separate agreement) and their technicians are crossed trained to handle mechanical and technical issues. This will provide a cost savings as we will no longer have to contract and pay two separate vendors for potentially the same issue.

We have twenty-four (24) units/associated equipment that could be bid-out for replacement.

2020 Air Conditioner Units

Location	Brand	Model	Condition/Grade Key-10 is Best Condition	Possible Non- Exclusive Replacement Units
Cemetery	Trane	2TWR3018A1000AA	7	*
City Clerk	Trane	4TWR4036G1000AA	10	
City Clerk	Rheem	RAKAO37JAZ	4	
City Clerk	Haier	NOT LEGIBLE	3	
City Hall Overhang	Carrier	38ARZ012-501	6	
City Hall Overhang	Carrier	38AE-012-500	5	
City Hall Overhang	Carrier	NOT LEGIBLE	4	
City Hall Overhang	Carrier	NOT LEGIBLE	4	
City Hall Overhang	Trane	TSH30063RA	10	
City Hall Roof	Daikin (RTU#1)	DPS006AHHY2DW	7	
City Hall Roof	Trane (RTU#2)	4TCC4042A1000A	10	
City Hall Roof	Trane (RTU#3)	4TCC4042A1000A	10	
City Hall Roof	Trane (RTU#4)	TCC018F100BF	4	
City Hall Roof	Trane (RTU#5)	TCC030F100BE	5	
City Hall Roof	Trane (RTU#6)	TCC018F100BG	5	
City Hall Roof	Trane (RTU#7)	TCD048C300BD	5	
City Hall Roof	Daikin (RTU#8)	DPS010AHCY2DV	7	
City Hall Roof	Trane	4TTR4042L1000BA	10	
City Hall Roof	Rheem	13AJA24101	4	
City Hall Smoking Area	American Std.	2A7C0060A3000AA	5	
City Hall Smoking Area	Trane	TTB012C1000A2	3	
City Hall South Side	Trane	TTBO24C100A2	5	
City Hall South Side	Trane	TTA060D300A1	4	



CITY OF TARPON SPRINGS, FL

PROCUREMENT SERVICES

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director *JJ*
FROM: Janina Lewis, CPPO, Senior Procurement Analyst *gl*
DATE: 01/26/2021
SUBJECT: Reject Bid No. 210019-B-JL Utility Rehabilitation and Construction Services

RECOMMENDATION:

Reject all bids submitted for Bid No. 210019-B-JL Utility Rehabilitation and Construction Services for reasons stated in the background.

BACKGROUND:

The purpose of this contract is to complete small to mid-range underground utilities projects using a work order process. The current solicitation was written to expand the scope of services to include, Storm Sewer Cured-In-Place Pipelining (CIPP) and well improvements. The inclusion of the CIPP and well improvements may have been too all-encompassing and limited competition. It is recommended that all bids be rejected and new bids solicited with revised requirements (see attached memo). CIPP and well improvement will be addressed separately.

FUNDING: N/A

Accepted by: _____
City Manager

Attest: _____
City Clerk



Public Services Department
"At Your Service"

PAUL SMITH
PUBLIC SERVICES DIRECTOR

Memorandum

Date: January 8, 2021
To: Janina Lewis, Procurement Department
Through: Paul Smith, Public Services Director **PS**
From: Raymond Page, Utilities Superintendent
Subject: Bid 210019-B-JL Utility Rehab and Construction Services

Recommendation

It is recommended that the City reject the bids of all respondents and re-bid after a solicitation re-write of the scope of services. By doing so, potential respondents will be provided with more specific information regarding the City's needs for utility rehabilitation and construction services and potentially provide more competition.

Background

The purpose of this contract is to complete small to mid-range underground utilities projects using a work order process. The work includes underground utility repairs related to water, sewer, and reclaimed water, previous projects include Martin Luther King Jr. Dr. and Lincoln Avenue; Division Street; Meres Boulevard & Ivey Lane and Cottage Grove Road. The current solicitation was written to expand the scope of services in the contract to include, Storm Sewer Cured-In-Place Pipelining (CIPP) and well improvements. The inclusion of the CIPP and well improvements may have been too broad and not only limited competition but also economic efficiency.



Date: January 26, 2021
To: Mark LeCouris, City Manager
From: Karen Lemmons, Economic Development Manager

Agenda Item: **Special Consent: Extension of Business Recovery Program;
Outdoor Dining and Display of Merchandise**

The purpose of this item is to discuss extending the Business Recovery Program, which allows businesses to expand dining to outdoor spaces and to display additional signs, banners, balloons, and merchandise. In November 2020, the BOC extended the program through January 31, 2021, or until the Emergency Order is lifted. To date, the order remains in place.

COVID-19 cases continue to rise. Pinellas County recently issued Emergency Order 21-3 that restricts and imposes COVID-19 requirements for outdoor large-scale special events through at least April 30. Given these circumstances, staff recommends extending the Business Recovery Program through Friday, April 30, or until the County Emergency Order is lifted.

EMERGENCY ORDER No. 21-3 OF THE OFFICIAL AUTHORITY
OF THE COUNTY OF PINELLAS
PURSUANT TO
RESOLUTION NO. 20-16, AS EXTENDED

COVID-19 Requirements for Outdoor Large-Scale Special Events

WHEREAS, in response to the emergence of a novel coronavirus and the respiratory disease it causes (“COVID-19”), the World Health Organization (WHO) has officially characterized COVID-19 as a pandemic that constitutes a Public Health Emergency of International Concern; and

WHEREAS, on March 1, 2020, Governor Ron DeSantis issued Executive Order Number 20-51, declaring that appropriate measures to control the spread of COVID-19 in the State of Florida are necessary, and accordingly the State Surgeon General and State Health Officer declared that a Public Health Emergency exists in the State of Florida; and

WHEREAS, on March 9, 2020, Governor Ron DeSantis issued Executive Order Number 20-52 declaring a State of Emergency for the state of Florida in furtherance of efforts to respond to and mitigate the effects of COVID-19 throughout the state, and most recently extended this State of Emergency in Executive Order Number 20-166; and

WHEREAS, since that time, the Governor has found it necessary and appropriate to issue additional Executive Orders to slow the spread of COVID-19, and has modified existing restrictions to implement a phased re-opening process, and has provided parameters for the conduct of permitted business operations, directed compliance with health and safety practices as established by the Centers for Disease Control and Prevention (CDC), and elaborated other restrictions and modifications to previous orders; and

WHEREAS, in order to fully and effectively respond to the developing threats posed by the novel coronavirus and its associated disease (COVID-19), and in coordination with ongoing emergency actions by the state and federal governments, the Pinellas County Board of County Commissioners (Board) passed Resolution 20-16 declaring a local state of emergency (LSE) in Pinellas County (Resolution), and subsequently such extensions and orders as have been deemed necessary have been issued pursuant thereto; and

WHEREAS, the LSE is intended to enable the County to effectively respond to the ongoing and evolving public health threat posed by COVID-19, which continues to pose a threat throughout Pinellas County, including by taking measures to mitigate and slow the spread of the virus; and

WHEREAS, it is the duty of Pinellas County to take proactive measures to support the public health and safety of the community; and

WHEREAS, Section 252.38(3)(a)5, Florida Statutes, provides authority for a political subdivision such as Pinellas County to exercise emergency powers; and

WHEREAS, Pursuant to §252.38(1), Florida Statutes, and Pinellas County Charter section 2.04 (k), the County has jurisdictional authority over the entire county for emergency management purposes;

WHEREAS, as of September 25, 2020, the State of Florida has lifted virtually all state restrictions on activities and does not have in place any restrictions on gatherings or large-scale events;

WHEREAS, the Florida Department of Health webpage answers the question, "Is it okay to have or go to large events?" as follows, "All persons in Florida are encouraged to avoid congregating in groups larger than 10."; and

WHEREAS, the seven day moving percent positivity for COVID-19 testing in Pinellas County has progressively moved from 2.58% on September 17, 2020 to 7.21% on January 17, 2021;

WHEREAS, the United States Centers for Disease Control and Prevention (CDC) has stated:

The more people an individual interacts with at a gathering and the longer that interaction lasts, the higher the potential risk of becoming infected with COVID-19 and COVID-19 spreading.

The higher the level of community transmission in the area that the gathering is being held, the higher the risk of COVID-19 spreading during a gathering.

The size of an event or gathering should be determined based on state, local, territorial or tribal safety laws and regulations.

WHEREAS, a significant number of large-scale special events that occur in Pinellas County typically occur in the winter and spring;

WHEREAS, there is a significant risk to the public of heightened risk of transmission of COVID-19 at large scale special events that may be mitigated if precautions are taken;

WHEREAS, there are 24 cities within the County that collectively support the mitigation of the spread of COVID-19 by additional requirements for large events; and

WHEREAS, the requirements within this order are a minimum set of requirements and nothing herein should be construed to prohibit a city from having additional or more restrictive requirements;

NOW, THEREFORE, in accordance with Resolution No. 20-16, as extended and supplemented by other emergency actions, I now order, effective at 9:00 a.m. on January 21, 2021 that:

Large Scale Special Events, as further defined and described below, within the County are prohibited unless they fully comply with the following procedures and requirements:

Section 1. INTENT:

The requirements of this Order are supplemental requirements to the Pinellas County Face Coverings Ordinance (Ordinance 20-14) and are intended to apply to Large Scale Special Events. To the extent that there is inconsistency with Ordinance 20-14, the provisions of this Order will govern. For events held completely indoors, the provisions of Ordinance 20-14 continue to apply.

These requirements are intended to help protect the community from the spread of COVID-19 from contagions being spread at Large-Scale Special Events. While these requirements should not be interpreted as meaning that full compliance with these restrictions will completely prevent any risk of exposure to COVID-19, the requirements reflected here, based on the guidance from the CDC and other public health officials, should mitigate the spread of COVID-19 from these types of events as compared to similar types of events not required to follow these requirements. Large events create substantial risk of exacerbating transmission of this deadly disease. These standards should not be interpreted as suggesting that the County recommends hosting or attending large events during this pandemic. Large-scale special events should be postponed to reduce the spread of the virus. Organizers hosting these types of events must do so only pursuant to an approved COVID-19 Event Safety Plan. Nothing herein should be construed to prohibit any city from having additional or more restrictive COVID-19 mitigation requirements.

Outdoor events or with fewer than 1000 people in attendance at any one time are strongly encouraged to consider implementing social distancing, face covering and sanitation measures as recommended by the CDC
<https://www.cdc.gov/coronavirus/2019-ncov/community/large-events/considerations-for-events-gatherings.html>

Section 2. DEFINITIONS:

“CDC Guidelines” means the guidance from the U.S. Centers for Disease Control and Prevention that is available at <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>, as may be updated from time to time, and any guidance or subpages on that site.

“Large-Scale Special Event” or “LSSE” means an outdoor (in whole or in part) one-time or infrequently occurring opportunity for a leisure, social, cultural or other experience outside the normal range of choices or beyond everyday experience, or which is outside normal day to day programs or activities of the sponsoring or organizing body that has more than 1000 people in attendance at any one time. Events held only annually or semi-annually are not day to day programs or activities and may be an LSSE depending on the size of the event.

“Social Distancing” means staying at least 6 feet away (in all directions) from any person from outside your household or immediate family.

“Staff” means all performers, vendors, organizers, employees, volunteers, contractors, sub-contractors, and workers of any kind.

Section 3. REQUIREMENTS:

All Large-Scale Special Events may not be held without compliance with the following requirements:

- 1) **Prepare and Follow an Approved COVID-19 Event Safety Plan.**
 - a) For LSSEs within a city, the city must require a COVID-19 Event Safety Plan that conforms to the requirements of this Order and provide the city approved COVID-19 Event Safety Plan to the Pinellas County Administrator prior to, or in conjunction with the issuing of a permit or approval.
 - b) No city permit or approval for a LSSE may be issued without the approved COVID-19 Event Safety Plan.
 - c) For LSSEs within unincorporated Pinellas County, the event organizer must submit a COVID-19 Event Safety Plan and receive formal written approval from the Pinellas County Administrator prior to holding the event.
- 2) **COVID-19 Event Safety Plan minimum requirements.** At a minimum, the plan must outline the steps that will be taken to mitigate the spread of COVID-19, including, but not limited to:
 - a) **Face coverings are mandatory.** Face coverings (also known as “face masks”) must be worn by all persons in attendance at an LSSE subject only to the exceptions permitted within this Order. Persons in attendance includes, in addition to those admitted, whether for free or for consideration, to avail themselves of the event, all Staff. Describe how the requirement for mandatory face coverings will be communicated to Staff and attendees and consistently reinforced.

- b) **Social Distancing.** Social Distancing must be maintained to the greatest extent practicable at all times. Describe what steps will be taken to ensure social distancing.
- i) **Limitation on Number of Attendees.**
- (1) No more attendees than may Socially Distance within the area of the LSSE may be allowed into the event. Establish a cap on attendees to meet Social Distancing requirements and describe how this will be managed to maintain the event within this limit. (i.e. the maximum number of people allowed at the event at any one time divided by total useable area in sq. ft., that allows for social distancing). Organizers should continue to assess, based on current conditions, whether to postpone, cancel, or significantly reduce the number of attendees for LSSEs.
 - (2) Provide a site map with dimensions that allows for the ability to determine:
 - (a) Total event area square footage;
 - (b) Location and dimensions of all entrances, exits, booths, stages, activities, facilities, bathrooms, or vendors will be, including queue areas at which gatherings or lines might be expected to form.
- ii) **Ingress/Egress, Access Control, and Line Queuing.**
- (1) Describe how activities, including arrival and departure from the event, will be managed in compliance with the face covering and social distancing measures.
 - (2) Where distancing of at least 6 feet cannot be maintained between people physical barriers should be used to help reduce the risk of transmission. Show any such barriers on the site map.
 - (3) Describe strategies to address the following requirements:
 - (a) Establish separate entry and exit points. Describe how there has been considered and implemented width to allow for free movement, queue markings, and provision of handwashing and sanitizing stations.
 - (b) Minimize queuing. Encourage pre-purchase of tickets and ensure sufficient ticket sellers and food, beverage or goods vendors to prevent long lines for which adequate room for queuing in the space available may be accomplished while maintaining Social Distancing.
- c) **Screening and Sick Persons.** No person displaying COVID-19 symptoms (such as fever, cough or shortness of breath, sore throat or tiredness) should attend the event. Event organizers are required to screen Staff and attendees for COVID-19 symptoms prior to or before entering the event.

- i) Describe how you will advise Staff and attendees who are displaying COVID-19 symptoms (such as fever, cough or shortness of breath, sore throat or tiredness) not to attend the event. Will refunds for non-attendance to encourage the unwell to stay home be offered?
 - ii) Identify a specific person or office to whom Staff and attendees should report if they become unwell during the event.
 - iii) Describe what protocol will be taken in the event that anyone appears at the event displaying COVID-19 symptoms.
- d) **Signage and Communication of Requirements.**
- i) Signs must be posted, at a minimum, be at all entry points and the entrances to all bathroom facilities that reflect the requirements for mandatory face masks, social distancing, and advising those that are sick to stay home. Signs must be not smaller than 11" x 17".
 - ii) Describe or provide any additional signage to be placed throughout the event that discourages attendees from gathering in any one area of the event and encourages attendees to remain at least 6 feet from others when moving through the event.
 - iii) Describe how you will ensure communication with Staff and attendees to ensure Staff and attendees know what their responsibilities are.
 - iv) Describe how the event will promote these measures and requirements when advertising the event or ticket sales.
- e) **Sanitation and Disinfection Requirements.**
- i) Sanitation and Disinfection Plan. Describe your process and schedule to ensure that all frequently touched objects and surfaces will be cleaned and disinfected on an ongoing basis. At a minimum the sanitization and disinfection plan must provide for:
 - (1) Frequently during the event provide for cleaning and disinfection of high touch surfaces such as door handles, handrails and counters and shared facilities, including bathrooms.
 - (2) A regular cleaning routine should be in place for all other areas within the event. Refer to the CDC Guidance for Cleaning and Disinfecting https://www.cdc.gov/coronavirus/2019-ncov/community/disinfecting-building-facility.html?CDC_AA_refVal=https%3A%2F%2Fwww.cdc.gov%2Fcorona

[virus%2F2019-ncov%2Fcommunity%2Fcleaning-disinfecting-decision-tool.html](https://www.health.ny.gov/health_care/2019-ncov/community/cleaning-disinfecting-decision-tool.html).

- (3) Identify what Staff is responsible for this cleaning and disinfection.
 - (4) Identify what sanitation supplies will be provided, where and how frequently they will be replenished.
- ii) Describe how you will provide training on sanitation practices to Staff and ensure they have access to sufficient supplies to accomplish the sanitization and disinfection plan. At a minimum Staff must know and be trained to:
 - (1) Frequently wash hands with soap and water e.g. after going to the bathroom, after handling money, before and after eating and after touching face or hair.
 - (2) Avoid touching eyes, mouth and nose.
 - (3) Wash hands with soap and water or use a hand sanitizer at the beginning of their shift and before commencing a new activity.
 - (4) Not attend work if they are not feeling well.
 - iii) Describe how you will provide sanitization information to attendees which must at a minimum include advice to wash hands with soap and water or use hand sanitizer upon entering an event, and to frequently wash hands with soap and water or use hand sanitizer during the event.
 - iv) Describe payment options to be utilized during the event for ticketing, vendors, or activities. Promote cashless payments. However, if cash is exchanged, require those handling cash to wash hands with soap and water, or use hand sanitizer after handling money. Sanitize any pens, or hard surfaces between each use.
- f) **Enforcement of Requirements.**
- i) Develop and describe clearly defined protocols to ensure adherence to Social Distancing, face covering and sanitation measures by all Staff and attendees. What steps will be taken should someone not comply?
 - ii) Identify the person at the event who is responsible for monitoring the event and ensuring procedures and measures identified in the COVID-19 Event Safety Plan are implemented and followed during the event. This person is designated as the COVID-19 Event Safety Plan Manager. Provide contact information (phone number and/or email address) at which the COVID-19 Event Safety Plan Manager may be reached at all times within 15 minutes during the LSSE and for the two hours before the event.

- iii) Describe the staffing plan that will ensure that there will be sufficient Staff to monitor and ensure compliance with an approved COVID-19 Event Safety Plan.
- iv) Describe measures you will implement to ensure that all businesses/organizations/suppliers/vendors involved in your event are aware of and will comply with Social Distancing, face covering, and sanitation measures. At a minimum this must include a signed statement of commitment from all contractors and sub-contractors that they are governed by and will comply with your COVID-19 Event Safety Plan.

SECTION 4. APPLICABILITY:

This Order applies to all incorporated and unincorporated areas within Pinellas County. This Order serves as a minimum requirement and the municipalities within Pinellas County may establish more stringent standards within their jurisdictions to the extent permitted by law.

Any provision(s) within this Order that (i) conflict(s) with any state or federal law or constitutional provision, or (ii) conflict(s) with or are superseded by a current or subsequently-issued Executive Order of the Governor or the President of the United States solely to the extent such Executive Order (a) expressly preempts the substance of this Order or (b) imposes stricter closures than set forth herein, shall be deemed inapplicable and deemed to be severed from this Order, with the remainder of the Order remaining intact and in full force and effect.

Nothing in this Order or any Pinellas County Emergency Order applies to a training, competition, event, or game for a professional sports team in accordance with the Governor's Executive Order 20-123.

SECTION 5. EXCEPTIONS:

This Order does not apply to:

1. School events that are operated by or under the jurisdiction of the Pinellas County School Board. However, the use of facial coverings and the limitation of gatherings are encouraged. All activities are encouraged to comply with the CDC's "Considerations for Schools," which are available at <https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/schools.html>

2. Public Health events such as mass immunizations or virus testing. These events should comply with all applicable CDC Guidelines.
3. Religious rituals where Social Distancing is otherwise maintained at all times except during such times as it would interfere with an integral part of the ritual

This Order does not require compliance with the requirement to wear a face covering while attending a LSSE for the following:

1. Children under the age of 2.
2. When actively eating or drinking while stationary or seated and maintaining Social Distancing.
3. Persons exercising while maintaining Social Distancing.
4. In any manner that would conflict with the Americans with Disabilities Act (ADA).

SECTION 6. ENFORCEMENT BY AUTHORITIES:

1. Any person at any gathering in violation of the limitations in this Order is individually liable for the violation and subject to all applicable civil and criminal penalties. Additionally, the owners, operators, and landlords of residential or commercial property are individually liable for any prohibited gathering that occurs on their property, regardless of whether such owners, operators, or landlords are in the residence or on site at the time of the violation. However, owners and landlords of a residential property that is under a lease with a contract term of 6 months or longer are not individually liable under this provision for gatherings taking place at the leased property.
2. In the event that there is not substantial compliance with an approved COVID-19 Event Safety Plan, the County Administrator or City Mayor or City Manager, or their designee or Law Enforcement may require the event to immediately close and cease.

Ordered:



**Barry A. Burton, County
Administrator**

APPROVED AS TO FORM

By: Donald S. Crowell
Office of the County Attorney

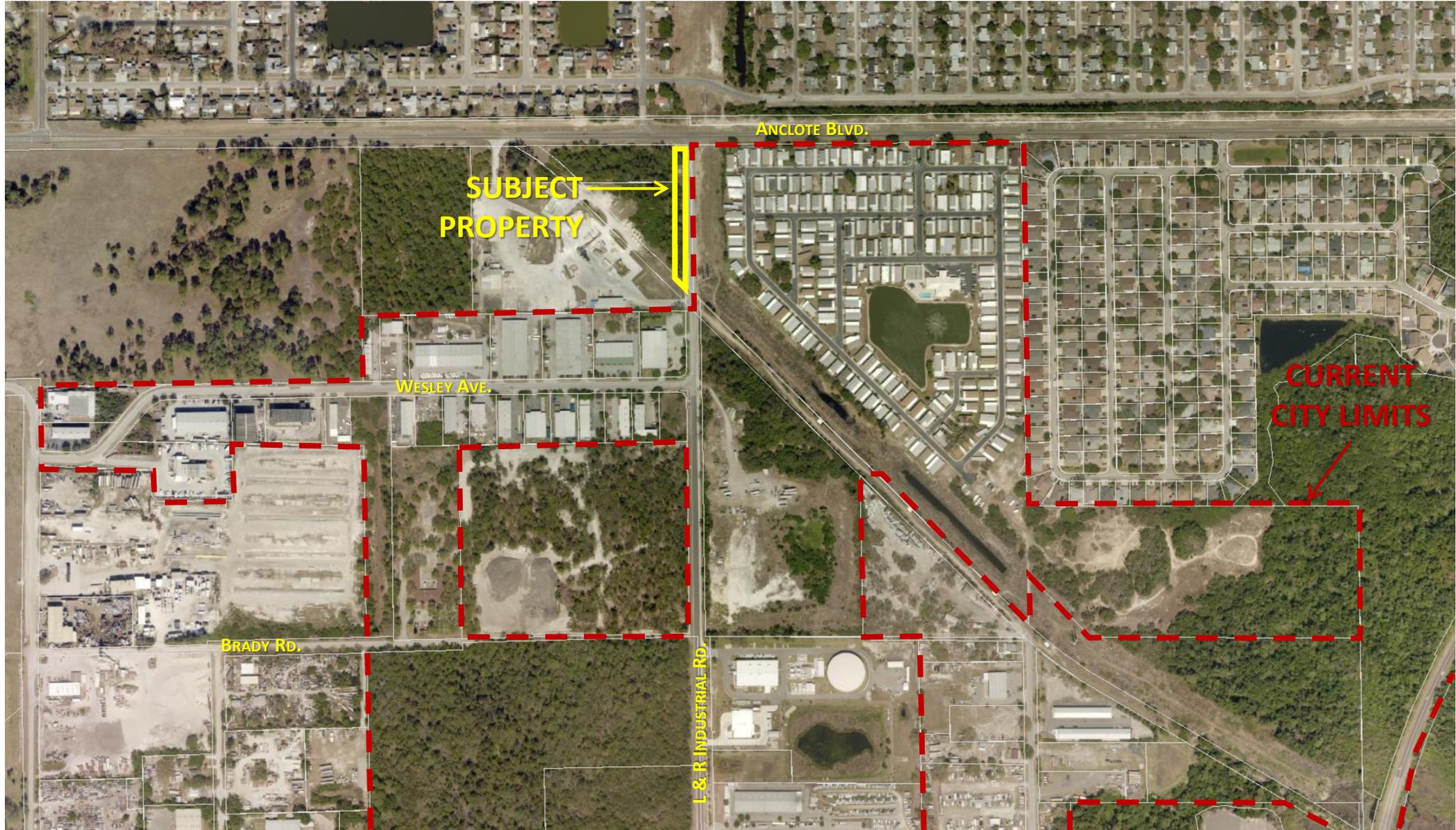
CITY OF TARPON SPRINGS

#20-117

Board of Commissioners – January 26, 2021



SITE LOCATION



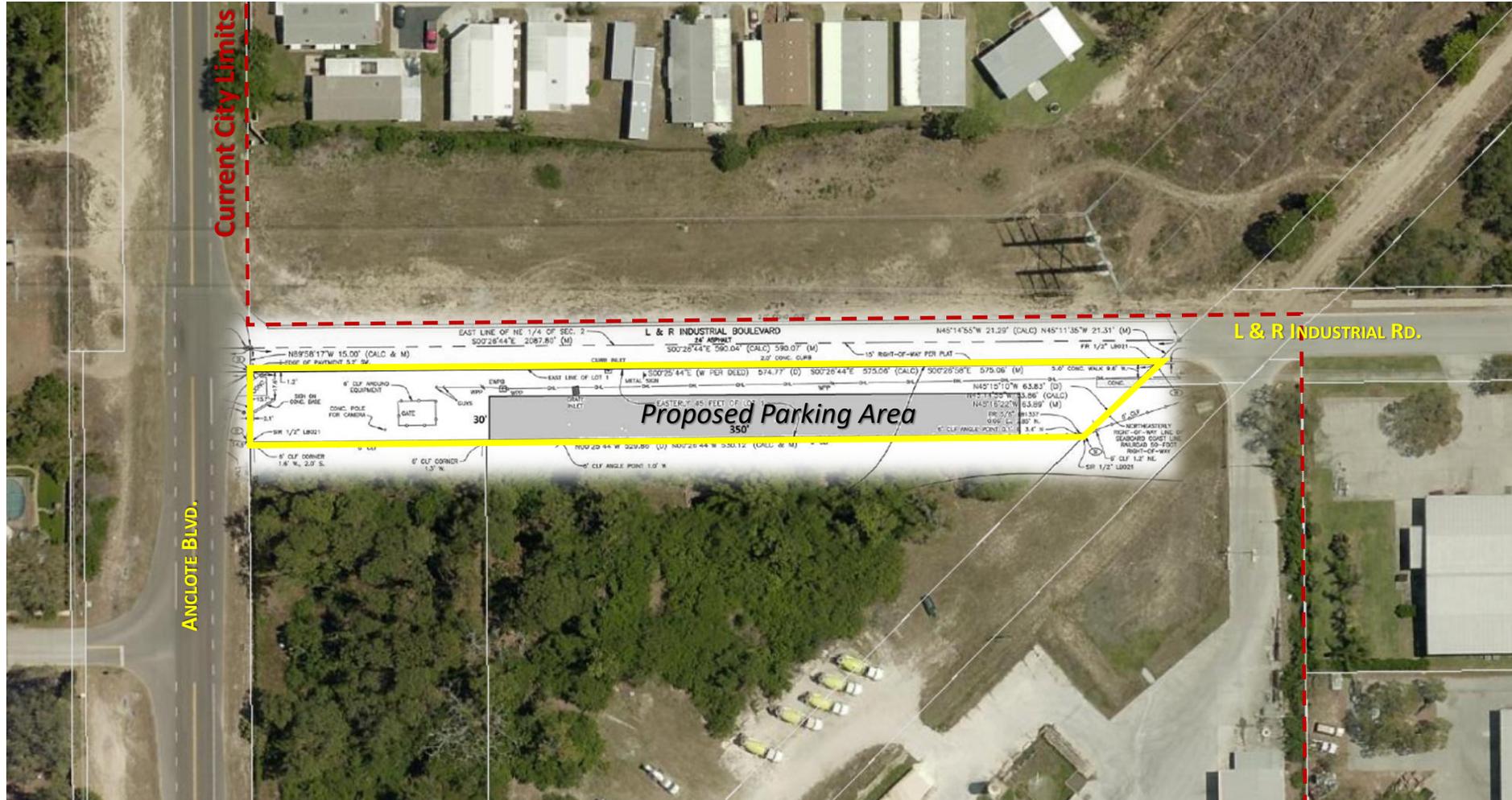
SUMMARY OF REQUESTS

- **#20-117** – Annex 0.58 acres into City of Tarpon Springs
- **#20-118** – Future Land Use Map (FLUM) Amendment & Rezoning
 - Land Use:
 - Current: RU (Pinellas County - Residential Urban)
 - Proposed: T/U (Tarpon Springs - Transportation/Utility)
 - Zoning:
 - Current: RPD (Pinellas County – Residential Planned Development)
 - Proposed: P/SP (Tarpon Springs – Public/Semi-Public)
- **Applicant:** City of Tarpon Springs

Annexation of the property is required prior to processing of a Countywide Plan amendment by Forward Pinellas. The Future Land Use Map Amendment and the Rezoning will be presented to the Board of Commissioners for a second reading upon completion of the Countywide Plan approval process.

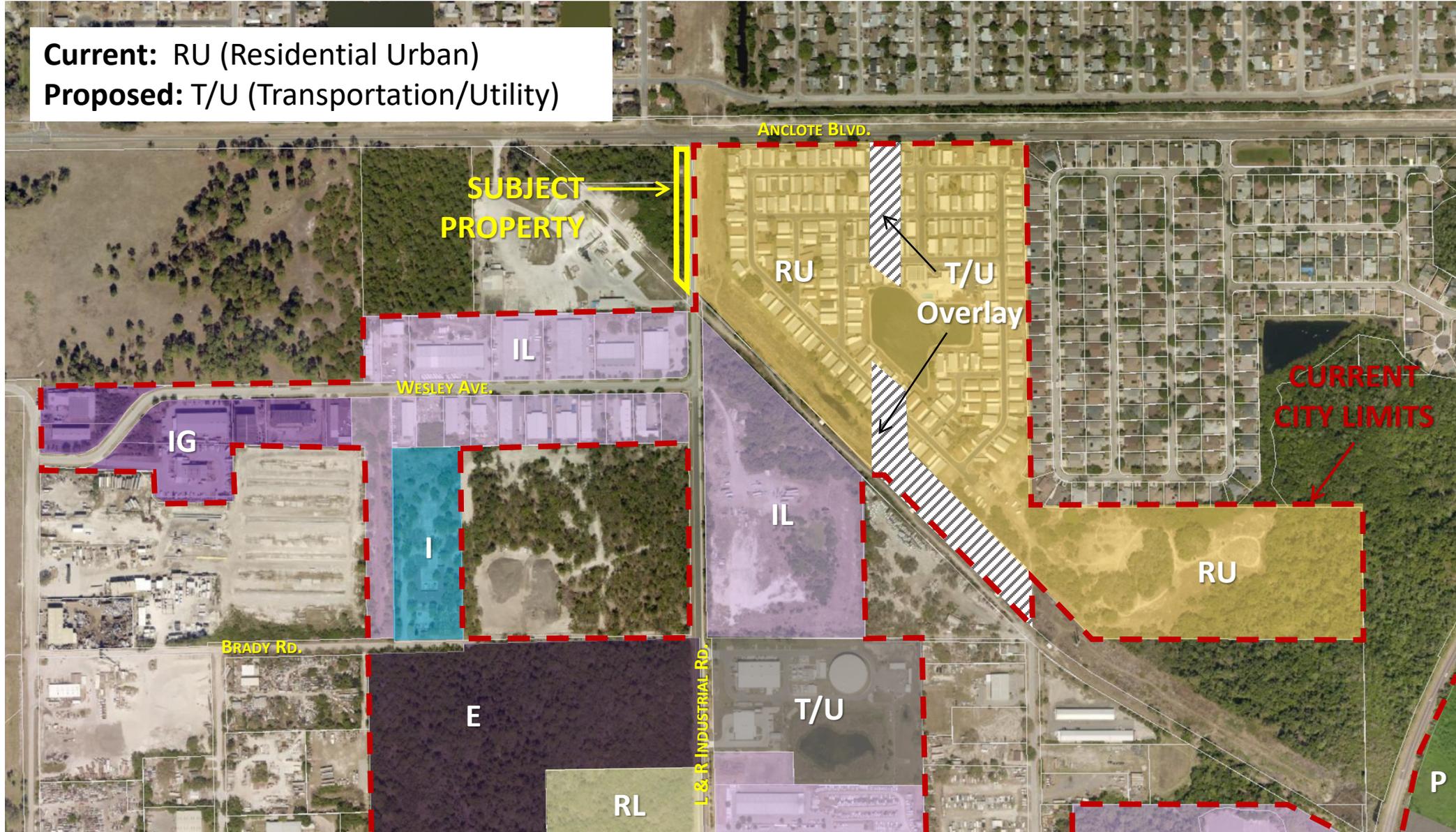
SUMMARY OF REQUESTS

- Proposed parking lot for City Service Departments (Utilities, Public Works, etc.)



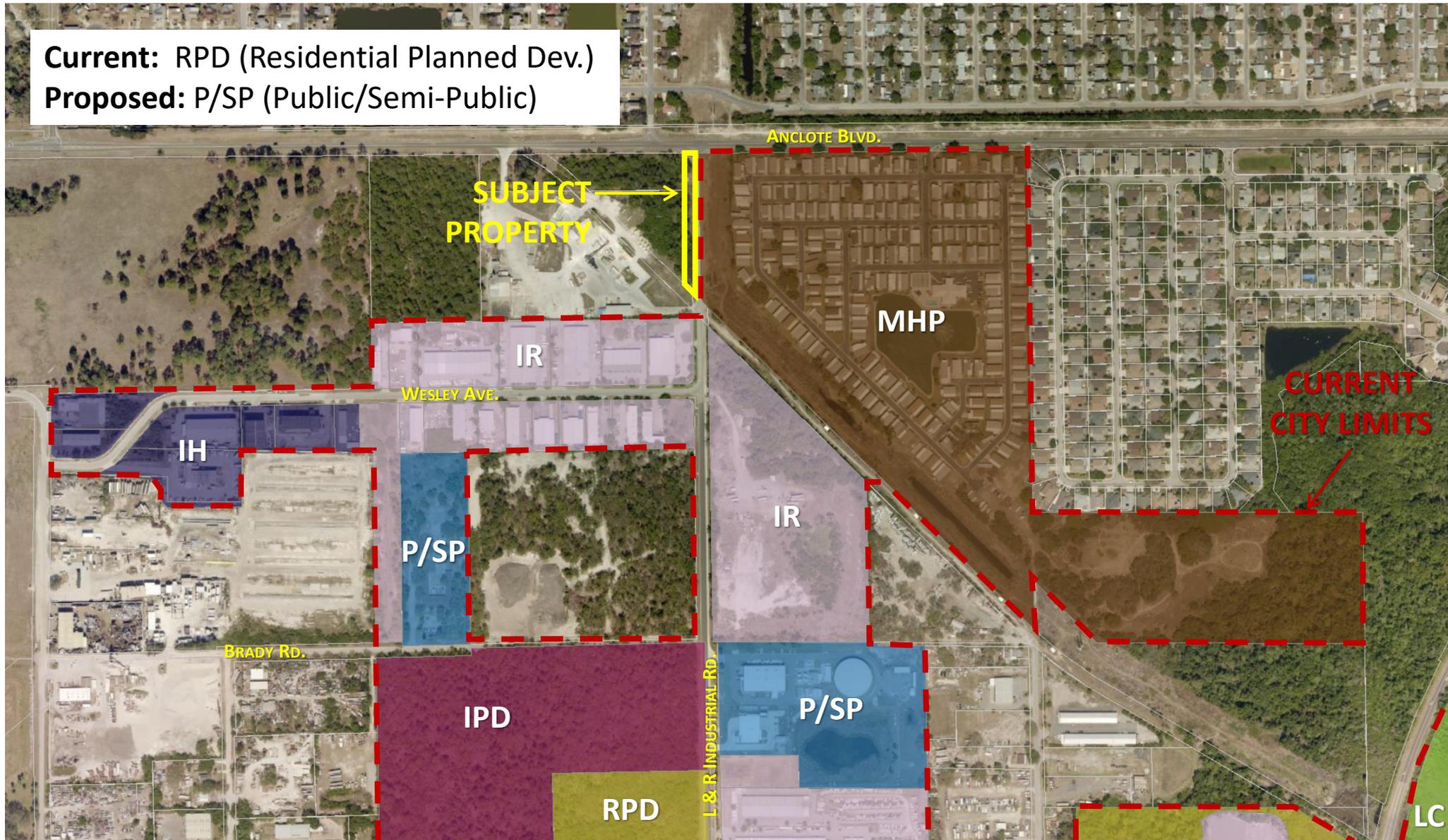
SURROUNDING LAND USE

Current: RU (Residential Urban)
Proposed: T/U (Transportation/Utility)



SURROUNDING ZONING

Current: RPD (Residential Planned Dev.)
Proposed: P/SP (Public/Semi-Public)



REVIEW CRITERIA - ANNEXATION

- 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.
- 2) The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.
- 3) Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.
 - a) *Is the subject property within the City of Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan and the Agreement?*
 - b) *Has the Owner assented to the City's Comprehensive Plan as it applies to the subject property and is the density or intensity of the proposed use(s) equal to or less than the County's Comprehensive Plan?*
 - c) *Are the existing or proposed designations more intensive than those of the current County Comprehensive Land Use Plan requiring the processing of a land use plan amendment in accordance with the procedures contained in Chapter 163.3184, Florida Statutes?*

PRELIMINARY STAFF RECOMMENDATION

- **#20-117 – *Approval***
 - Ordinance 2020-32 Annexation of 0.58 acres +/- into Tarpon Springs

CITY OF TARPON SPRINGS

Staff Report

October 20, 2020

TO: BOARD OF COMMISSIONERS

FROM: PLANNING AND ZONING DEPARTMENT

HEARING DATES: OCTOBER 19, 2020 (PLANNING AND ZONING BOARD)
OCTOBER 27, 2020 (BOC 1ST READING)
TBD (BOC 2ND READING)

SUBJECT: **APPLICATION #20-117; ORDINANCE 2020-32:** ANNEXING 0.58 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE BOULEVARD AND L&R INDUSTRIAL BOULEVARD; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

I. APPLICATION

- A. Application: Annexation of approximately 0.58 acres into the City of Tarpon Springs in conjunction with a proposed Future Land Use Map (FLUM) amendment from Pinellas County RU (Residential Urban) to City of Tarpon Springs T/U (Transportation/Utility), and, a rezoning of the property from Pinellas County RPD (Residential Planned Development) to City of Tarpon Springs P/SP (Public/Semi-Public).
- B. Applicant: City of Tarpon Springs
- C. Owner: City of Tarpon Springs

II. PROPERTY INFORMATION

- A. Location: Southwest corner of Anclote Boulevard and L&R Industrial Boulevard.
- B. Property Size: approximately 0.58 acres
- C. Subject Parcel Zoning/ Land Use Plan Designation:
Pinellas County Zoning RU (Rural Urban)
Pinellas County Land Use Designation RPD (Residential Planned Development)
- D. Tax Parcel Number: 02-27-15-89154-000-0014

E. Surrounding Land Use, Zoning and Existing Use:

Direction	Zoning/Future Land Use	Existing Use
North:	Pasco County	Single family residential
East:	R-4 (One, Two and Three Family Residential) / RU (Residential Urban) (County)	Two-Family Residential
	MHP (Mobile Home Park) / RU (Residential Urban) (City)	Mobile Home Park
South:	E-1 (Employment-1) / E (Employment) (County)	Single Family Residential
West:	RPD (Residential Planned Development) / RU (Residential Urban) (County)	Vacant

III. BACKGROUND

The property is located in unincorporated Pinellas County and is currently vacant with the exception of an existing groundwater production well. The applicant is seeking voluntary annexation into the City of Tarpon Springs mainly to develop the property into a parking lot for city service departments including Utilities, Public Works and other departments. The application for annexation is accompanied by a request for rezoning to the P/SP (Public/Semi-Public) District and a Future Land Use Map amendment to T/U (Transportation/Utility). The Countywide land use designation is RLM (Residential Low Medium) and will need to be changed to (P/SP) Public/Semi-Public. The are adjacent property to the east is within the municipal limits of the City.

IV. REVIEW CRITERIA

Section 208.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 171.043, Florida Statutes require that the following factors be considered:

- (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.*

Analysis: The property is contiguous to the existing Tarpon Springs municipal limits on the east side. The annexation will not create an enclave.

- (2) *The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.*

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

- Although the property is bordered by a raw water line that transports water from the production well to the RO plant, there is currently no direct potable water service to the property. The City has the capacity to provide service to the property if it is ever needed and/or installed;

- The property is not currently served by wastewater utilities. The City has the capacity to provide service to the property if it is ever needed or installed.
 - Fire service will be provided by Tarpon Springs Fire Rescue;
 - The property is served by Anclote Boulevard, a Pinellas County roadway, and, by L&R Industrial Boulevard, a City of Tarpon Springs roadway.
 - The project is within the City's solid waste service area. The City has the ability to provide solid waste service to the site.
- (3) *Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.*

(A) *Is the subject property within the City of Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan and the Agreement?*

Analysis: The subject property is within the Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan. In September 2007, a state appeals court released a decision invalidating Pinellas County Ordinance No. 00-63. Ordinance 00-63 was approved by voters in a November 2000 referendum and the ordinance replaced certain state laws governing voluntary annexation with local procedures that were intended to encourage better planning. Chief among the provisions was a set of boundaries delineating unincorporated areas eligible for annexation by specific municipalities.

The court affirmed that Pinellas County has the authority to create its own voluntary annexation procedures, but stated that they must be written into the county charter, which was not part of the original referendum. Therefore, Ordinance No. 00-63 is no longer in effect. Pinellas County has been notified of the application in accordance with state law.

(B) *Has the Owner assented to the City's Comprehensive Plan as it applies to the subject property and is the density or intensity of the proposed use(s) equal to or less than the County's Comprehensive Plan?*

Analysis: The owner has voluntarily agreed to the above, pursuant to the application on file with the Planning and Zoning Department. This application is accompanied by a requested FLUM category of T/U (Transportation/Utility) and rezoning of P/SP (Public/Semi-Public) District. The two designations are consistent with each other and will result in a reduction in allowable density from the current Pinellas County FLUM category of RU (Residential Urban). The allowable floor area ratio (FAR) and impervious surface ratio (ISR) will be increased.

(C) *Are the existing or proposed designations more intensive than those of the current County Comprehensive Land Use Plan requiring the processing of a land use plan amendment in accordance with the procedures contained in Chapter 163.3184, Florida Statutes?*

Analysis: The property is currently located in the Pinellas County RU (Residential Urban) Future Land Use category allowing a residential density

of up to 7.5 dwelling units/acre. The proposed Transportation/Utility (T/U) FLUM category does not allow any residential use or density. The allowable FAR will be increased from the current maximum of 0.40 to a maximum of 0.70. The ISR will be increased from the current maximum of 0.65 to a maximum of 0.70.

V. OTHER EVIDENCE

- A. **Technical Review Committee:** TRC reviewed this project on October 1, 2020 for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC had no objections to the annexation and accompanying proposed changes to the Future Land Use Map and the City's Zoning Atlas.

VI. 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* and the property was posted. No responses to these notices have been received to date.

VII. STAFF RECOMMENDATION

Staff recommendation is to **approve** the request for annexation (**Application 20-117, Ordinance 2020-32**) with accompanying approval of a Future Land Use Map amendment and rezoning (Application Number 20-118). The annexation ordinance sets an effective date upon adoption. To ensure compliance with the City of Tarpon Springs "Agreement for Conducting In-Conjunction Municipal Election" for "Referendum Election – November 3, 2020," the adoption hearing (second reading) for this ordinance will be held after November 3, 2020.

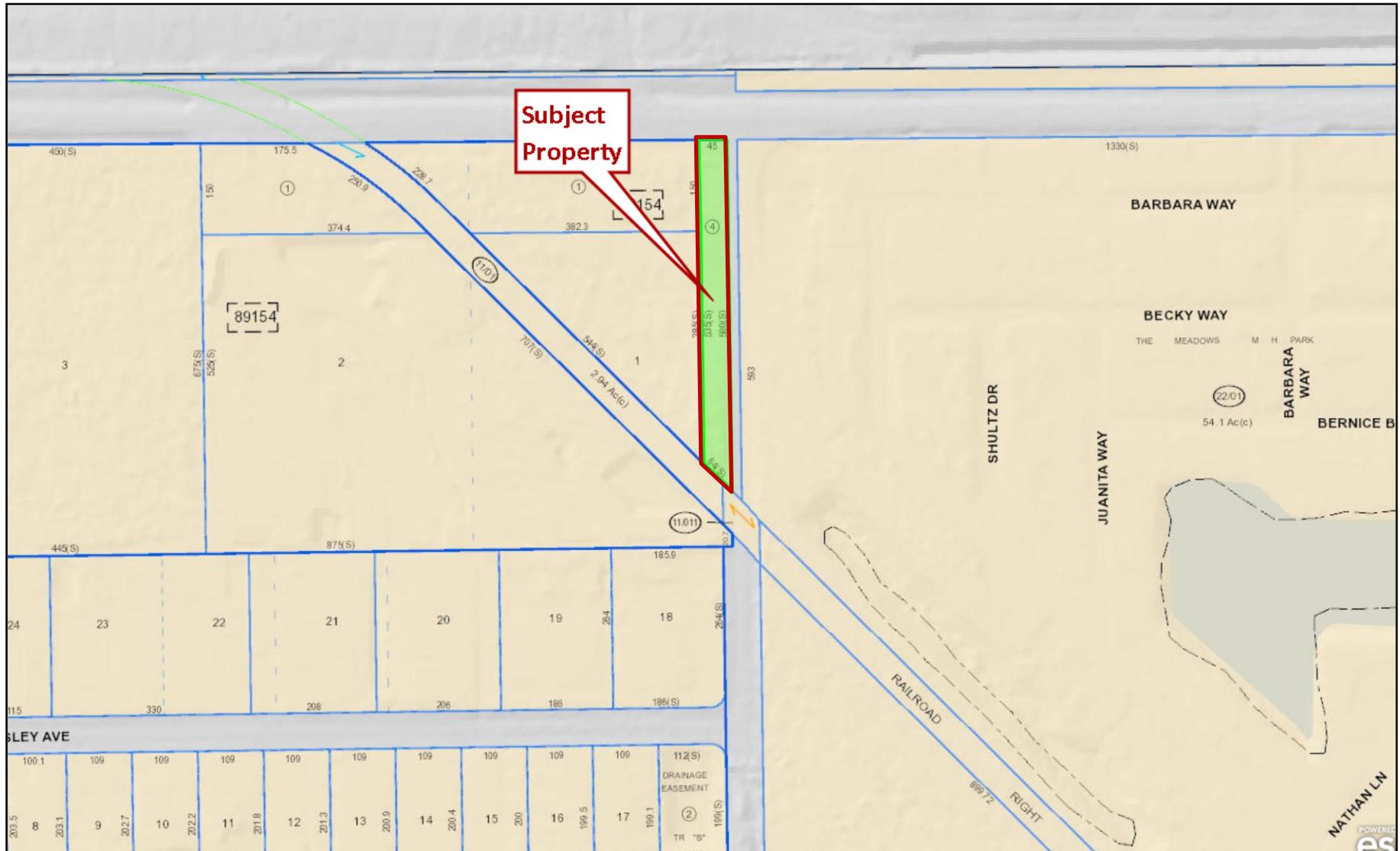
VII. PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at their regular meeting of October 19, 2020 with six members in attendance, unanimously voted to recommend approval of **Ordinance 2020-32**. There was no public comment.

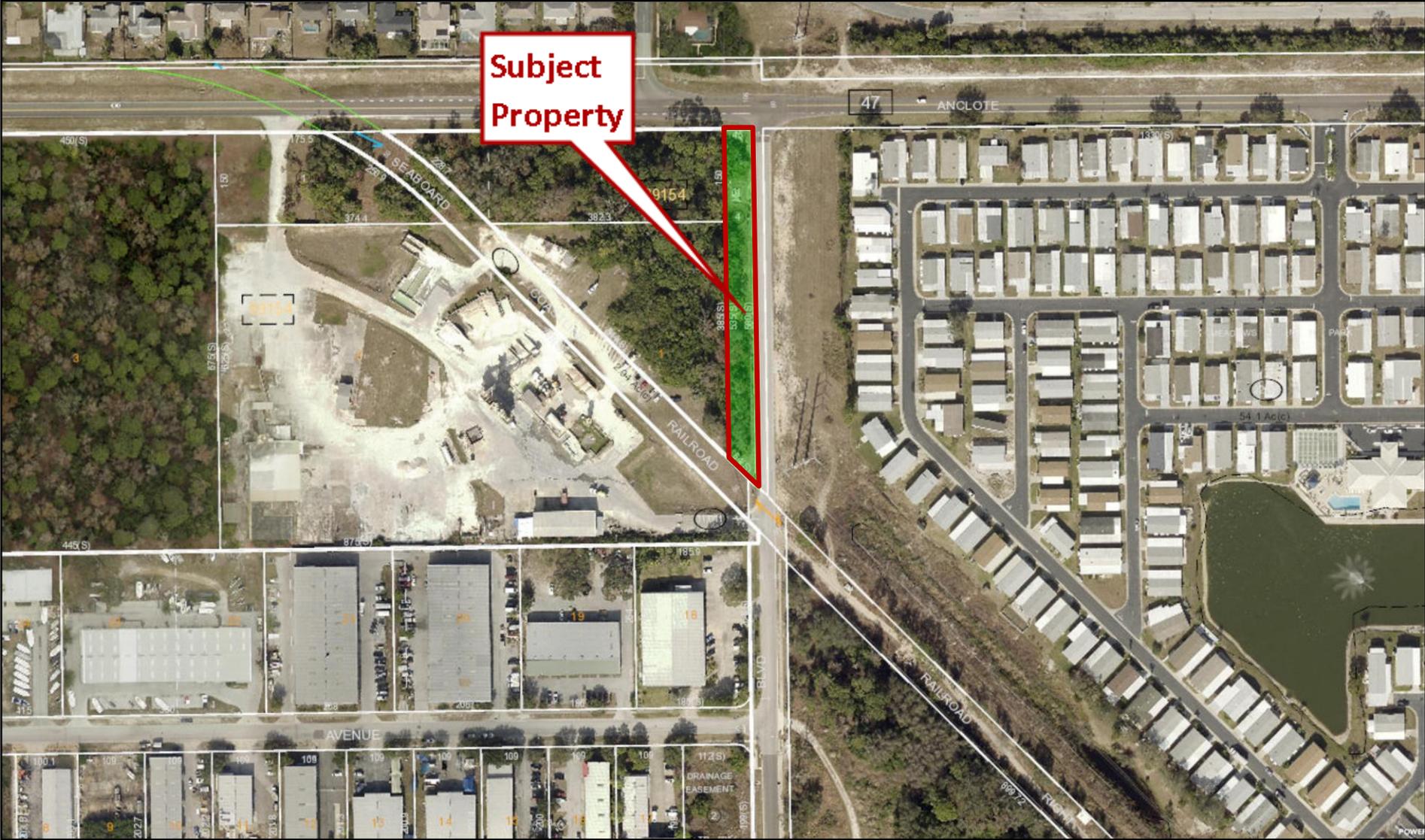
List of Exhibits:

1. Maps
 - a. Location Map
 - b. Aerial Map
 - c. Pinellas County Zoning Map
 - d. City Zoning Map
2. Application
3. Survey
4. Ordinance 2020-32

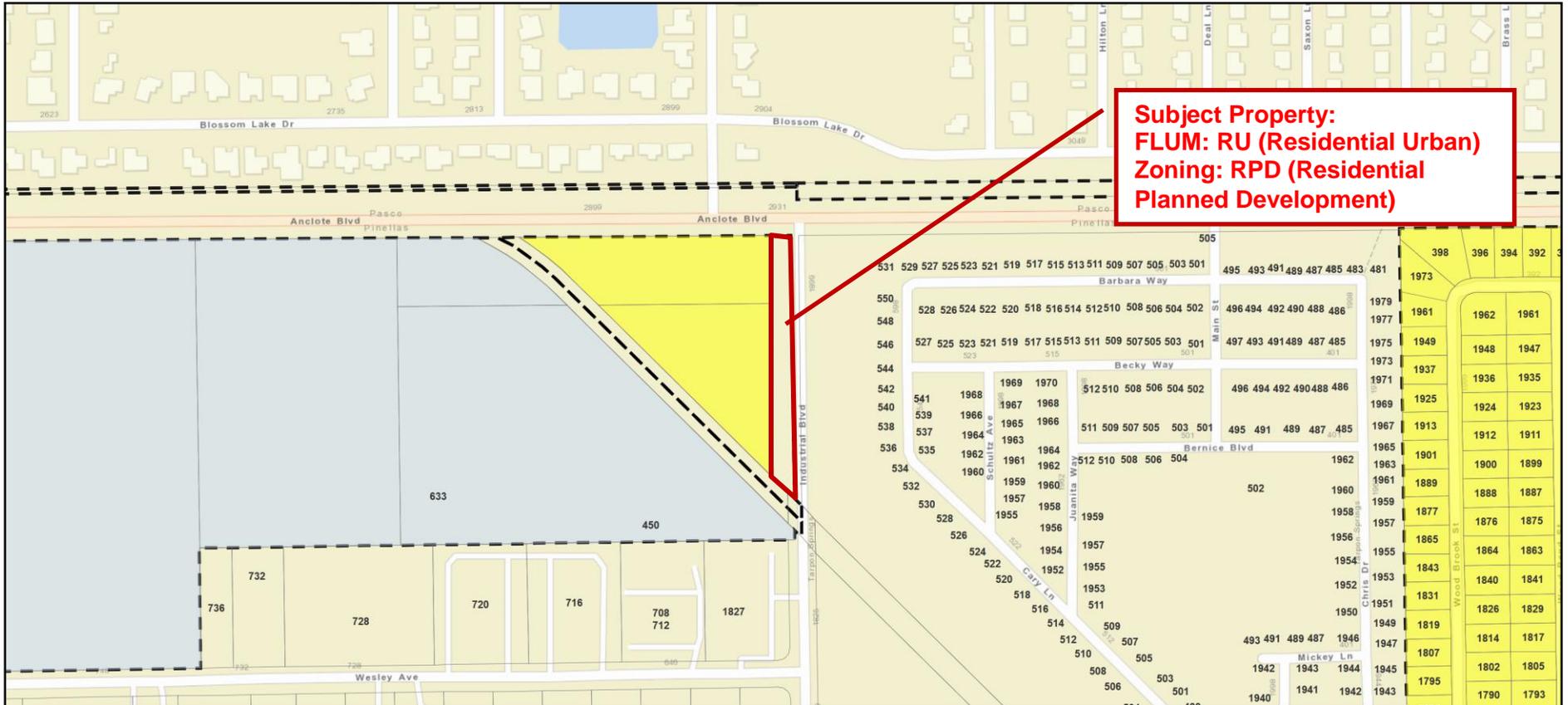
Application 20-117 Location Map



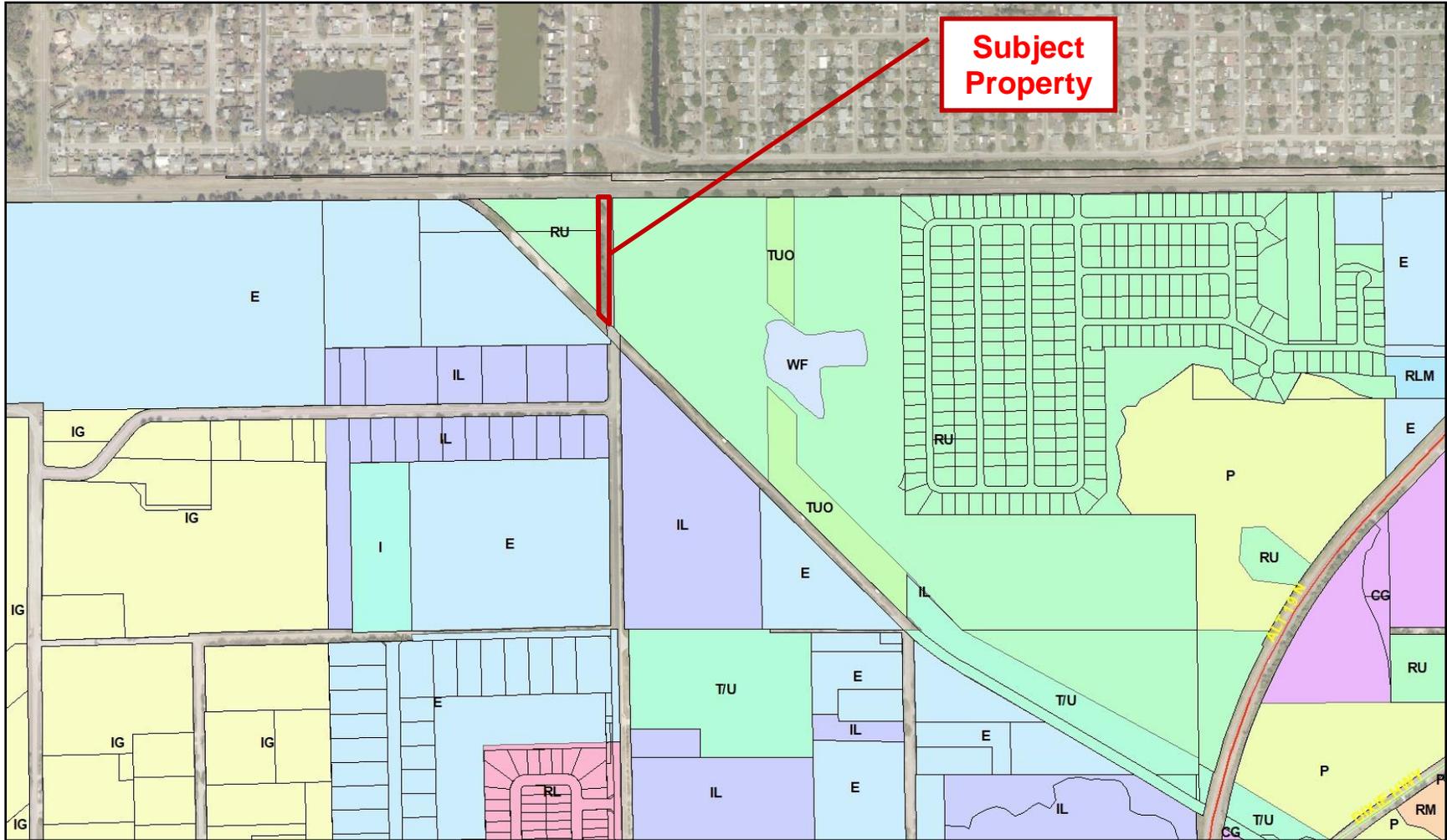
Application 20-117 Aerial Map



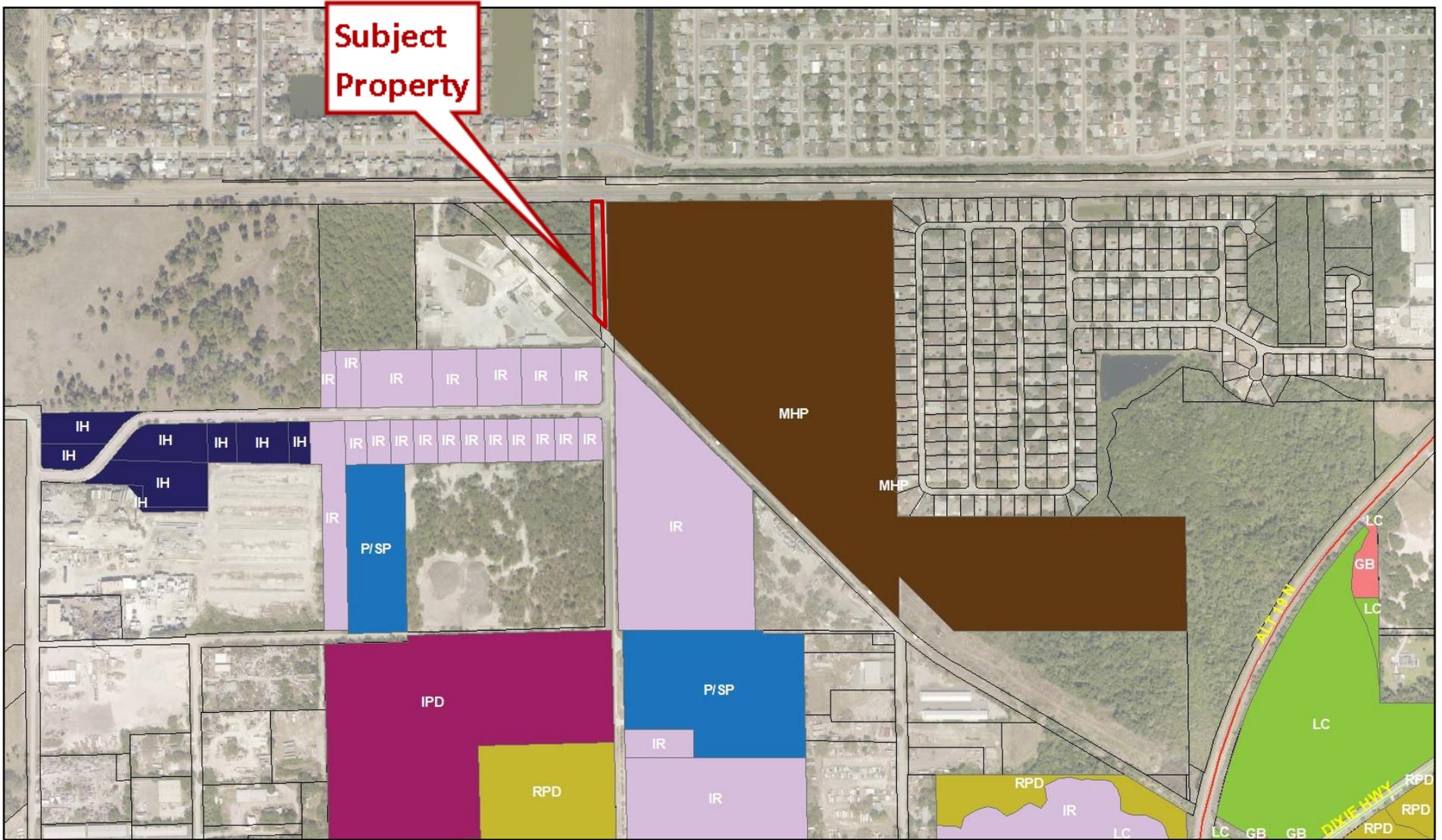
Application 20-117 Pinellas County Future Land Use Map and Zoning Map



Application 20-117 City Future Land Use Map



Application 20-117 City Zoning Map



**CITY OF TARPON SPRINGS, FLORIDA
Annexation Application**

Return to:
Planning & Zoning Department
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name City of Tarpon Springs		Email rpage@ctsfl.us	
Address 324 Pine Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-937-2557	Fax		Cellular

Applicant

Name City of Tarpon Springs		Email rpage@ctsfl.us	
Address 324 Pine Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-937-2557	Fax		Cellular

Agent (if applicable)

Name n/a		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Project Name City RO Plant Parking Lot		
Property Location or Address Southwest corner of L&R Industrial Boulevard and Anclote Boulevard		
Legal Description (attach additional sheets as necessary)		
Tax Parcel Number(s) 02-27-15-89154-000-0014	Site Acreage approx. 0.58	Percentage of City n/a

Land Use & Zoning Information

Present Designations of Property (County)		Proposed Designations for Property (City)	
Land Use Category Pinellas RU	Zoning District Pinellas RPD	Land Use Category Tarpon T/U	Zoning District Tarpon P/SP
Land Use Plan Amendment Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

- The following MUST be furnished with this application: [incomplete applications will not be accepted]**
- Completed original application with digital copies of all application documents**
 - \$500.00 advertising fee
 - Property survey including legal description, signed and sealed by a professional land surveyor
 - Proof of ownership (warranty deed, title certification, etc.)

CITY OF TARPON SPRINGS, FLORIDA
Annexation Application

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

§ 208.00 ANNEXATIONS.

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

CITY OF TARPON SPRINGS, FLORIDA
Annexation Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Patricia McNeese or ^{Renea Vincent} is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>09-23-2020</u>	Title Holder/Property Owner: <u>M. Helms City Manager</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 23rd day of Sept, A.D., 2020 by Mark G. LeCoursis, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



KIMBERLY A YOTHERS
Commission # GG 353000
Expires July 30, 2023
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Name: Kimberly Yothers
Signature: Kimberly Yothers
Stamp: _____



KIMBERLY A YOTHERS
Commission # GG 353000
Expires July 30, 2023
Bonded Thru Budget Notary Services

A BOUNDARY SURVEY OF

The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof, being further described as follows: Beginning at a point found by measuring from the Northeast corner of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, South 0°25'44" East, 100 feet along the East line of said Lot 1, to the South right-of-way line of Anclote Access Road, a 76-foot right-of-way to the next above mentioned POINT OF BEGINNING; thence continue South 0°25'44" East (West per deed), along said lot line 574.77 feet to the Northeasterly right-of-way line of the Seaboard Coast Line Railroad 50-foot right-of-way; thence North 45°15'10" West along said right-of-way line 63.83 feet; thence North 0°25'44" West, 529.86 feet to the South right-of-way line of said Anclote Access Road; thence South 89°57'17" East along said right-of-way line 45.00 feet to the last mentioned POINT OF BEGINNING.

Tarpon Springs, Florida

NOTES

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- Basis of bearings: S.00°26'44"E. (measured) along the East line of the Northeast 1/4 of Section 2, Township 27 South, Range 15 East. Bearings and coordinate values shown on this map are relative to the Florida State Plane Coordinate System, Transverse Mercator Projection, West Zone, as referenced to the North American Datum of 1983(2011) adjustment and are shown in U.S. Survey Feet. Control for this survey was established using Real Time Kinematic-Global Positioning System (RTK GPS) observations with correction signals provided by the Florida Department of Transportation FPRN network. All distances shown hereon are grid distances.
- This survey prepared without the benefit of a current title report or commitment for title insurance. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- 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.
- Forty-eight (48) hours before digging, boring, pile-driving, planting, etc. Notify Sunshine 811 by calling 811 so that underground utilities may be field spotted.
- This map is intended to be displayed at a scale of 1" = 30' or smaller.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities 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 F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is valid as to the last date of field survey and not the signature date (if any).
- This survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

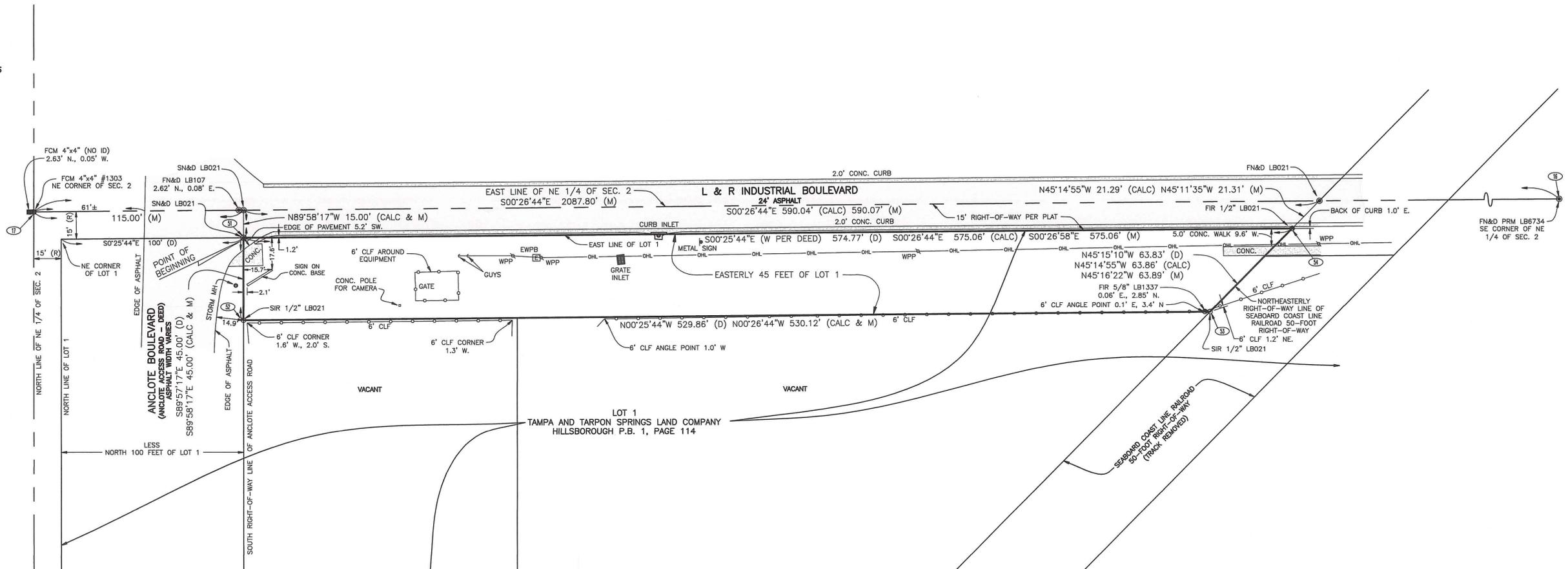
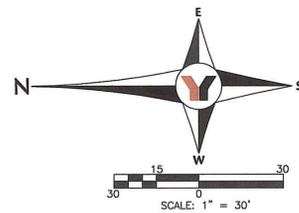
COORDINATE TABLE

POINT NUMBER	NORTHING	EASTING	DESCRIPTION
16	1394320.289	409609.427	FN&D PRM LB6734 E 1/4 CORNER
17	1396408.033	409583.166	FCM #1303 NE SECTION CORNER
51	1396293.040	409579.089	SN&D LB021 NE CORNER OF SITE
52	1396293.063	409534.088	SIR LB021 NW CORNER OF SITE
53	1395762.960	409536.209	SIR LB021 SW CORNER OF SITE
54	1395718.000	409583.599	FIR LB021 SE CORNER OF SITE (MEASURED)
	1395718.001	409583.560	(CALCULATED)

LEGEND

- (CALC) CALCULATED
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- (D) DEED
- EWPB ELECTRIC WIRE PULL BOX
- FCM FOUND CONCRETE MONUMENT
- FIR FOUND IRON ROD
- FN&D FOUND NAIL AND DISC
- FPRN FLORIDA PERMANENT REFERENCE NETWORK
- GPS GLOBAL POSITIONING SYSTEM IDENTIFICATION
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- MH MANHOLE
- OHL OVERHEAD LINE
- P.B. PLAT BOOK
- PSM PROFESSIONAL SURVEYOR AND MAPPER RECORD
- (R) REAL-TIME KINEMATIC
- RTK SECTION
- SIR SET IRON ROD
- SN&D SET NAIL AND DISC
- WPP WOOD POWER POLE NUMBER
- #
- (31) COORDINATE POINT NUMBER
- (E) ELECTRIC WIRE PULL BOX
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- ⊙ FOUND NAIL & DISC
- SIGN
- SET IRON ROD
- ⊙ SET NAIL & DISC
- WOOD POWER POLE
- OHL OVERHEAD LINE
- CONCRETE
- ASPHALT

VICINITY MAP (NOT TO SCALE)



ORDINANCE 2020-32

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA ANNEXING 0.58 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE BOULEVARD AND L&R INDUSTRIAL BOULEVARD; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record 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 annexation Ordinance on October 19, 2020; 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 this Ordinance will not create an enclave upon annexation.
2. That the annexation of the property will not have an adverse impact upon public facilities.
3. That the City will be able to provide public services to the property upon annexation.
4. That the property is consistent with the City's Future Land Use Map.

Section 2. ANNEXATION

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

“The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON

SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof”

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

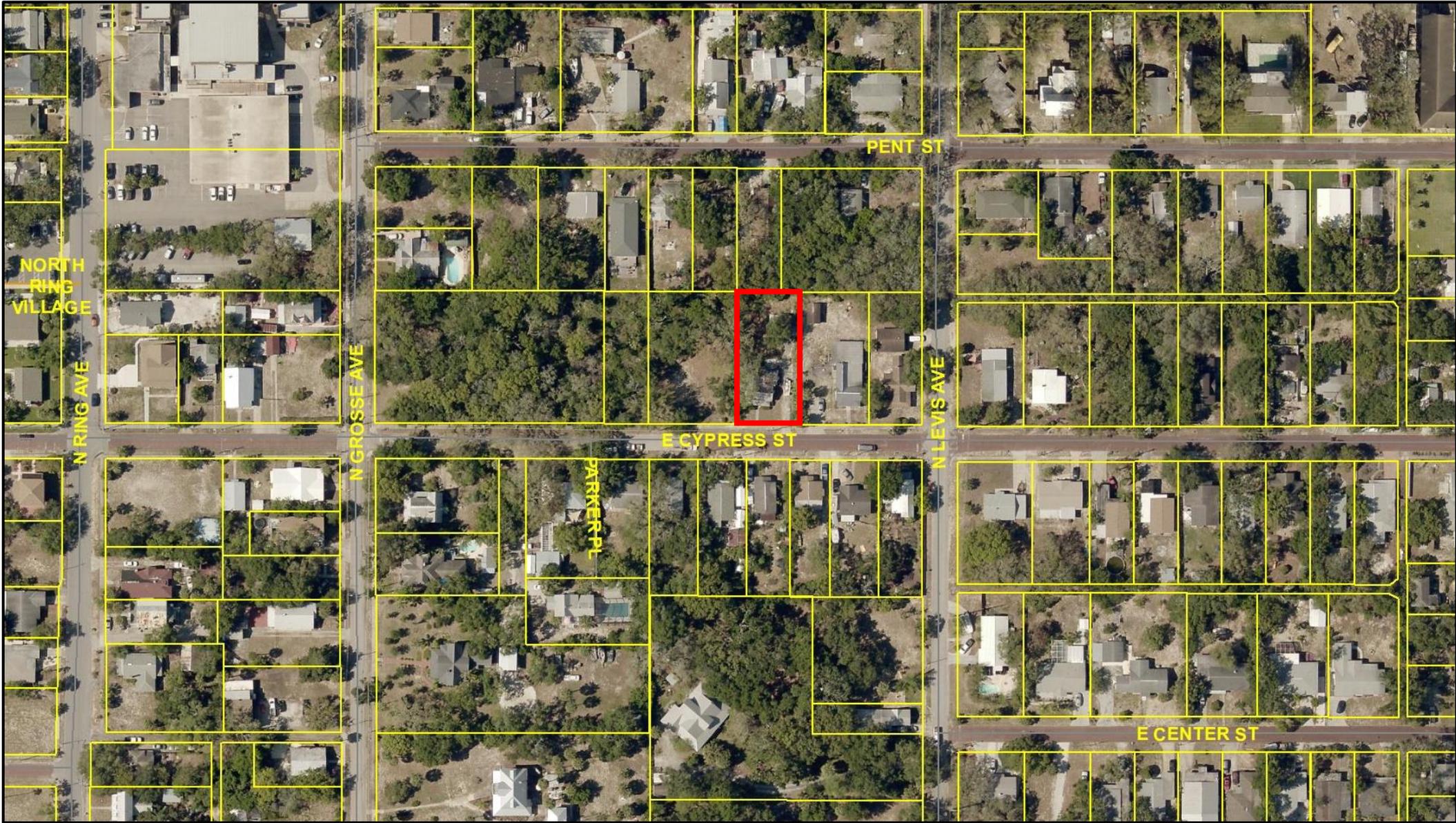
This Ordinance shall be effective upon adoption.

BOBBY PAPADAKIS - REZONING #20-142

Board of Commissioners – January 12, 2021
– January 26, 2021



LOCATION & CONTEXT



SUMMARY OF REQUEST

- **#20-142** – Rezoning
 - Property size: 0.24 acres (10,500 square feet)
 - Current zoning: R-70A (Single Family Residential)
 - Proposed zoning: R-60 (One and Two Family Residential)
- **Applicant:** Bobby Papadakis
- **Land Use:**
 - Future Land Use Map category is Residential Urban (RU) – no change being requested

SURROUNDING ZONING



REVIEW CRITERIA - REZONING

- 1) The amendment is consistent with the Comprehensive Plan. ***Request is consistent with the current RU (Residential Urban) Land Use 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. ***A review of the project details by the City's Heritage Preservation Board will help to ensure compatibility for this 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. ***The proposed density is anticipated under the current RU Land Use category.***
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities and compliance with the adopted Levels of Service standards can be demonstrated. ***The property is already served with facilities.***

PRELIMINARY STAFF RECOMMENDATION

#20-142 - *Approval* of the following:

- Ordinance 2020-41 Zoning Atlas amendment from R-70A (Single Family Residential) to R-60 (One and Two Family Residential)

Public Notice Provided – no responses received

Planning and Zoning Board – The Planning and Zoning Board heard this item at their meeting of December 14, 2020 and voted unanimously to recommend approval.



**CITY OF TARPON SPRINGS
 PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
 DECEMBER 14, 2020 / JANUARY 12, 2021
 JANUARY 26, 2021**

STAFF REPORT, January 7, 2020

Application No. / Project Title: 20-142 / Bobby Papadakis Rezoning Request

Staff: Patricia L. McNeese, AICP
Principal Planner

Applicant / Owner: City of Tarpon Springs / King Minos Revocable Trust, B. Papadakis, Trustee

Property Size: 0.24 acres (10,500 square feet)

Current Zoning: R-70A (Single Family Residential) District

Proposed Zoning: R-60 (One and Two Family Residential) District

Current Land Use: Residential Urban (RU)

Proposed Land Use: Residential Urban (RU)

Location / Parcel ID: 455 Cypress Street; North side of Cypress Street between North Levis Avenue and North Grosse Avenue / 12-27-15-89982-018-0401

Ordinance: 2020-41

BACKGROUND SUMMARY:

The existing property is located in the R-70A (Single Family Residential) zoning district and is occupied by one single family detached dwelling. The applicant has requested a rezoning of the property to R-60 (One and Two Family Residential) zoning district to allow for the conversion of the existing building into a duplex.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends approval of rezoning of the property to R-60 under Ordinance 2020-41.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board heard this item at their meeting of December 14, 2020 and unanimously recommended approval of the requested rezoning with four (4) Board members present. One member of the public requested information but did not comment on the application. There was no other public comment.

CURRENT PROPERTY INFORMATION:

Use of Property:	Single family detached residential subdivision
Site Features:	Single family detached residence, accessory buildings, located in the City's Historic District
Vehicular Access:	The property is accessed via Cypress Street



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	R-70A (Single Family Residential)	RU (Residential Urban)
South:	R-70A (Single Family Residential)	RU (Residential Urban)
East:	R-70A (Single Family Residential)	RU (Residential Urban)
West:	R-60 (One and Two Family Residential)	RU (Residential Urban)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning: R-70A	Proposed Zoning: R-60
Max. Density	6 units/acre (R-70A)	7.5 units/acre (RU)
Lot Standards:		
Min. Lot Area	6,500 square feet	single family detached: 6,000 square feet duplex: 9,000 square feet
Min. Lot Width	60 feet	single family detached: 40 feet duplex: 60 feet
Min. Lot Depth	80 feet	n/a
Max. Height	35 feet	30 feet
Setbacks:		
Front Yard, to garage	25 feet	25 feet
Front Yard, to living area	25 feet	20 feet
Side Yard	7.4 feet	single family detached: 5 feet duplex: 7.5 feet
Side Street	15 feet	single family detached: 7.5 feet duplex: 10 feet
Rear Yard	20 feet	single family detached: 20 feet duplex: 25 feet
Min. Net Floor Area	1,000 square feet	n/a

PLANNING CONSIDERATIONS:

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

1. The current Future Land Use Map (FLUM) category and zoning district do not necessarily align. The RU (Residential Urban) category covers some older subdivisions and several mobile home parks. The zonings most frequently aligned with the RU category include R-60 and R-70 (One and Two Family Residential) districts, and, MHP (Mobile Home Park) district, among others. Further research is



needed to determine the rationale for the current zoning designation of R-70A which is more frequently associated with an underlying FLUM category of RL (Residential Low).

2. The property and the R-70A zoning coverage are located in the north central part of the City, over a mosaic of platting configurations and property divisions stemming from the "Tarpon Springs Official Map" (ca. 1917). Many properties, including the subject parcel, are now portions of the original larger acreage parcels in that map, divided into a wide variety of lot sizes.
3. The allowable uses are similar between the existing and proposed zoning categories. One notable difference is that duplexes (two-family dwellings) are not permitted in the R-70A district. Duplexes (two-family dwellings) are allowed by right in the R-60 district.
4. The property is located in the City's historic district and the existing structure is listed as contributing to the district. The project will need to undergo review by the City's Heritage Preservation Board for renovation of the existing structure and the conversion of the structure into a duplex.

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:

The main issue in the context of the Comprehensive Plan is the rezoning of this parcel to allow a duplex use (two units) where only one unit is currently permitted. The Residential Urban (RU) Future Land Use Map (FLUM) category can support two units on this 0.24-acre parcel. The proposal is consistent with the RU category and the Comprehensive Plan.

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

Staff Analysis: The property is occupied by a single family detached residence. The applicant proposes to renovate the property to establish a duplex. The surrounding area is predominantly occupied by single family homes, including the entire block in which the subject lot is located, and both sides of East Cypress Street along this block. This property is in the City's historic district and will need to undergo review by the Heritage Preservation Board for appearance, layout and compatibility with the neighborhood. A change to the R-60 zoning district would accommodate the applicant while providing an additional review mechanism to ensure neighborhood compatibility of the applicant's specific proposal.

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

Staff Analysis: The proposed amendment will permit the construction of a duplex. The public infrastructure has been built and serving this neighborhood for many years. The rezoning provides an opportunity for Tarpon Springs to promote orderly and efficient infill development of its town core. This will help promote and increase neighborhood vitality and stability by providing additional housing options without changing the overall character of the neighborhood.

- 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.**



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

Staff Analysis: The proposed amendment would permit conversion of a single family detached dwelling into a duplex (two family) dwelling, which is in conformance with the projected density for the area under the Residential Urban (RU) FLUM category. This proposal is not expected to affect the capacity of, or the level of service standards of, any public facilities. There is a sewer service main located at the rear of the property that serves this property. The applicant will be required to avoid any construction in that area and to provide an easement in favor of the City for maintenance access.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on November 5, 2020 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. There were no further comments from the TRC.

PUBLIC CORRESPONDENCE:

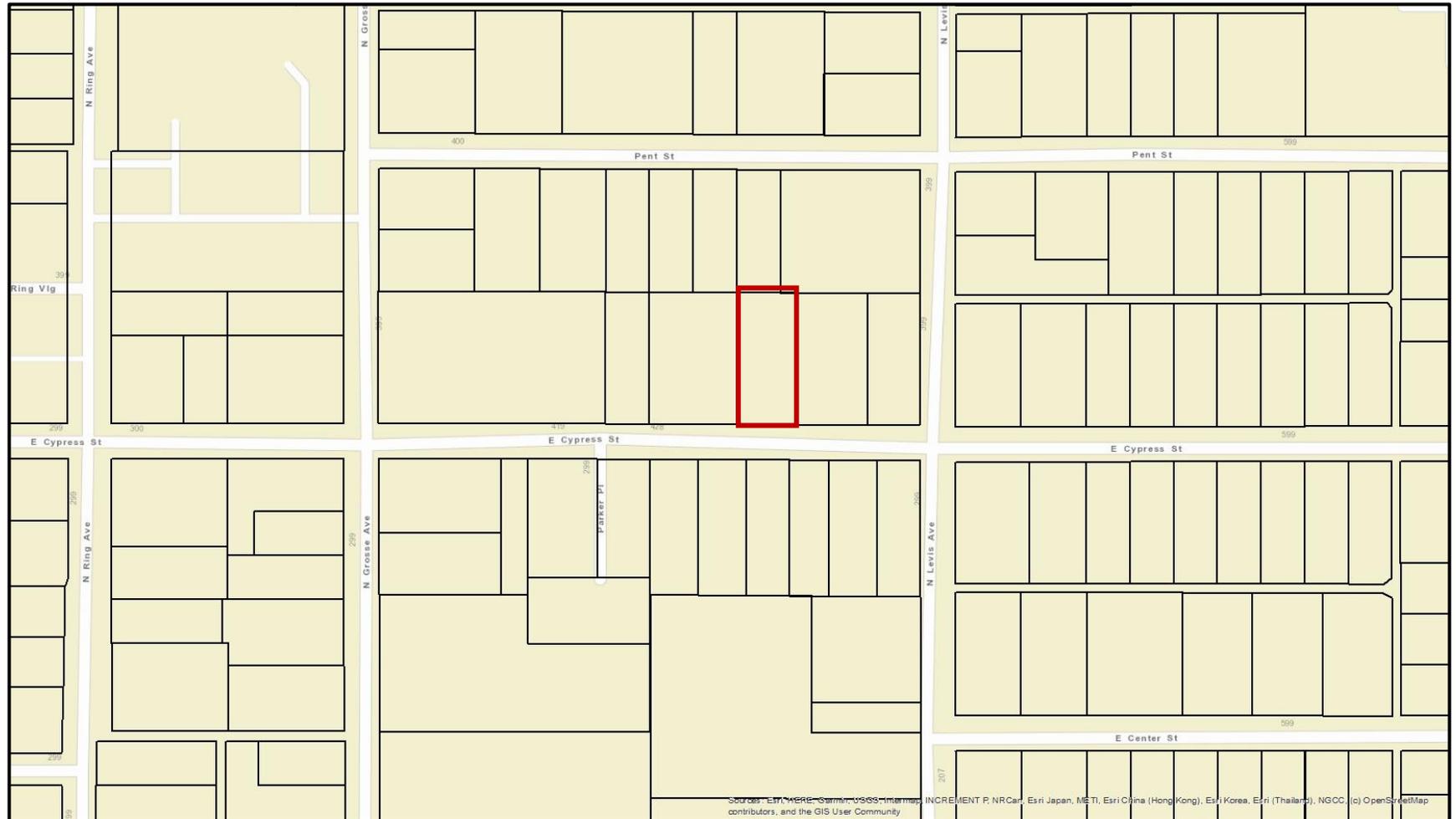
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. Staff has not received any responses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

ATTACHMENTS:

1. Location/Aerial Maps
2. Zoning Map
3. Survey
4. Ordinance 2020-41

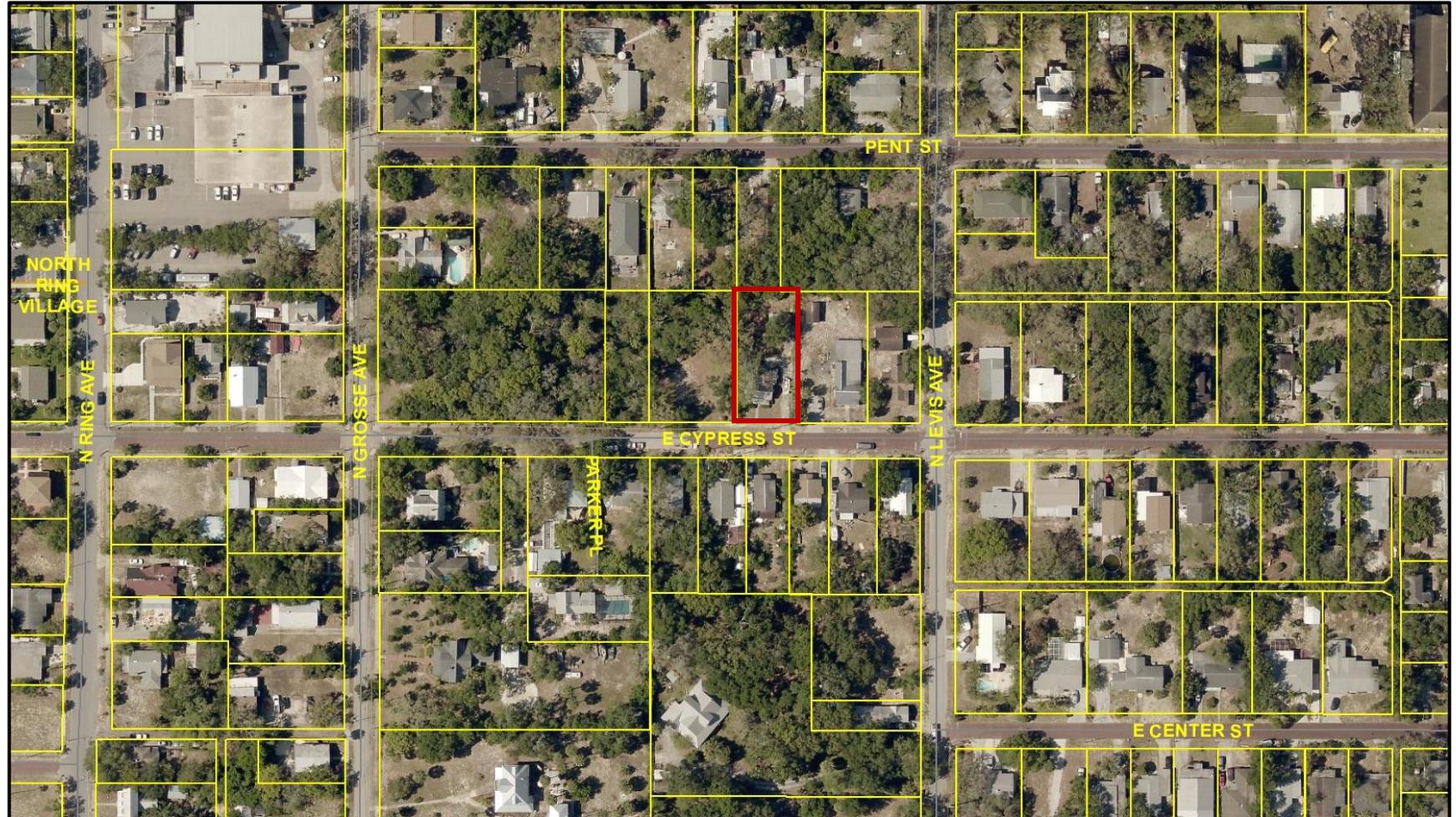


20-142 – 455 CYPRESS STREET





20-142 – 455 CYPRESS STREET





20-142 – 455 CYPRESS STREET

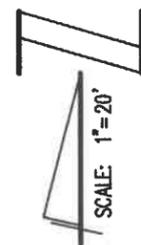


BOUNDARY SURVEY

LAKE BUTLER VILLA COMPANY

LEGEND

- - UTILITY POLE
- - OVERHEAD UTILITY WIRE(S)
- - UTILITY PEDESTAL
- ⊗ - WATER METER
- ⊙ - WELL and PUMP



PROPERTY DESCRIPTION:

THE WEST 70 FEET OF THE EAST 210 FEET OF THE SOUTH 1/2 OF LOT 4, BLOCK 18, MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE:

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X AND ZONE X (SHADED), IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, FLORIDA, MAP NUMBER 12103C 0019 G, REVISED SEPTEMBER 3, 2003.

PREPARED FOR:

BOBBY PAPADAKIS

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

GREGORY A. SHIMP, PROFESSIONAL SURVEYOR & MAPPER No. 6161
THIS SURVEY IS NOT COMPLETE OR VALID UNLESS ATTACHED TO SURVEYOR'S REPORT.

JOB NUMBER: 200314	DATE SURVEYED: 10/15/2020
DRAWING FILE: 200314.DWG	DATE DRAWN: 10/19/2020
LAST REVISION: N/A	X REFERENCE: N/A



GREGORY A. SHIMP, PSM, LLC
PROFESSIONAL SURVEYOR & MAPPER
8237 CRESCENT MOON DRIVE., NEW PORT RICHEY, FLORIDA, 34655
PHONE (727) 859-2161
www.gregshimp.com gregshimp@gmail.com

LB 7981

SURVEY ABBREVIATIONS

A = ARC LENGTH
A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
ALUM = ALUMINUM
APPROX = APPROXIMATELY
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCH MARK
BNDY = BOUNDARY
BRG = BEARING
BWF = BARBED WIRE FENCE
C = CALCULATED
CB = CHORD BEARING
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLOS = CLOSURE
COL = COLUMN
CONC = CONCRETE
CR = COUNTY ROAD
COR = CORNER
CORS = GPS REFERENCE STATION
COV = COVERED AREA
D = DEED
DOT = DEPARTMENT OF TRANSPORTATION
DRNG = DRAINAGE
D/W = DRIVEWAY
EL OR ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ESM'T = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FES = FLARED END SECTION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FL = FLOW LINE
FLD = FIELD
FND = FOUND
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORP.

FPP = FOUND PINCHED PIPE
FRM = FRAME
FZL = FLOOD ZONE LINE
GAR = GARAGE
GPS = GLOBAL POSITIONING SYSTEM
HWF = HOG WIRE FENCE
HWL = HIGH WATER LINE
INV = INVERT
LB = LAND SURVEYING BUSINESS
LFE = LOWEST FLOOR ELEV
LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER
LS = LAND SURVEYOR
M = MEASURED
MAS = MASONRY
MES = MITERED END SECTION
MH = MANHOLE
MHWL = MEAN HIGH WATER LINE
MSL = MEAN SEA LEVEL
N&B = NAIL AND BOTTLE CAP
N&D = NAIL AND DISK
N&T = NAIL AND TAB
NAVD = NORTH AMERICAN VERTICAL DATUM
NO = NUMBER
O/A = OVERALL
OHW = OVERHEAD WIRE(S)
OR = OFFICIAL RECORDS
O/S = OFFSET
P&E = PEBBLE & EPOXY
PB = PLAT BOOK
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PK = PARKER KALON
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PP = POWER POLE
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT

PROP = PROPERTY
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENCY
PVCF = PVC FENCE
RAD = RADIUS
R = RECORD
REF = REFERENCE
RES = RESIDENCE
RL = RADIAL LINE
RLS = REGISTERED LAND SURVEYOR
RND = ROUND
RNG = RANGE
RRS = RAIL ROAD SPIKE
R/W = RIGHT-OF-WAY
SCM = SET CONCRETE MONUMENT
S/E = SCREENED ENCLOSURE
SEC = SECTION
SET N&D = SET NAIL AND DISK PSM #6161
SIR = SET 1/2" IRON ROD PSM #6161
SQ = SQUARE
SRF = SPLIT RAIL FENCE
SR = STATE ROAD
STY = STORY
SUB = SUBDIVISION
S/W = SIDEWALK
TB = "T" BAR
TBM = TEMPORARY BENCH MARK
TC = TOP OF CURB
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
TWP = TOWNSHIP
TYP = TYPICAL
UG = UNDERGROUND
UTIL = UTILITY
WD = WOOD
WF = WOOD FENCE
WIF = WROUGHT IRON FENCE
WIT = WITNESS
WRF = WIRE FENCE
WV = WATER VALVE

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

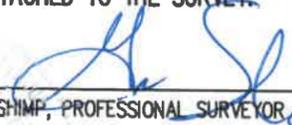
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

1. UNDERGROUND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
2. INACCESSIBLE ABOVE GROUND IMPROVEMENTS (E.G. BUILDING OVERHANGS, THOSE WITHIN SECURED AREAS, ETC.), HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
3. UNLESS OTHERWISE STATED, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, AND OTHER MATTERS OF RECORD.
4. THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
5. BASIS OF BEARINGS IS PLAT, UNLESS OTHERWISE SHOWN OR STATED.
6. "TIE" INDICATES THE STORTEST DISTANCE FROM A BUILDING OR STRUCTURE CORNER AS MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
7. FLOOD ZONE DESIGNATION AND/OR FLOOD ZONE LINES (IF ANY) SHOWN HEREON HAVE BEEN SCALED FROM THE REFERENCED MAP AND ARE APPROXIMATE.
8. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
9. THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS OR OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: THIS SURVEYOR'S REPORT IS NOT COMPLETE OR VALID UNLESS ATTACHED TO THE SURVEY.

SURVEYOR'S REPORT


GREGORY A. SHIMP, PROFESSIONAL SURVEYOR AND MAPPER #6161

200314
JOB NUMBER

10/15/20
DATE

ORDINANCE 2020-41

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 0.24 ACRES OF PROPERTY LOCATED AT 455 CYPRESS STREET ON THE NORTH SIDE OF CYPRESS STREET BETWEEN NORTH LEVIS AVENUE AND NORTH GROSSE AVENUE FROM R-70A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-60 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend to the zoning district designation of said parcel from R-70A, Residential Single Family District, to R-60, One and Two Family Residential District; and,

WHEREAS, the zoning district is consistent with the existing future land use category of RU, Residential Urban; and,

WHEREAS, the available uses within the R-60 District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on December 14, 2020; 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 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 AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described as:

“The West 70 feet of the East 210 feet of the South one-half of Lot 4, Block 18, Map of the Town of Tarpon Springs, a subdivision according to the plat thereof recorded at Plat Book 4, Page 78 and 79, in the Public Records of Hillsborough County, Florida of which Pinellas County, was formerly a part.”

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval.

EVAN MACONI – CONDITIONAL USE #20-153

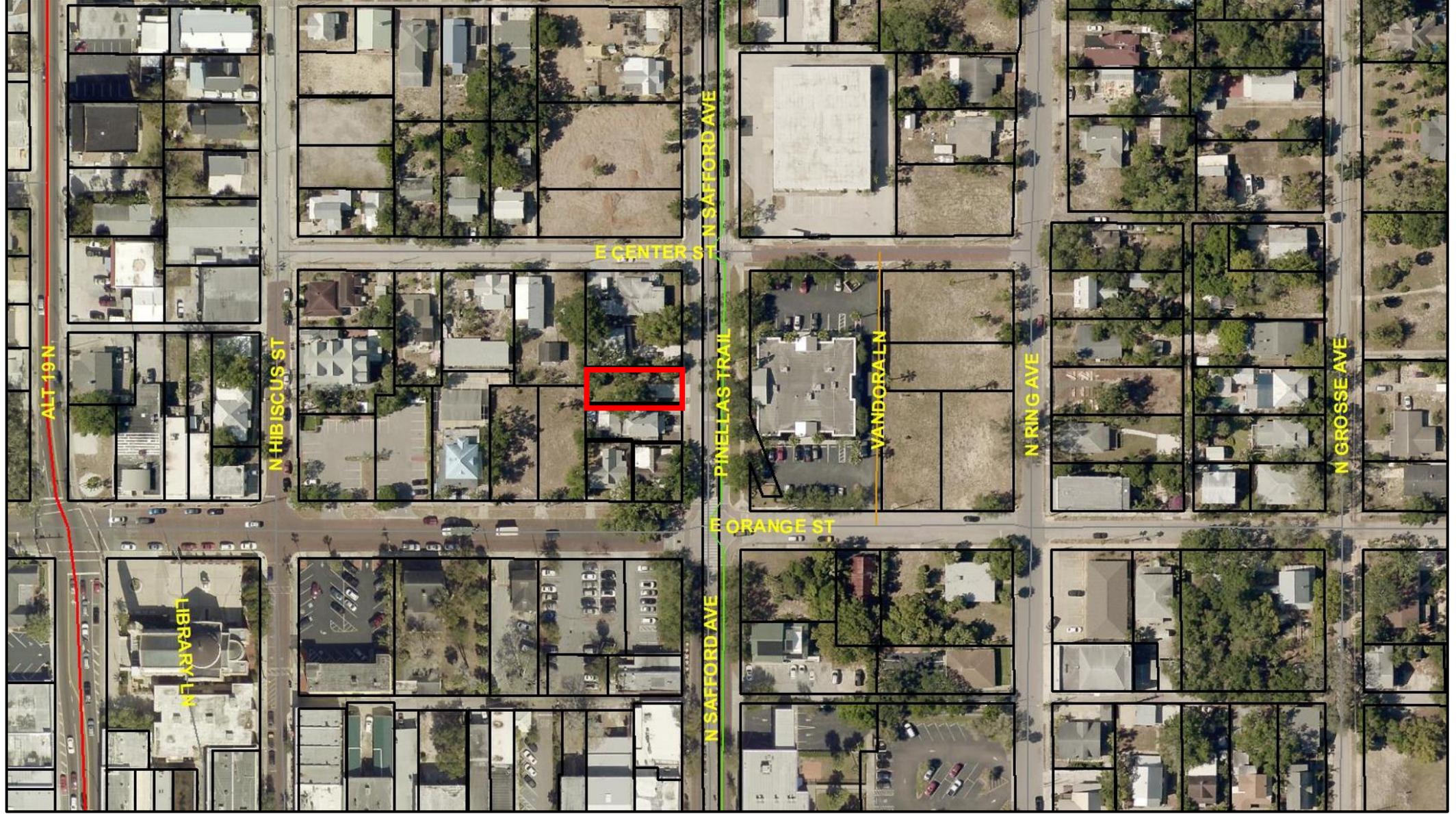
Planning and Zoning Board – January 25, 2021

Board of Commissioners – January 26, 2021





LOCATION & CONTEXT



SUMMARY OF REQUEST

- **#20-153** – Conditional Use
 - Property size: 0.09 acres (4,000 square feet)
 - Current Land Use: Community Redevelopment District (CRD)
 - Current Zoning: Special Area Plan (SAP); T4a (Residential + Retail/Office)
- **Applicant:** Evan Maconi

REVIEW CRITERIA – CONDITIONAL USE

- 1) Conformance with the Land Development Code. ***The applicant will be required to comply with all design requirements of the Smartcode and all applicable provisions of the Land Development Code.***
- 2) The proposed use is appropriate to the property in question and compatible with the area. ***The proposed use is consistent with the T4a (Residential + Retail/Office) transect and is compatible with the uses in the surrounding developed area. Review by the Heritage Preservation Board and conformance to the Smartcode requirements will ensure physical compatibility of the use.***
- 3) The use is consistent with the Comprehensive Plan. ***The use is consistent with the Special Area Plan and the City’s Comprehensive Plan.***
- 4) The use will not adversely impact historical or environmental resources. ***Heritage Preservation Board review is required. There are no environmental resources of concern on the property.***

REVIEW CRITERIA – CONDITIONAL USE

- 5) The use will not adversely affect adjoining property values. ***The proposed use is consistent with the surrounding development, including adjacent single family residential uses, and is not expected to adversely affect property values in the area.***
- 6) The use will not adversely impact nor exceed the City's capacity to serve with public facilities. ***The proposed use is located in an area that is already served with public facilities and this project will not negatively affect the City's ability to provide those services.***
- 7) The use shall provide for efficient and orderly development. ***The proposed project makes appropriate use of a small infill lot within the City's downtown area that is already served by public facilities and infrastructure, thereby providing for orderly and efficient development.***

PRELIMINARY STAFF RECOMMENDATION

#20-153 - *Approval* of the following:

- Resolution 2021-05 granting conditional use approval for construction of a single family residential dwelling in the T4a transect district.
 - Conditioned upon procurement of a building permit within one year of approval of Resolution 2021-05.

Public Notice Provided – no responses received

Planning and Zoning Board – The Planning and Zoning Board heard this item at their meeting of January 25, 2021.

City of Tarpon Springs, Florida STAFF REPORT

January 19, 2021

TO: PLANNING AND ZONING BOARD
MAYOR AND BOARD OF COMMISSIONERS

FROM: PLANNING AND ZONING DEPARTMENT

HEARING DATES: JANUARY 25, 2021 (PLANNING & ZONING BOARD)
JANUARY 26, 2021 (BOARD OF COMMISSIONERS)

**SUBJECT: APP-20-153: EVAN MACONI – RESOLUTION 2021-05:
REQUESTING A CONDITIONAL USE PERMIT TO ALLOW
CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE ON
PROPERTY DESCRIBED AS FOLLOWS: A PORTION OF LOT 4, OF
M.V. JACKSON’S SUBDIVISION, OF LOT 4, BLOCK 63, OF THE MAP
OF TARPON SPRINGS, LOCATED ON THE WEST SIDE OF NORTH
SAFFORD AVENUE BETWEEN EAST CENTER STREET AND EAST
ORANGE STREET, IN THE T4A DISTRICT OF THE SPECIAL AREA
PLAN.**

I. APPLICATION

- A. Request: Conditional Use approval to allow construction of a single family residence in the T4a district of the Special Area Plan
- B. Applicant: Evan Maconi, 4114 Woodlands Parkway, Suite 401, Palm Harbor, FL 34685
- C. Owner: same as above.

II. PROPERTY INFORMATION

- A. Location: A portion of Lot 4, M.V. Jackson’s Subdivision, of Lot 4, Block 63, of the Map of Tarpon Springs, being located on the west side of North Safford Avenue between East Center Street and East Orange Street.
- B. Subject Parcel Zoning/ Land Use Plan Designation: T4a (Residential High) / CRD (Community Redevelopment District)

C. Surrounding Zoning and Existing Uses:

	<u>Zoning</u>	<u>Existing Use</u>
North:	T4c	Single-Family and Multi-Family Residential
East:	T4a	Office
South:	T4a	Single Family Residential
West:	T4a	Single Family Residential

D. Tax Parcel ID Number: 12-27-15-89982-063-0402

III. BACKGROUND

The applicant is seeking conditional use approval to construct a single family residence on a vacant lot located on the west side of North Safford Avenue between East Center Street and East Orange Street. The subject property is zoned T4a (Residential High) and is located in the Downtown Character District. Pursuant to Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area (Smartcode) the proposed land use is subject to conditional use review. To ensure compliance with the desired character of the T4a district, the proposed residence will be subject to the design standards of the district including standards regarding building placement, frontage type, height, building form, parking location, lot coverage, setbacks and landscaping.

IV. STANDARDS FOR REVIEW

Pursuant to Section 209.01, Standards for Review of Conditional Uses, of the Tarpon Springs Land Development Code (LDC), no conditional use shall be recommended for approval or receive a final action of approval unless a positive finding, based upon substantial competent evidence either presented at a public hearing held by the Board or reviewed personally by the Board members, is made on each of the following standards:

1. Conformance with the requirements of the Land Development Code.

Analysis: The proposed use is subject to conditional use review in the T4a district. The applicant will be required to comply with the design requirements of the Smartcode and with all other applicable requirements of the Land Development Code.

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

Analysis: The proposed use will be located adjacent to other like uses and will be built consistent with the performance standards of the T4a district. It is noted this block, that contains the subject lots, is located at the border between the Downtown and Uptown Character Districts. There is a transition to more residential as one moves north from

this block, and a transition to more commercial and mixed uses going south from this block. The built properties in the block itself illustrate this transition. They are all built with residential uses and only one institutional use, located on the southwest corner of the block. The area to the east across Safford Avenue is characterized by office and limited retail development, consistent with the T4a district.

3. The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.

Analysis: The conditional use is consistent with the goals, objectives, and policies of all elements of the City Comprehensive Plan.

4. The conditional use will not result in significant adverse impacts to the environment or historical resources.

Analysis: The use is located within the City's National Register and Local Historic Districts. The proposed construction is required to undergo review for a Certificate of Approval by the City's Heritage Preservation Board. The use is not proposed on an environmentally sensitive site.

5. The conditional use will not adversely affect adjoining property values.

Analysis: The proposed single-family residences are located adjacent to other like uses in this block and will be built in accordance with the standards of the T4a district. These standards will help ensure that the proposed conditional use will fit in with the character of the neighborhood and will not adversely affect property values.

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

Analysis: The single-family residence is proposed to be built on a vacant residential lot located within the Community Redevelopment Area. The development will not require the extension of public services to the site, and will not adversely affect the ability of the City to provide adequate public facilities.

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

Analysis: The proposed conditional use is located on a vacant lot that is within the Community Redevelopment Area. Based on the location and the very limited scale of the proposed project, the conditional use will promote efficient and orderly development within the City and will not adversely affect growth patterns and the ability of the City to provide public facilities.

V. STAFF RECOMMENDATION

Staff is recommending **approval** of Resolution 2021-05 with the following condition:

1. The conditional use will expire within one year of approval, if a building permit is not issued for the property.

VI. PLANNING AND ZONING BOARD RECOMMENDATION

List of Exhibits:

- 1) Original Application
- 2) Survey
- 3) Resolution 2021-05

CITY OF TARPON SPRINGS, FLORIDA
Conditional Use Application

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Evan Maconi		Email Maconi.evan@yahoo.com	
Address 4114 Woodlands Pkwy. #401			
City Palm Harbor		State FL	Zip 34685
Phone 727-967-0149	Fax		Cellular 727-967-0149

Applicant

Name Evan Maconi		Email Maconi.evan@yahoo.com	
Address 4114 Woodlands Pkwy #401			
City Palm Harbor		State FL	Zip 34685
Phone 727-967-0149	Fax		Cellular 727-967-0149

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address Safford Ave. Tarpon Springs, FL		
Legal Description (attach additional sheets as necessary) SEE EXHIBIT A		
Tax Parcel Number(s) 12-27-15-89982-063-0402		
Current Use of Property Vacant		
Conditional Use Requested Single Family Detached Home		
Present City of Tarpon Springs Designations	Land Use Category CRD-Downtown	Zoning District T4A

IMPORTANT NOTE: In connection with the approval of any Conditional Use, the Board of Commissioners may make the approval subject to conditions, stipulations and/or safeguards as it deems necessary to ensure compliance with the provisions of the Land Development Code (LDC) and/or Comprehensive Plan. Failure to comply with the approval conditions shall be deemed a violation of the LDC and be enforced as such.

CITY OF TARPON SPRINGS, FLORIDA
Conditional Use Application

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

- Completed original application with digital copies of all application documents
- \$500.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- Survey, signed and sealed by a professional land surveyor
- Legal description of the property
- Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- Written description of proposed use
- Site plan, as applicable
- A copy of the completed DBPR Division of Alcoholic Beverages and Tobacco application if requesting a beer, wine and/or liquor license
- A detailed floor plan and preliminary report from State/County oversight agency if requesting an ACLF/ALF
- If applying to establish a Nonconforming Lot pursuant to Section 209.02, LDC the applicant must also submit an architectural elevation and a complete site plan that meets the requirements of Section 210.00, LDC *et seq.*
- Mailing labels for public notices and applicable postage charges. (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

CITY OF TARPON SPRINGS, FLORIDA
Conditional Use Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Evan Maconi is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>12/1/2020</u>	Title Holder/Property Owner: <u>[Signature]</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS).

The foregoing instrument was acknowledged before me this 1st day of December, A.D., 2020 by Evan Maconi, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



NOTARY PUBLIC
Name: Jennifer L. Marshall
Signature: Jennifer L. Marshall
Stamp: _____

36 F 3

Prepared by and Return to:
Cassandra Love
Ancote Title Services, Inc
38868 US Highway 19 North
Tarpon Springs, Florida 34689
File Number: 20-727

General Warranty Deed

Made this October 7, 2020 A.D. By DENISE SIRACUSE, a married woman, Individually and as Trustee of the 2005 Rosemarie DiBlasi Irrevocable Trust, dated 9/8/2005, hereinafter called the grantor, to EVAN TAYLOR MACONI, a single man, whose post office address is: 3042 Eastland Blvd, H208, Clearwater, Florida 33761, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Forty Thousand dollars & no cents, (\$40,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

A portion of Lot 4, of M.V. Jackson's Subdivision, of Lot 4, Block 63, of the Map of Tarpon Springs, described as follows: Begin 116.5 feet South of the Northeast corner of Lot 4; thence run West 100 feet; thence South 41 feet; thence East 100 feet; thence North 41 feet to the Point of Beginning, according to the map or plat thereof recorded in Plat Book 4, Page 78, Public Records of Pinellas County, Florida.

VACANT LAND

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 12-27-15-89982-063-0402

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Alysa Smith
Witness Printed Name Alyssa Smith

Amanda Boepple
Witness Printed Name Amanda Boepple
State of New York
County of Erie

[Signature], INDIVIDUALLY & AS TRUSTEE
(Seal)
DENISE SIRACUSE, Individually and as Trustee of the 2005 Rosemarie DiBlasi Irrevocable Trust, dated 9/8/2005
Address: 5320 Vista Avenue, Williamsville, New York 14221

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of October, 2020, by DENISE SIRACUSE, who is/are personally known to me or who has produced SNAIL as identification.

[Signature]
Notary Public
Print Name: Thomas DeJohn
My Commission Expires: 04/25/21

THOMAS DEJOHN
NOTARY PUBLIC STATE OF NEW YORK
ERIE
LIC #0156005000

[Interactive Map of this parcel](#)

[Back to Query Results](#)

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[Contact Us](#)

12-27-15-89982-063-0402

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated November 19, 2020

[Email Print](#)

[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MACONI, EVAN TAYLOR 3042 EASTLAND BLVD APT H208 CLEARWATER FL 33761	SAFFORD AVE TARPON SPRINGS



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres) **Current Tax District:** TARPON SPRINGS (TS) **Total Living:** SF: **Total Gross:** SF:

[\[click here to hide\]](#) **Legal Description**

TARPON SPRINGS OFFICIAL MAP BLK 63, PART OF LOT 4 DESC AS FROM NE COR OF SD LOT 4 TH S 116.5FT FOR POB TH S 40FT TH W 100FT TH N 40FT TH E 100FT TO POB (SEE S12-27-15)

Tax Estimator	File for Homestead Exemption	2021 Parcel Use	
Exemption	2020	2021	
Homestead:	No	No	
Government:	No	No	
Institutional:	No	No	
Historic:	No	No	
			Homestead Use Percentage: 0.00%
			Non-Homestead Use Percentage: 100.00%
			Classified Agricultural: No

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
21202/2107	\$56,100	121030274011	C	Compare Preliminary to Current FEMA Maps	D-G/800

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$45,543	\$45,384	\$45,384	\$45,543	\$45,384

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$48,940	\$41,258	\$41,258	\$48,940	\$41,258
2018	No	\$42,879	\$37,507	\$37,507	\$42,879	\$37,507
2017	No	\$34,097	\$34,097	\$34,097	\$34,097	\$34,097
2016	No	\$35,081	\$15,453	\$15,453	\$35,081	\$15,453
2015	No	\$14,048	\$14,048	\$14,048	\$14,048	\$14,048
2014	No	\$17,384	\$15,575	\$15,575	\$17,384	\$15,575
2013	No	\$14,159	\$14,159	\$14,159	\$14,159	\$14,159
2012	No	\$18,995	\$18,995	\$18,995	\$18,995	\$18,995
2011	No	\$17,981	\$17,981	\$17,981	\$17,981	\$17,981
2010	No	\$25,158	\$25,158	\$25,158	\$25,158	\$25,158
2009	No	\$25,287	\$25,287	\$25,287	\$25,287	\$25,287
2008	No	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
2007	No	\$44,100	\$44,100	\$44,100	N/A	\$44,100
2006	No	\$38,900	\$38,900	\$38,900	N/A	\$38,900
2005	No	\$40,100	\$40,100	\$40,100	N/A	\$40,100
2004	No	\$22,100	\$22,100	\$22,100	N/A	\$22,100
2003	No	\$14,000	\$14,000	\$14,000	N/A	\$14,000
2002	No	\$13,400	\$13,400	\$13,400	N/A	\$13,400
2001	No	\$15,200	\$15,200	\$15,200	N/A	\$15,200
2000	No	\$4,900	\$4,900	\$4,900	N/A	\$4,900
1999	No	\$5,100	\$5,100	\$5,100	N/A	\$5,100
1998	No	\$4,900	\$4,900	\$4,900	N/A	\$4,900
1997	No	\$4,800	\$4,800	\$4,800	N/A	\$4,800
1996	No	\$4,900	\$4,900	\$4,900	N/A	\$4,900

2020 Tax Information

[2020 Tax Bill](#) Tax District: [TS](#)
2020 Final Millage Rate 20.0018

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
05 Oct 2020	21202 / 2107	\$40,000	Q	V
29 Apr 2016	19175 / 2433	\$20,000	U	V
1979	04815 / 1010	\$2,500	Q	
1970	03453 / 0987	\$2,500	Q	

2020 Land Information

Seawall: No	Frontage:	View: None
Land Use	Land Size	Unit Value
Vacant (00)	40x100	1500.00
Units	Total Adjustments	Adjusted Value
40.0000	0.8500	\$51,000
Method		
		FF

[click here to hide] 2021 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing issues with this map loading, you may need

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**CITY OF TARPON SPRINGS
CONDITIONAL USE APPLICATION**

**EVAN MACONI – SAFFORD AVE
EXHIBIT A
LEGAL DESCRIPTION**

A Portion of Lot 4, of M.V. Jackson's Subdivision, Of Lot 4, Block 63, of the Map of Tarpon Springs, described as follows: Begin 116.5 feet South of the Northeast corner of lot 4; thence run West 100 feet; thence South 41 feet; thence East 100 feet; thence North 41 feet to the point of beginning, according to the map or plat thereof recorded in Plat Book 4, Page 78, Public Records of Pinellas County, Florida

Pinellas County Property Appraiser Parcel Number: 12-27-15-89982-063-0402

**CITY OF TARPON SPRINGS
CONDITIONAL USE APPLICATION**

**EVAN MACONI – SAFFORD AVE
EXHIBIT B
DESCRIPTION OF PROPOSED USE**

1. INTRODUCTION

Evan maconi currently owns the land located on the west side of Safford Avenue. between Orange Street. & Center Street. The property is located in the downtown character district of the special area plan for the sponge docks and the community redevelopment area and is currently zoned T4A pursuant to the Transect- Based Infill Code for the Sponge Docks and Community Redevelopment Area.

This section of Safford Avenue contains a mix of land uses including single family residential homes, multi family residential homes, offices, and restaurants. The site is currently vacant.

2. CONDITIONAL USE REQUEST

The applicant wishes to build a single-family home with an attached garage. In the T4a Zoning District, single family detached homes are a Conditional Use, therefor, the applicant is submitting this request for approval of the Conditional Use.

3. COMPLIANCE WITH THE STANDARDS FOR THE CONDITIONAL USE

Section 209.01 of the city's Land Development Code establishes seven standards for the review of conditional uses. The application will be reviewed against each standard for compliance in the analysis below. The standard is shown in **bold** followed by the analysis demonstrating the applications compliance with the standard.

A. Conformance with the requirements of this code

Analysis: The residential density in the Downtown Character District and T4A Zoning District allow up to 15 unity per acre. The lot is 41 feet wide by 100 feet deep, with a total lot square footage of 4,100 square feet or 0.0941 acres. Bases on the lot size the development potential for the site is 1 residential unit. (0.0941 x 15 units/acre =1.411

units.) The applicant proposes a single family detached home with an attached garage. The proposed density is in conformance with both the Special Area Plan and the Transect Based Code. Upon approval of the conditional use, the new residential home will also be consistent with the Plan and Code. Based on this analysis, the proposed Conditional Use is in compliance with this standard.

B. The use to which the property may be put is appropriate to the property in question and is compatible with the existing and planned uses in the area.

Analysis: The general area within which the property is located contains a mix of land uses including single family and multifamily residential homes to the north, single family homes to the south and to the west, and offices to the east. Additional land uses along Safford Avenue include restaurants and parking lots.

The addition of this new residential home in the neighborhood is compatible with the existing residential, one story office buildings, and the downtown area and will be a valuable addition to this section of the Downtown, thus demonstrating compliance with this standard.

C. The conditional use is consistent with the goals, objectives and policies of all elements of the City Comprehensive Plan.

Analysis: The overall goal of the Special Area Plan is to encourage redevelopment or the Community Redevelopment Area and the Development of this single family home will make a significant contribution with the new construction of residences by adding residents to the downtown. Specifically, the Downtown Character District or the Special Area Plan states:

“The suggested uses for this district are intended to promote retail development and to encourage medium density and mixed use residential development to support the retail along Tarpon Avenue. “(source: Special Area Plan, page 3-14)

Additionally, the “objectives – Place Based for CRA” in the Special Area Plan include the following objective:

“Consider infill/ redevelopment opportunities along Tarpon Avenue and within residential area for other residential development opportunities while maintaining the existing scale and character of these neighborhoods and the City’s adopted national Register Historic District.” (source: Special Area Plan, page 2-15).

The proposed residential use for this site is consistent with the purpose of the downtown character district and the cited objective of the special area plan, thus demonstrating compliance with this standard.

D. The conditional use will not result in significant adverse impacts to the environment or historical resources.

Analysis: There are no environmental issues related to this site, therefore, the proposed conditional use is consistent with this standard. The applicant is aware that the development requires approval of the design by the heritage preservation board which approval will be obtained when construction drawings are completed.

E. The conditional use will not adversely affect adjoining property values.

Analysis: As described in several of the responses above, the proposed residential uses are the same uses as the property to the north into the south, are compatible with other uses in the area and based on their similarities and compatibility are not expected to affect the property values of adjoining property. Therefore, based on this analysis, the development is consistent with this standard.

F. The conditional use will not adversely impact nor exceed the capacity of the fiscal ability of the city to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection and emergency services, police protection, library service, and other similar public facilities. Compliance with the adapted levels of service standards can be demonstrated if necessary.

Analysis: The special area plan contained an “Infrastructure and public facilities analysis” that evaluated the service capacity for the redevelopment area add an assumed for build out analysis confirm that there is an adequate potable water sanitary sewer Stormwater management and education capacity to serve the anticipated new development within the redevelopment area at full build out. based on this analysis, the application is consistent with this standard.

G. The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the city to provide public facilities.

Analysis: The proposed conditional use is an infill project to allow construction within the redevelopment area to build a new home. The new construction is consistent with the desired type of development outlined in the special area plan, is located within the downtown area with existing available services and, therefore, will not impact the cities cost or ability to provide public facilities to its residents. Based on this analysis, the proposed conditional use is consistent with this standard.

RESOLUTION NO. 2021-05

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #20-153 REQUESTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE ON PROPERTY DESCRIBED AS FOLLOWS: A PORTION OF LOT 4, OF M.V. JACKSON'S SUBDIVISION, OF LOT 4, BLOCK 63, OF THE MAP OF TARPON SPRINGS, LOCATED ON THE WEST SIDE OF NORTH SAFFORD AVENUE BETWEEN EAST CENTER STREET AND EAST ORANGE STREET, IN THE T4A DISTRICT OF THE SPECIAL AREA PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow construction of a single family residence on property described as a portion of Lot 4, of M.V. Jackson's Subdivision, of Lot 4, Block 63, of the Map of Tarpon Springs, located on the west side of North Safford Avenue between East Center Street and East Orange Street; and,

WHEREAS, Table 4F of the Appendix B (Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area) of the Code of Ordinances requires conditional use approval for such uses; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of January 25, 2021 and recommended approval; and,

WHEREAS, the Board of Commissioners must approve, deny or approve subject to conditions each application for conditional use approval; and,

WHEREAS, written notice and posted legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

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

SECTION 1: FINDINGS

Application #20-153 meets the criteria for approval of a Conditional Use as set forth in the Community Redevelopment District and the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area.

SECTION 2: APPROVAL

Application #20-153, requesting a Conditional Use Permit to allow construction of one single family residence in the T4a district of the Special Area Plan, is approved with the following condition:

1. The conditional use will expire within one year of approval, if a building permit is not issued for the property.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption.

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, RATIFYING EXECUTIVE ORDER 2021-03 AND EXTENDING THE DECLARATION OF LOCAL STATE OF EMERGENCY TO JANUARY 26, 2021; RATIFYING EXECUTIVE ORDER 2021-04 AND EXTENDING THE DECLARATION OF LOCAL STATE OF EMERGENCY TO FEBRUARY 2, 2021; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the coronavirus disease 2019 (COVID-19) outbreak poses a serious potential threat to the residents of the City of Tarpon Springs; and

WHEREAS, on March 9, 2020, pursuant to Executive Order 20-52, Governor DeSantis declared a State of Emergency throughout the state due to COVID-19; and

WHEREAS, City Manager Mark G. LeCouris declared a local State of Emergency on March 17, 2020 due to the COVID-19 virus; and

WHEREAS, City Manager Mark G. LeCouris issued Executive Order 2021-03 and extends the declaration of local State of Emergency through midnight on January 26, 2021; and Executive Order 2021-04 and extends the declaration of local State of Emergency through midnight on February 2, 2021.

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

Section 1. The Board of Commissioners hereby ratifies Executive Order 2021-03 and extends the declaration of local State of Emergency through midnight on January 26, 2021; and ratifies Executive Order 2021-04 and extends the declaration of local State of Emergency through midnight on February 2, 2021.

Section 2. This Resolution shall take effect immediately upon its adoption.

EXECUTIVE ORDER 2021-03

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF TARPON SPRINGS, FLORIDA EXTENDING THE STATE OF LOCAL EMERGENCY FOR SEVEN DAYS FOR THE CITY OF TARPON SPRINGS DUE TO THE PUBLIC HEALTH THREAT OF THE CORONAVIRUS DISEASE 2019 (COVID-19) AND ITS POTENTIAL THREAT OF HARM TO THE RESIDENTS OF THE CITY OF TARPON SPRINGS.

WHEREAS, THE City Manager of the City of Tarpon Springs may promulgate such reasonable regulations as he deems necessary to protect life and preserve critical resources subject to the ratification of the Board of Commissioners at their next regularly scheduled meeting, and

WHEREAS, the Board of Commissioners of the City of Tarpon Springs ratified for the City Manager to extend the executive order every seven days through an executive order.

NOW, THEREFORE, IT IS DECLARED by this Executive Order of the City Manager of the City of Tarpon Springs this 19th day of January 2021, that:

Section 1: I, as City Manager, extend the Executive Order dated January 12, 2021 for seven days subject to the ratification of the Board of Commissioners at their next regularly scheduled meeting, and may take those actions necessary and authorized by Section 2-184 of the City of Tarpon Springs Code of Ordinances to protect life and preserve critical resources.

Dated this 19th day of January 2021.

Mark G. LeCouris, City Manager

ATTEST:

Irene S. Jacobs, CMC
City Clerk & Collector

EXECUTIVE ORDER 2021-04

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF TARPON SPRINGS, FLORIDA EXTENDING THE STATE OF LOCAL EMERGENCY FOR SEVEN DAYS FOR THE CITY OF TARPON SPRINGS DUE TO THE PUBLIC HEALTH THREAT OF THE CORONAVIRUS DISEASE 2019 (COVID-19) AND ITS POTENTIAL THREAT OF HARM TO THE RESIDENTS OF THE CITY OF TARPON SPRINGS.

WHEREAS, THE City Manager of the City of Tarpon Springs may promulgate such reasonable regulations as he deems necessary to protect life and preserve critical resources subject to the ratification of the Board of Commissioners at their next regularly scheduled meeting, and

WHEREAS, the Board of Commissioners of the City of Tarpon Springs ratified for the City Manager to extend the executive order every seven days through an executive order.

NOW, THEREFORE, IT IS DECLARED by this Executive Order of the City Manager of the City of Tarpon Springs this 26th day of January 2021, that:

Section 1: I, as City Manager, extend the Executive Order dated January 19, 2021 for seven days subject to the ratification of the Board of Commissioners at their next regularly scheduled meeting, and may take those actions necessary and authorized by Section 2-184 of the City of Tarpon Springs Code of Ordinances to protect life and preserve critical resources.

Dated this 26th day of January 2021.

Mark G. LeCouris, City Manager

ATTEST:

Irene S. Jacobs, CMC
City Clerk & Collector



MEMORANDUM

To: Board of Commissioners

From: Renea Vincent, AICP, CPM

Meeting Date: January 26, 2021

Subject: **Hickory Point RV Park, Request to Negotiate a Development Agreement**

STAFF RECOMMENDATION

The Board of Commissioners should review and evaluate the request and may authorize the City Manager to negotiate with the applicant pursuant to Section 97.00(C) of the City's Land Development Code (LDC). If authorized, the City Manager would provide the Board of Commissioners with draft terms of a development agreement or with a report on the status of negotiations within 90 days of a determination by the Technical Review Committee (TRC) that the proposed project is in compliance with the LDC (Section 97.00(F)).

BACKGROUND

Pursuant to Section 97.00 of the City's Land Development Code (LDC) the City has received a request to negotiate a Development Agreement to annex the existing Hickory Point Recreational Vehicle (RV) Park and to expand the existing RV park by developing the adjacent parcel. The request was submitted by Craig A. Taraszki of Johnson, Pope, Bokor, Ruppel & Burns, LLP on behalf of Hickory Point Land, LLC and Hickory Point RV Park, Inc. The owners are Christina Roddey and Benjamin Roddy, III. The request letter is accompanied by a concept plan for the existing and proposed expanded RV park layout.

Appropriate staff reviewed the available preliminary plan information to identify any "red flag" issues associated with this request. The following summary of review comments is provided:

Fire Department:

- Expanded area will require an additional fire main
- Existing Park may or may not be affected (additional information needed)
- Estimate that at least an additional 6" fire main with 6 new fire hydrants will be required to comply with City's Land Development Code.
- Additional requirements may be needed based upon inspection

Public Services / Utilities

- Will need additional information on estimated water consumption and sanitary sewer volumes
- There is sufficient water capacity for the project.
- A force main may need to be installed to carry sanitary sewer to the nearest connection point
- Any Lift Station / force main designs will need to be reviewed and approved by the City
- There exists limited force main capacity in that area now (3" diameter). A means to transmit the wastewater back to the treatment plant would need to be established by the design



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

engineer for the project. This would need to factor in the wastewater flows and the existing demands on the current system. For relatively small flows, this is likely feasible. As the proposed development gets bigger, a dedicated force main may be required.

- We are considering having our consultant look at a master plan for the remaining developable area north of the river. This could be an important decision tool going forward. This may need to include ***both undeveloped property plus existing property that is currently not served by sewer***. Public Services and Planning staff will work together on development potential on a parcel by parcel basis as needed.

Building Department

- Current flood zone is VE14, but will change to AE 10 & 11 when new maps go into effect.
- Flood zones may affect pool and office areas depending on when they actually submit for permits

Planning Department

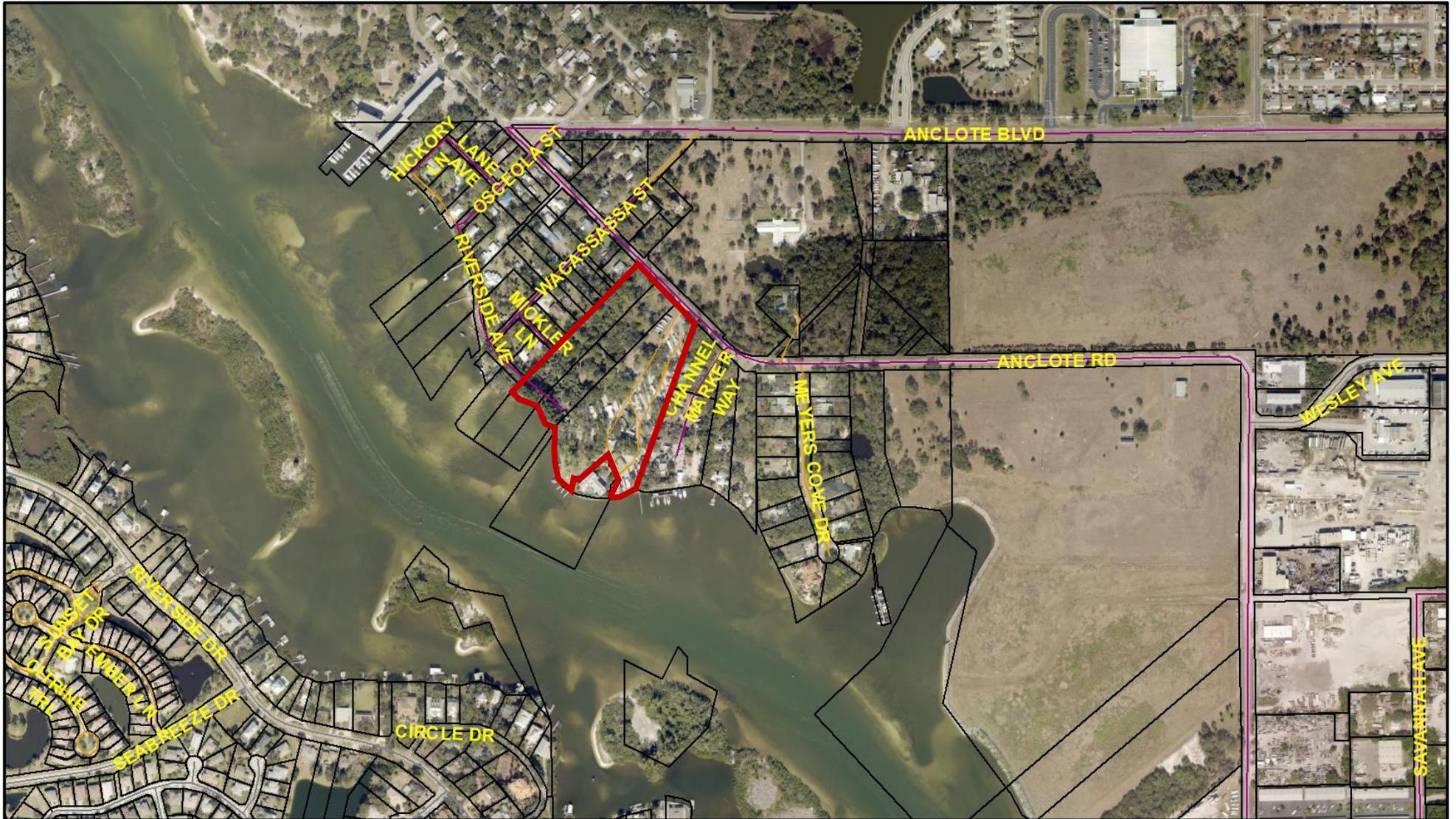
- Annexation contiguity is established from across the Anclote River and adjacency to Marker 25 Marina.
- With the addition of a sewer force main there may be an opportunity to hook up other properties in the area (may force additional annexations if contiguous)
- Properties are located in the Coastal High Hazard Area.
 - Given long term sea level rise, use as an RV Park may be preferable to additional permanent residential structures.
 - Hurricane Evacuation Plan will be necessary
- Preliminary site plan indicates 42 new sites on 4.6 acres of upland
 - Substantial number of trees being preserved to maintain shade over the site
- Future Land Use Map change to RMF Resort Facilities Medium with Development Agreement restricting undesirable uses (if any)
 - Current Land Use of vacant property is residential at 5 units per acre
- Zoning Map designation of RV Park
 - Current zoning is a mix of low density residential

Attachments:

- Location Map
- Request Letter with Attachments



App #20-154 Hickory Point RV Park Location Map





**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Craig A. Taraszki
490 1st Avenue South
Suite 700
St. Petersburg, Florida 33701

Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

File No. 050493.140327

December 8, 2020

VIA FEDEX AND EMAIL

City of Tarpon Springs
Attn: Renea Vincent, Director
Planning & Zoning Division
324 E. Pine Street
Tarpon Springs, FL 34689
rvincent@ctsfl.us

Re: **Development Proposal & Agreement Application – Request to Negotiate**
Hickory Point RV Park
Seminole Street and Anclote Road

On behalf of our clients, Hickory Point Land, LLC, Hickory Point RV Park, Inc., Christina Roddey and Benjamin Roddey, III, the owners of the subject property, please find enclosed the following documents in support of their application:

1. One (1) completed Development Proposal & Agreement Application;
2. One (1) copy of the Owner's Affidavit for Christina and Benjamin Roddey;
3. One (1) copy of the Owner's Affidavit for Hickory Point Land, LLC and Hickory Point RV Park, Inc.;
4. One (1) copy of the Hickory Point RV Park Expansion Concept Diagram, dated August 20, 2020, prepared by VHB;
5. One (1) copy of the Hickory Point RV Park Expansion Concept Plan, dated August 18, 2020, prepared by VHB;
6. One (1) copy of the City of Tarpon Springs Zoning Map ("Zone 6") depicting the subject property;
7. One (1) copy of the Warranty Deed vesting title in Hickory Point Land, LLC, recorded June 27, 2019 in O.R. Book 20594, Page 1430;
8. One (1) copy of the Quit Claim Deed vesting title in Christina and Benjamin Roddey, recorded December 21, 2010 in O.R. Book 17121, Page 1579;
9. One (1) copy of the Warranty Deed vesting title in Hickory Point Mobile Home Park, Inc. (now known as Hickory Point RV Park, Inc.), recorded August 9, 1999 in O.R. Book 10618, Page 1370; and
10. Check No. 11821 in the amount of \$250.00 payable to "City of Tarpon Springs" for the application fee.

The owners are requesting to negotiate a development agreement for the annexation of the existing RV park, including single-family parcel, and contiguous vacant land for the expansion of the RV park. Please confirm your receipt and contact me if you have any questions or require any additional information or documents.



JOHNSON POPE
BOKOR RUPPEL & BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

City of Tarpon Springs
December 8, 2020
Page 2

Regards,

JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP

Craig A. Taraszki

Encl.

cc: Chris Roddey (via email only)

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Craig Taraszki is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 11/27/2020

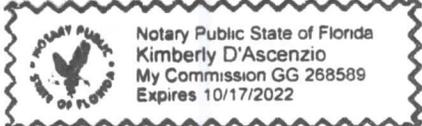
Title Holder: *Christina K. Roddey*
Christina K. Roddey

Date: 11/27/2020

Title Holder: *Benjamin D. Roddey III*
Benjamin D. Roddey, III

STATE OF FLORIDA)
COUNTY OF PINELLAS)

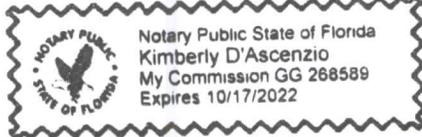
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of November, 2020, by Christina K. Roddey, and she is personally known to me or has produced _____ as identification.



My Commission Expires: 10/17/2022
Print Name: Kimberly D'Ascenzio
NOTARY PUBLIC *Kimberly D'Ascenzio*

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of November, 2020, by Benjamin D. Roddey, III, and he is personally known to me or has produced _____ as identification.



My Commission Expires: 10/17/2022
Print Name: Kimberly D'Ascenzio
NOTARY PUBLIC *Kimberly D'Ascenzio*

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Craig Taraszki is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

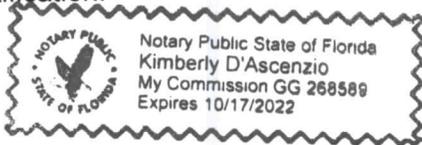
I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 11/27/2020 Title Holder: Christina K Roddey
Hickory Point Land, LLC by Christina K. Roddey, its
Manager

Date: 11/27/2020 Title Holder: Christina K Roddey
Hickory Point RV Park, Inc. by Christina K. Roddey,
its Director

STATE OF FLORIDA)
COUNTY OF PINELLAS)

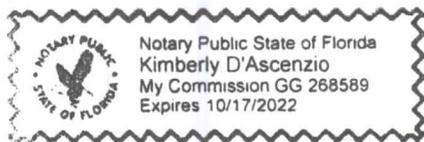
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of November, 2020, by Christina K. Roddey, the Manager of Hickory Point Land, LLC, on behalf of said company, and she is personally known to me or has produced _____ as identification.



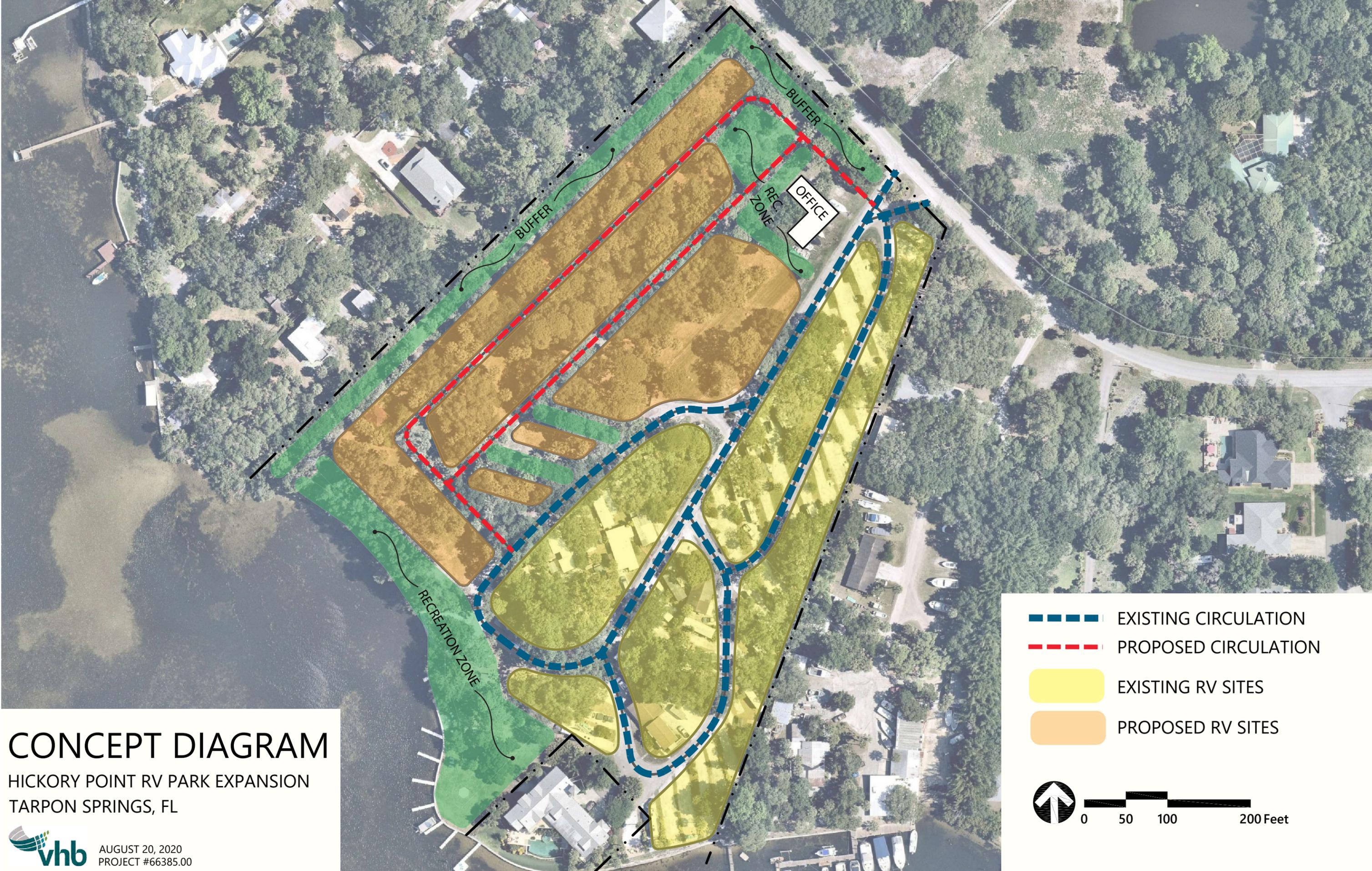
My Commission Expires: 10/17/2022
Print Name: Kimberly D'Ascenzio
NOTARY PUBLIC [Signature]

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of November, 2020, by Christina K. Roddey, the Director of Hickory Point RV Park, Inc., on behalf of said corporation, and she is personally known to me or has produced _____ as identification.



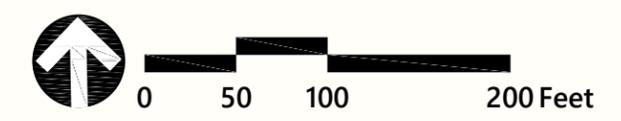
My Commission Expires: 10/17/2022
Print Name: Kimberly D'Ascenzio
NOTARY PUBLIC [Signature]



CONCEPT DIAGRAM

HICKORY POINT RV PARK EXPANSION
TARPON SPRINGS, FL

-  EXISTING CIRCULATION
-  PROPOSED CIRCULATION
-  EXISTING RV SITES
-  PROPOSED RV SITES



SITE DATA:

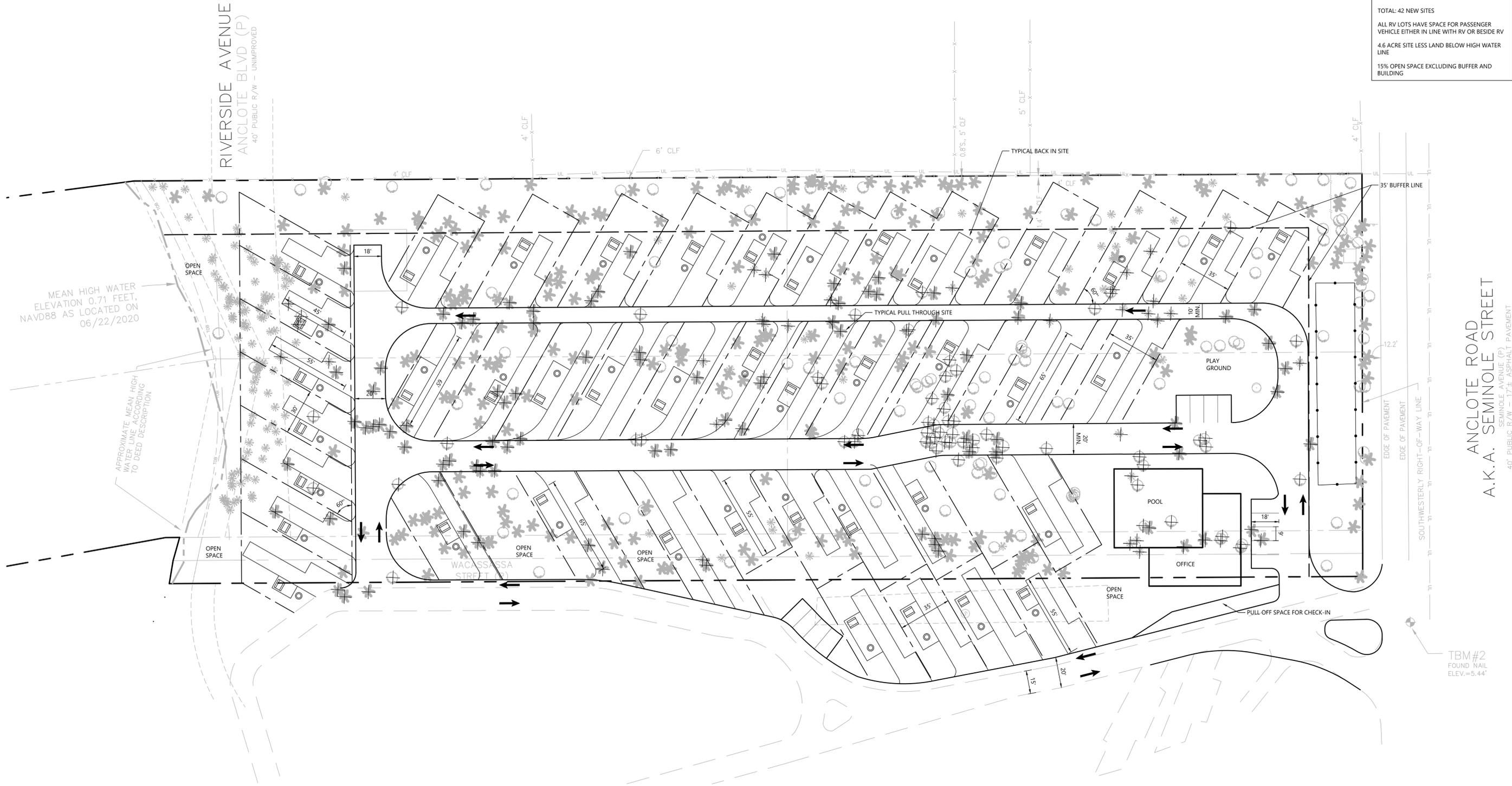
- 14 - 65' PULL THROUGH SITES
- 9 - 55' BACK IN SITES
- 3 - 55' BACK IN, WATERFRONT SITES
- 4 - 45' BACK IN, WATERFRONT SITES
- 12 - 45' BACK IN SITES

TOTAL: 42 NEW SITES

ALL RV LOTS HAVE SPACE FOR PASSENGER VEHICLE EITHER IN LINE WITH RV OR BESIDE RV

4.6 ACRE SITE LESS LAND BELOW HIGH WATER LINE

15% OPEN SPACE EXCLUDING BUFFER AND BUILDING

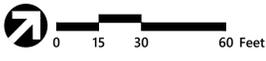


Concept Plan

Hickory Point RV Park Expansion

Tarpon Springs, FL

Source: Survey by American Surveying
 Prepared for: Client
 Date: August 18, 2020



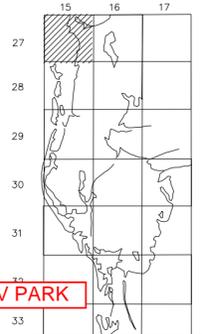
PROPERTY OWNERSHIP MAP
PINELLAS COUNTY

PAM DUBOV
PROPERTY APPRAISER

SCALE 1" = 300'
DATE OF MAP: 05/08/90



COUNTY LOCATOR



SHEET MATCH

PASCO COUNTY		
N04-27-15	N03-27-15	N02-27-15
S04-27-15	S03-27-15	S02-27-15

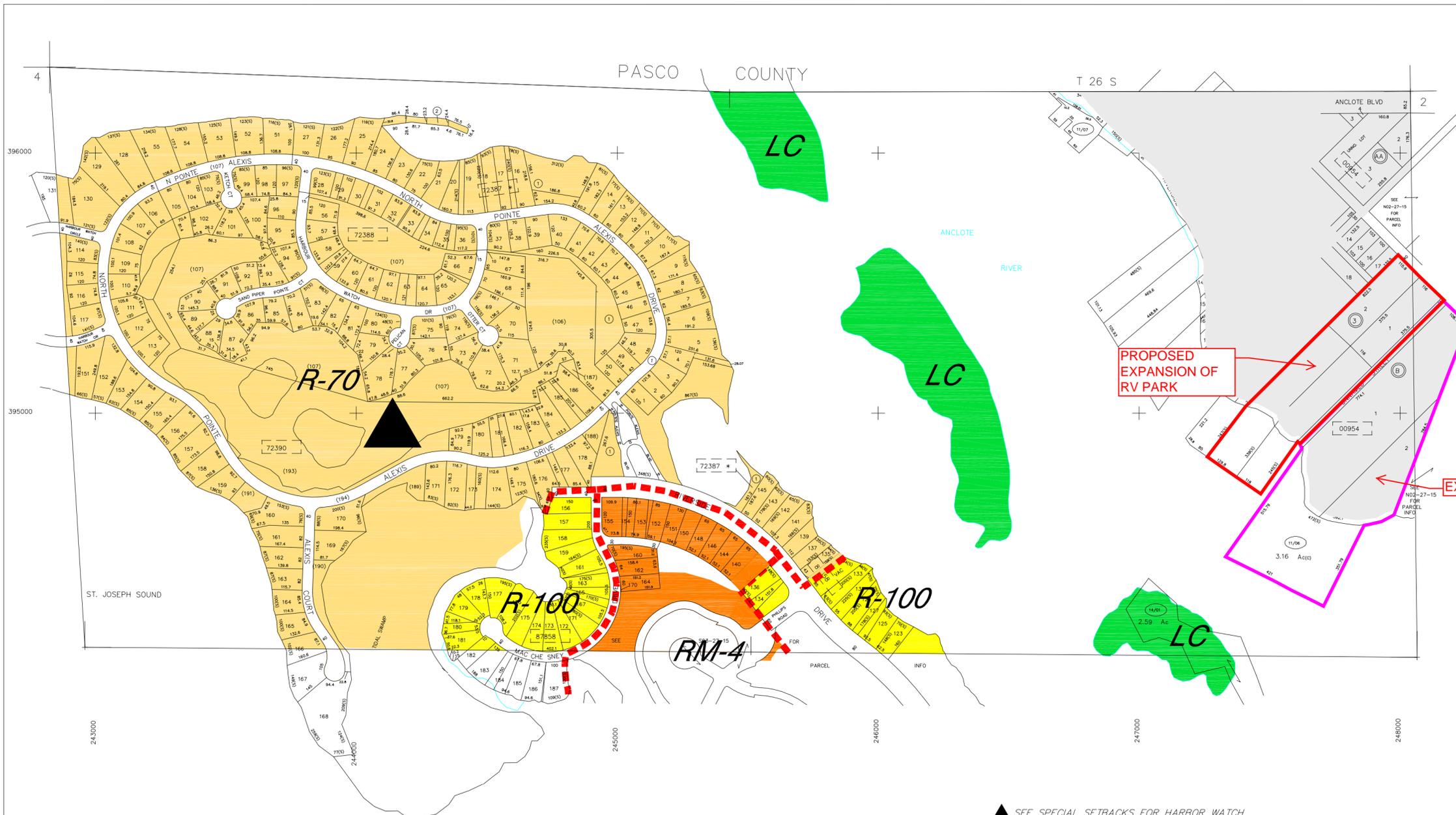
LEGEND

COUNTY LINE	---	AREA (FROM DEED)	10.5 Ac
CITY LIMIT LINE	---	AREA (CALCULATED)	10.5 Ac(c)
TAX DISTRICT LINE	---	DIMENSIONS (FROM DEED)	100.3
ROAD R/W	---	DIMENSIONS (SCALED)	100(5)
RAILROAD R/W	---	WATER	
SUB LINE	---	INTERSTATE HIGHWAY	(275)
PROPERTY LINE	---	U.S. HIGHWAY	(19)
LAND HOOK	---	STATE HIGHWAY	(60)
INTERIOR TRACT LINE OR ORIGINAL LOT LINE	---	COUNTY HIGHWAY	(1)
SUB LOT NUMBERS	31	ROADS OR STREETS	BY NAME
PARCEL NUMBER (w & b)	(06/00)	MAJOR TRANSMISSION LINES	POWER GAS OR OIL
BLOCK NUMBER	(2)		
STATE PLANE COORDINATES	375000	SECTION CORNERS	2 1 11 12
CHURCHES, SCHOOLS, CEMETERIES, AIRPORTS, GOVERNMENT LANDS ETC.	BY NAME	ASSIGNED M & B PINELLAS FARMS/GROVES GEO-LOCATOR (BLK FIELD)	200 100 300 400
SUB NUMBER		OTHER ASSIGNED BLK/LOT DESIGNATOR	(3)

REVISIONS

DATE	BY	CHANGES OR ADDITIONS
09/05	CG	UPDATE/SPLITS/COMBS
09/05	MW	MISC CORR TO CHAIN
08/05	MW	MISC CORR
06/95	ENTJ	REDRAW EAST 1/2
05/96	JD	REDO COORD/EDGEMATCH

SECTION N¹/₂ 03
TOWN 27 SOUTH, RANGE 15 EAST
N03-27-15
MAP NUMBER



▲ SEE SPECIAL SETBACKS FOR HARBOR WATCH

* SEE PLAT FOR DIMENSIONS
▲ SEE SPECIAL SETBACKS

NO.	NAME	PB/ PG
00954	ANCLOTE, HOPE'S SUB OF (02-27-15)	D-Q/342
57528	MEYER'S GREEN AND H.G. THOMPSON RESUB	05/047
57672	MICKLER'S, GLADYS RESUB	05/072
58122	MINNEHAHA TERRACE	13/021
▲ * 72387	POINTE ALEXIS NORTH PHASE I REPLAT	96/020
▲ 72388	POINTE ALEXIS NORTH PHASE II	97/017
▲ 72390	POINTE ALEXIS NORTH PHASE III	102/072
87858	SUNSET HILLS COUNTRY CLUB	17/027

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ATTENTION: ALTHOUGH THIS MAP/FILE REPRESENTS A SIGNIFICANTLY HIGH DEGREE OF ACCURACY AND COMPLETENESS, IT WAS PREPARED FOR USE IN PROPERTY ASSESSMENT. INFORMATION ON THE ACCURACY MAY BE AN INDICATOR OF THE DATE SET OF DATE (FROM AN OFFICIAL PLAT/DEED RECORDING) OR THE DATE OF THIS OFFICE. THIS MAP/FILE SHOULD NOT BE RELIED ON FOR ANY OTHER USE OR ALTERNATIVE TO A QUALIFIED SURVEY. PLEASE CONSULT A LICENSED PROFESSIONAL LAND SURVEYOR IN ANY MATTER INVOLVING PROPERTY BOUNDARIES OR RIGHTS OF WAY.

PAGES 3
 ACCT _____
 REC 15.00
 DR219 70
 DS _____
 INT _____
 FEES _____
 MIF _____
 P.C. _____
 REV _____

99-262929 AUG- 9-1999 2:27PM
 PINELLAS CO BK 10618 PG 1370

Prepared by and return to:
 Jack R. St. Arnold, Esquire
 St. Arnold & Stearns, Chartered
 1370 Pinehurst Road
 Dunedin, Florida 34698

TOTAL 15.70
 - CH. LAL _____
 CHG AMT _____

Documentary Tax Pd. \$ 70
 Intangible Tax Pd _____
 Karloen F. DeBlaker, Clerk, Pinellas County
 By _____ Deputy Clerk

WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 1999, between BENJAMIN D. RODDEY, III and CHRISTINA K. RODDEY, Husband and Wife, of the County of Pinellas, State of Florida, grantor, and HICKORY POINT MOBILE HOME PARK, INC., grantee;

WITNESSETH, that said grantor, for and in consideration of the sum of Ten 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to wit:

See Exhibit "A"

Subject to taxes for the year 1999 and subsequent years and easements and restrictions of record;

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered
 in the presence of:

Sign: [Signature]
 Print: JACK R. ST. ARNOLD

[Signature]
 BENJAMIN D. RODDEY, III

Sign: [Signature]
 Print: Jessica Pearman

9C585182 SSS 08-09-1999 13:14:24
 01 DED-RODDEY
 RECORDING 1 \$15.00
 DOC STAMP - DR219 3 \$.70

 TOTAL: \$15.70
 CHECK AMT. TENDERED: \$15.70
 CHANGE: \$.00

EXHIBIT "A"

That part of Lots 1 and 2, Block "B" CAPT. S.E. HOPE'S
SUBDIVISION OF ANCLOTE, FLORIDA, according to plat recorded in
Deed-Book "Q" Page 342 of the Public Records of Hillsborough
County, Florida of which Pinellas County was formerly a part and
strip lying southerly thereto further described as:

Part of Government Lot 1 in Section 2, and part of Government
Lot 1 in Section 3, Township 27 South, Range 15 East, more
particularly described as follows:

Begin at a point in the section line dividing said Sections 2
and 3 which point is 951.1 feet South of the Northwest corner of
said Section 2, running thence North 44 deg. 57' 30" East 182
feet, more or less, along the southeasterly line of Macassassa
Street to the intersection with the southwesterly line of
Seminole Street, Seminole Street being also officially
designated as County Highway #47; thence South 45 deg. 07' 30"
East along the southwesterly line of Seminole Street, 108.75
feet; thence South 20 deg. 10" West 784.5 feet more or less to
the intersection with the North bank of Anclote River, thence
following the meander line of the North bank of said River in a
direction generally West and North to the intersection of the
southeasterly line of Macassassa Street; thence along the
southeasterly line of Macassassa Street, North 44 deg. 57' 30"
East 592.15 feet, more or less to the POINT OF BEGINNING,
Pinellas County, Florida.

ORIGINAL COPY

This Document Prepared By and Return to:
Keith A. Ringelspaugh, Esq.
3347 49th Street North
St. Petersburg, FL 33710
Deed prepared without title search, title exam
Nor has title insurance been issued
Tax Parcel ID: 02/27/15/00954/002/0022

Space Above Provided For Clerk's Data

Note to Tax Examiner: No consideration has been given by Grantees to Grantor for this deed. Grantees, as the principals of the Grantor, have been and continue to be co-obligors with Grantor on any and all mortgages secured by this property. Neither party has been released from or otherwise relieved of said mortgage liabilities.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 20th day of DECEMBER, 2010, by **HICKORY POINT MOBILE HOME PARK, INC., a Florida corporation**, whose address is 1181 Anclote Road, Tarpon Springs, FL 34689, **FIRST PARTY**, and **BENJAMIN D. RODDEY, III, and CHRISTINA K. RODDEY, husband and wife**, whose post office address is 1181 Anclote Road, Tarpon Springs, FL 34689, **SECOND PARTY**,

WITNESSETH: That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to that certain property which is described as the lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

A parcel of land lying in Section 3, Township 27 S, Range 15 E, Pinellas County, Florida being portions of Lots 1 and 2, Block "B", CAPT. S.E. HOPES SUBDIVISION OF ANCLOTE FLORIDA, according to the plat recorded in Deed Book "Q", Page 342, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part; more particularly described as follows: Commence at the Northeast corner of Section 3, said point marked by an iron pipe 1-1/4" diameter; thence run S 00° 42' 59" E, along the East boundary of said Section 3, a distance of 1300.04 feet; thence leaving said East boundary of Section 3, run S 49° 47' 59" W, a distance of 250.51 feet to the Point of Beginning; thence from said Point of Beginning, the following eleven (11) courses:

- 1) S 00°41' 21" E, a distance of 62.69 feet; thence
- 2) S 37° 18' 13" E, a distance of 58.27 feet; thence
- 3) S 39° 06' 21" W, a distance of 45.33 feet; thence
- 4) S 07° 05' 58" W, a distance of 43.15 feet; thence
- 5) S 07°51' 14" E, a distance of 21 ± feet to the existing face of the seawall cap along the Anclote River; thence

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- 6) Southwest along said seawall cap, Southwesterly 51.1 feet more or less to a jog in said seawall cap; thence
 - 7) S 02° 20' 58" W, a distance of 1.50 feet along a jog in seawall caps; thence
 - 8) Northwesterly 142.9 feet more or less along the existing face of the seawall cap along the Anclote River; thence
 - 9) Leaving said seawall cap, run N 45° 44' 04" E, a distance of 18.8 feet more or less; thence
 - 10) N 05° 55' 51" E, a distance of 21.36 feet; thence
 - 11) N 49° 47' 59" E, a distance of 211.41 feet, to the aforementioned Point of Beginning.
- Contains 0.57 acres, more or less

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Hickory Point Mobile Home Park, Inc., a Florida corporation,

David C. Major
Print Name: David C. Major

Benjamin D. Roddey III
By: Benjamin D. Roddey, III, President

Margaret L. Pankonie
Print Name: MARGARET L. PANKONIE

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Benjamin D. Roddey, III, as President of Hickory Point Mobile Home Park, Inc, a Florida corporation, who is personally known to me or has produced FL. DR. LIC. 11111111 as identification and who did/did not take an oath, and is/are the person(s) described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20TH day of DECEMBER, 2010.

Notary Seal

Margaret L. Pankonie
Notary Public

Printed Name of Notary
MARGARET L. PANKONIE
Commission DD 729834
Expires January 31, 2012
Bonded Thru Troy Fain Insurance 800-385-7018

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Craig A. Taraszki, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
333 3rd Avenue North, Suite 200
St. Petersburg, FL 33701

Parcel ID Nos. 02-27-15-00954-003-0010;
02-27-15-00954-003-0020; and
02-27-15-00954-003-0040

Space above this line for Recorder's use only

WARRANTY DEED

THIS INDENTURE is made as of June 20, 2019, by BELLE VISTA PROPERTIES, LLC, a Florida limited liability company, which has principal address of 1181 Anclote Road, #500, Tarpon Springs, Florida 34689 (hereinafter called the "Grantor"), in favor of HICKORY POINT LAND, LLC, a Florida limited liability company, which has a principal address of 1181 Anclote Road, #500, Tarpon Springs, Florida, 34689 (hereinafter called the "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Pinellas, State of Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property"):

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the easements, restrictions, agreements and reservations of record, if any, which are specifically not reimposed or extended hereby, and all real estate taxes for 2019 and all subsequent years.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$0.70 are being paid in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

GRANTOR:

BELLE VISTA PROPERTIES, LLC,
a Florida limited liability company

Dorota H. Burke
Print Name: DOROTA H. BURKE

By: Belle Vista Properties, Inc., a Florida corporation, its Manager

Sandra Arnold
Print Name: Sandra Arnold

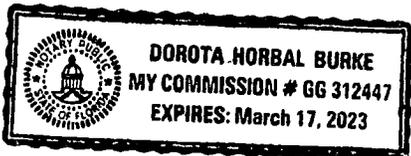
By: Benjamin D. Roddey III
Name: Benjamin D. Roddey, III
Title: President

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing Special Warranty Deed was acknowledged before me this 20 day of June, 2019, by Benjamin D. Roddey, President of Belle Vista Properties, Inc, a Florida corporation, Manager of Belle Vista Properties, LLC, a Florida limited liability company, and he is personally known to me or has produced FL Driver License as identification.

My Commission Expires: 3-17-23

Dorota H. Burke
Print Name: DOROTA H. BURKE
NOTARY PUBLIC



**EXHIBIT "A"
LEGAL DESCRIPTION**

LOTS 1 AND 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, AS RECORDED IN DEED BOOK Q, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

AND

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUNNING SOUTH 0°40'23" EAST 908.48 FEET ALONG THE SAID SECTION LINE; THENCE RUN SOUTH 45°07'24" WEST 616.17 FEET FOR A P.O.B. WHICH IS ALSO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE FROM THIS LOCATED P.O.B. CONTINUE SOUTH 45°07'24" WEST 8.37 FEET; THENCE RUN SOUTH 35°16'49" WEST 219.88 FEET TO A LINE 350.00 FEET PERPENDICULARLY TO AND PARALLEL TO THE CENTERLINE OF THE ANCLOTE RIVER CHANNEL; THENCE NORTH 63°05'31" WEST 118.12 FEET; THENCE RUN NORTH 36°55'59" EAST 290.59 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE RUN SOUTH 32°23'24" EAST 118.80 FEET TO THE P.O.B. AND CONTAINING 0.20 ACRES, MORE OR LESS.

TOGETHER WITH THE NORTH HALF OF VACATED WACASSASSA STREET LOCATED ALONG THE EAST SIDE OF LOTS 1 AND 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429.

TOGETHER WITH VACATED ANCLOTE AVENUE ALONG THE SOUTHERN LINE OF LOT SAID LOT 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429, RESERVING A 15 FOOT DRAINAGE AND UTILITY EASEMENT THEREIN.

AND

LOT 2, BLOCK 3, OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

ALSO LOT 3, BLOCK 3, OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, SECTION 3 TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT

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THEREOF AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

TOGETHER WITH ALL RIPARIAN, RELICTION AND ACCRETION RIGHTS THEREUNTO APPERTAINING; ALSO COMMENCING AT THE NORTHEAST COMER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUNNING SOUTH 0 DEGREES 40'23" EAST 746.66 FEET ALONG THE SECTION LINE; THENCE RUN SOUTH 45 DEGREES 07'24" WEST 703.00 FEET ALONG THE COMMON BOUNDARY BETWEEN LOTS 1 AND 2 IN BLOCK 3 OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, A SUBDIVISION LYING IN THE SAID SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS SHOWN ON PLAT RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY FORMERLY WAS A PART, TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE RUN SOUTH 36 DEGREES 55'59" WEST 290.59 FEET TO A LINE 350.00 FEET PERPENDICULAR AND PARALLEL TO THE CENTERLINE OF THE ANCLOTE RIVER CHANNEL; THENCE RUN NORTH 63 DEGREES 05'31" WEST 129.67 FEET; THENCE RUN NORTH 38 DEGREES 06'03" EAST 276.96 FEET TO THE MEAN HIGH WATER LINE OF SAID ANCLOTE RIVER; THENCE RUN SOUTH 69 DEGREES 38'06" EAST 127.41 FEET ALONG THE SAID MEAN HIGH WATER LINE TO THE P.O.B.; BEING THE SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO SAM E. MICKLER BY DEED NO. 21586 WHICH DEED WAS RECORDED ON JULY 11, 1957, AS INSTRUMENT NO. 380139A IN OFFICIAL RECORDS BOOK 130, PAGE 637, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH VACATED ANCLOTE AVENUE ALONG THE SOUTHERN LINE OF LOT SAID LOT 3, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429, RESERVING A 15 FOOT DRAINAGE AND UTILITY EASEMENT THEREIN.

COPY