



City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 943-465

PLANNING & ZONING BOARD AGENDA

MAY 17, 2021

**324 EAST PINE STREET, CITY HALL AUDITORIUM, 7:00 P.M.
VIRTUAL PARTICIPATION IN THIS MEETING IS AVAILABLE**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. April 19, 2021**
- 3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 4. APPLICATION #21-22: Future Land Use Map Amendment and Rezoning for .61 acres of property located at 41680 U.S. Highway 19 north from Future Land Use Map (FLUM) designation IL (Industrial Limited) to (FLUM) designation CG (Commercial General), and, from the zoning district IR (Industrial Restricted) district to the zoning district HB (Highway Business).**
- 5. APPLICATION #21-34: Future Land Use Map Amendment and Rezoning for .16 acres of property located on the west side of South Disston Avenue between East Lemon Street and East Boyer Street from Future Land Use Map (FLUM) designation RM (Residential Medium) to (FLUM) designation IL (Industrial Limit), and, from zoning district R-60 (One and Two Family Residential) to zoning district IB (Intensive Business).**
- 6. APPLICATION #21-35: Conditional Use approval for the operation of a Seasonal/Short Term Rental at 12 West Orange Street in the Special Area Plan's T5d district.**
- 7. STAFF COMMENTS**
- 8. BOARD COMMENTS**
- 9. ADJOURNMENT**

If a person decides to appeal any recommendation made by the Planning & Zoning Board with respect to any matter considered at these meetings or hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence

upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida 34688-5004, and will become part of the record. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611. Said hearing may be continued from time to time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

MINUTES
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
APRIL 19, 2021

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET VIA ZOOM VIRTUAL MEETING, ON MONDAY, APRIL 19, 2021, AT 7:00 P.M. WITH THE FOLLOWING PRESENT:

Merlin Seamon	Chairperson
N. Mike Kouskoutis	Vice-Chairperson
Jim Stavropoulos	Member
Richard Morgan	Member
Melissa Vigil	Member
John Koulianos	Member

ABSENT/EXCUSED: Justin Vessey Member
George Andriotis Alternate

ALSO PRESENT: Patricia McNeese, AICP Principal Planner
Erica Augello Board Attorney
Kim Yothers Recording Secretary

1. CALL TO ORDER/ROLL CALL

Chairperson Seamon called the meeting to order at 7:00 pm.

Recording Secretary Yothers called the roll.

2. APPROVAL OF MINUTES
February 22, 2021

MOTION: Mr. Kouskoutis
SECOND: Mr. Stavropoulos

To approve Minutes of February 22, 2021.

Vote on Motion: Upon a viva voce vote, the motion carried.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Mrs. Augello made the quasi-judicial announcement and swore in all who planned to testify.

4. APPLICATION #20-139: SITE PLAN APPROVAL FOR A CAR WASH AND GASOLINE SALES AT 39522 AND 39468 U.S. HIGHWAY 19 IN THE HIGHWAY BUSINESS ZONING DISTRICT.

Staff:

Mrs. McNeese gave background information and noted that Staff found the application for site plan approval consistent with the applicable review criteria and recommended approval of Resolution 2021-23, subject to the following:

1. The developer was responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
2. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code including trees due for tree removal mitigation and public art in-lieu fee payment.
3. The final permit from the Florida Department of Transportation for the revised driveway connection configuration shall be submitted with the application for a building permit.

Board:

Mr. Koulianos asked about the viability of the project as it related to gas sales.

Mrs. Augello asked what criteria the question of viability went with.

Mr. Koulianos then asked why the application was in front of them if they were unable to discuss viability.

Mrs. Augello noted that any questions or discussion needed to be related to the criteria on which a site plan was approved; and that economic viability was not one of them.

Mr. Kouskoutis asked if the car wash and the gas pumps were permitted uses.

Mrs. McNeese noted that both car washes and the gas pumps were permitted uses.

Mr. Kouskoutis noted that he was not sure why it was necessary for the item to come through the Planning and Zoning Board if it was a permitted use.

Mrs. Augello noted that it was the Board's responsibility to review the site plan and make recommendations to the Board of Commissioners.

(Continued)

APPLICATION #20-139: SITE PLAN APPROVAL FOR A CAR WASH AND GASOLINE SALES (CONTINUED)

Mr. Kouskoutis then asked where on the site plan was the oil/water separator.

Mr. Seamon noted that there was a reclaimed water section noted on the plans.

Mr. Stavropoulos asked about the notes that indicated that the vacuums and gas pumps were for customers only and whether they planned to turn customers away.

Applicant:

Ravi S.V. Alur, Aspire Engineering, Inc., 1023 Professional Park Drive, noted that the project was unique. That the gas pumps would be for the convenience of the car wash members, similar to a Sam's Club. He further noted that they recycled the car wash water as the first wash and that the final wash was the only wash that used fresh water and that the oil water separator was at the NW section of the property noted on page C-6. He further noted that SWFWMD also required a permit which was in process.

Mr. Seamon asked about the traffic pattern.

Libby Rodriguez, with Aspire Engineering noted that they expected that the traffic pattern from the car wash to be 6 more trips per day than the restaurant was.

Mr. Seamon asked if the project functioned as a destination or if it would receive pass-by trip traffic.

Ms. Rodriguez noted that they reviewed the file based on it being more of a destination and was not considered as something that would receive a lot of pass-by trip traffic.

Mr. Koulianos noted that his question related to viability was answered by the applicant regarding the gas sales.

Motion: Mr. Kouskoutis
Second: Ms. Vigil

To approve Resolution 21-23 with conditions as stated by Staff.

Mr. Koulianos	Yes
Mr. Morgan	Yes
Ms. Vigil	Yes
Mr. Stavropoulos	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

6. STAFF COMMENTS

There were no Staff Comments

7. BOARD COMMENTS

Mr. Stavropoulos noted that there was an oil and water separator on site.

8. ADJOURNMENT

Mr. Seamon adjourned the meeting at 7:39 pm.

Merlin Seamon, Chairman

ARMANDO FLORES

#21-22

Planning and Zoning Board – May 17, 2021



LOCATION & CONTEXT



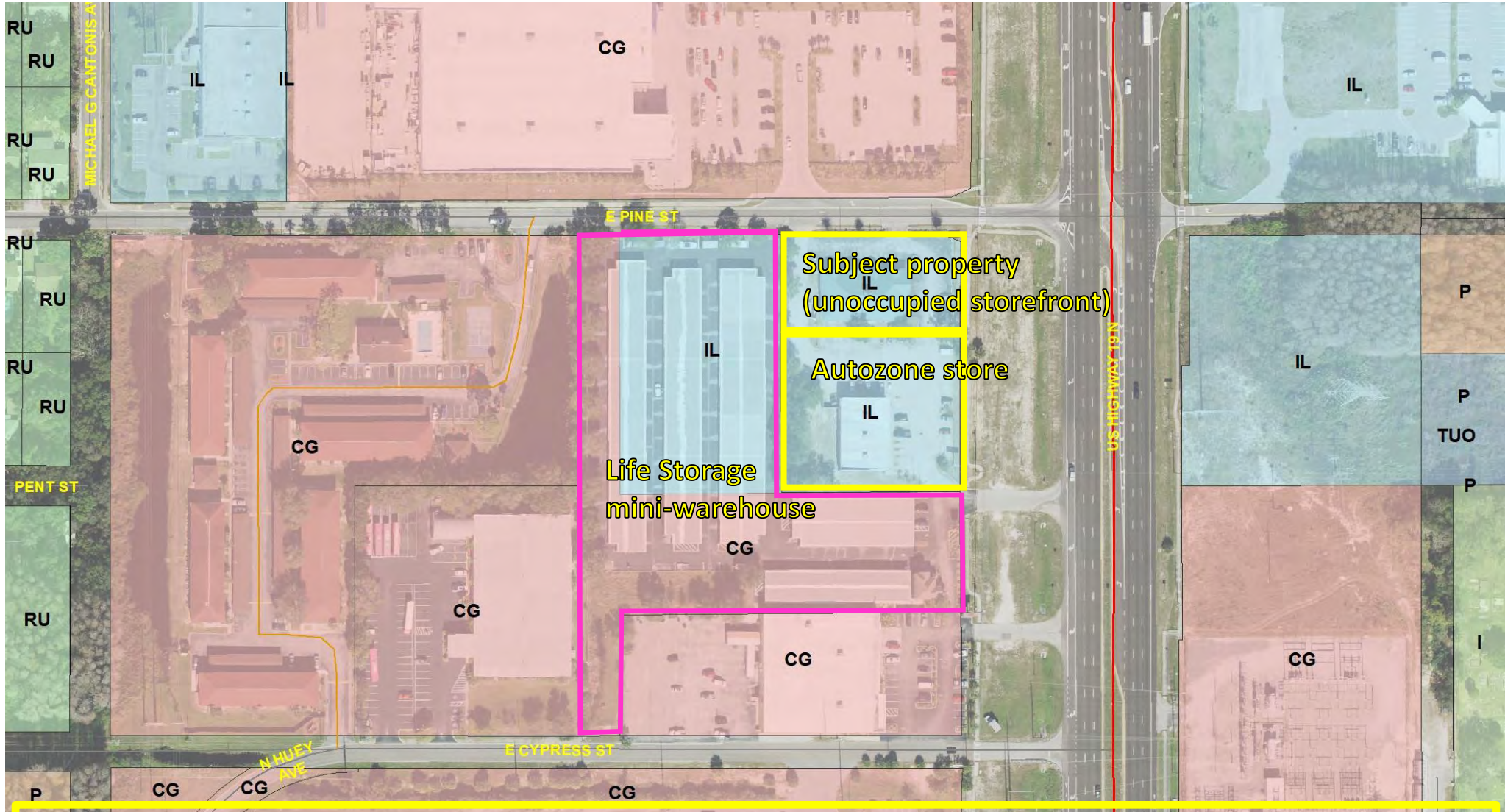
LOCATION & CONTEXT



SUMMARY OF REQUEST

- **#21-34** – Future Land Use Map Amendment (FLUM) & Rezoning
 - Land Use:
 - Current: Industrial Limited (IL)
 - Proposed: Commercial General (CG)
 - Zoning:
 - Current: Industrial Restricted (IR)
 - Proposed: Highway Business (HB)
 - Property Features
 - 0.61 acres (26,633 square feet)
 - Built property with one commercial building and parking lot
- **Applicant:** Armando Flores III
- Request is to allow the re-designation of the property to reflect the past and desired continued establishment of commercial use.

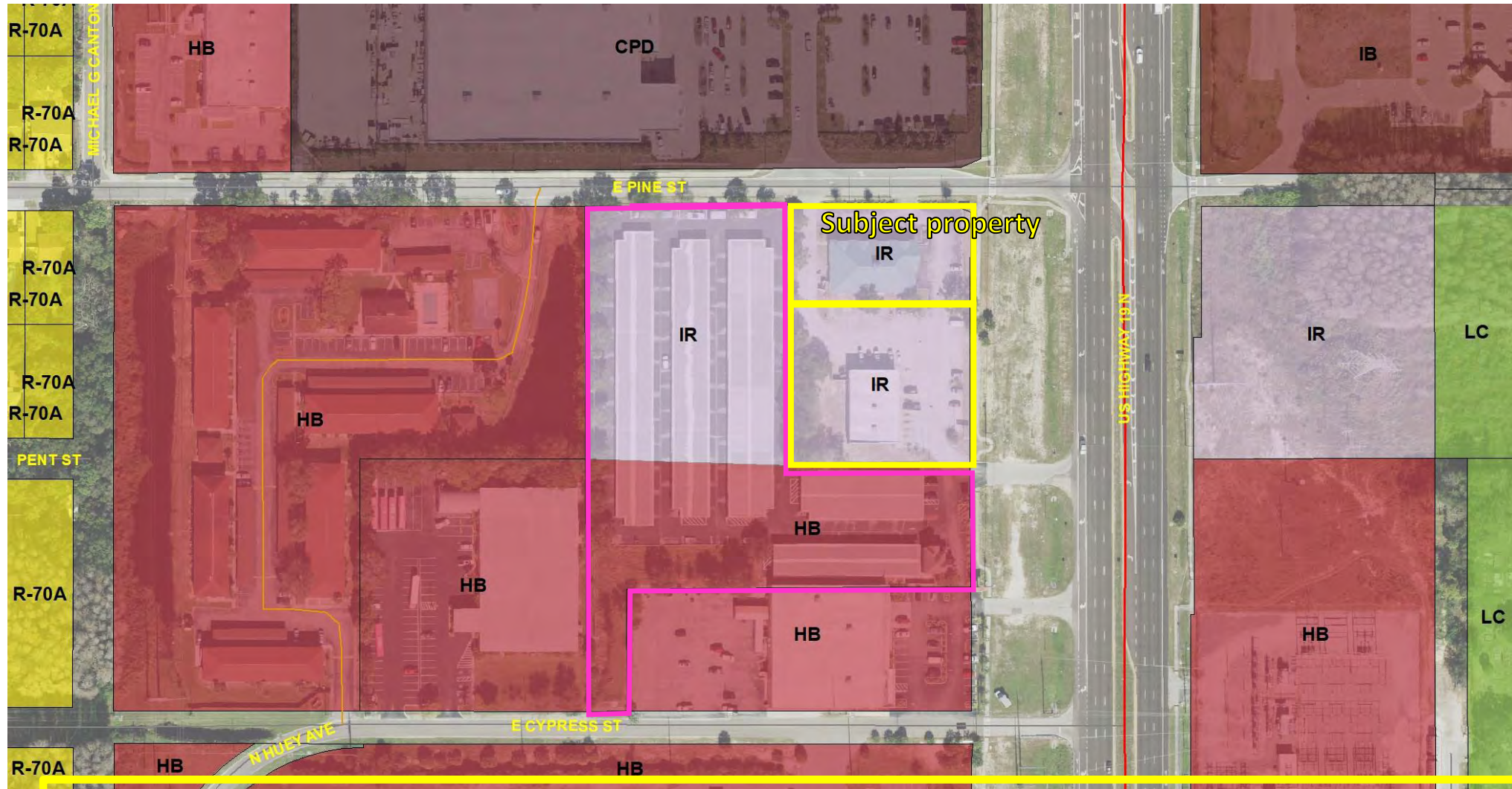
SURROUNDING LAND USE



Area bounded by yellow recommended to go to Commercial General Future Land Use Map category

Area bounded by pink recommended to go to Industrial Limited Future Land Use Map category

SURROUNDING ZONING



Area bounded by yellow recommended to go to Highway Business zoning district

Area bounded by pink recommended to go to Industrial Restricted zoning district

REVIEW CRITERIA – FLUM AMENDMENT

- 1) Consistent with the applicable Comprehensive Plan policies –
 - The location and built condition of the property is suitable for inclusion in the Commercial General FLUM category that is appropriate for commercial uses along U.S. Highway 19.
 - This area of U.S. 19 has transitioned from a previous long-standing industrial land designation to construction of commercial and office uses with the City’s growth and demand for additional goods and services.
 - The property was most recently occupied by a commercial retail use. The applicant has requested a land use designation appropriate to continuance of that use.
 - The property is currently served by City Utilities.
- 2) Consistent with the Countywide Plan –
 - A change to the “Retail & Services” countywide designation is expected to be consistent with the Countywide Plan.

REVIEW CRITERIA - REZONING

- 1) Consistency with the City's Comprehensive Plan
- 2) Available uses and compatibility –
 - 1) The Highway Business (HB) available uses are generally compatible with existing commercial uses and the U.S. Highway 19 corridor in this area.
- 3) Provision for efficient and orderly development –
 - 1) The property is located in an area of existing commercial development along the west side of the U.S. Highway 19 corridor.
 - 2) The property is served with City facilities.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities –
 - 1) The property is served with City facilities.
 - 2) The building has most recently been used for commercial retail and is suited to that use. Any proposed change of use will undergo review, but the uses available in HB zoning for this relatively small property (just over half an acre) are not expected to result in significant increases in impacts to public facilities.

PRELIMINARY STAFF RECOMMENDATION

#21-34 - *Approval* of the following:

- Ordinance 2021-05 Future Land Use Map amendment from IL (Industrial Limited) to CG (Commercial General)
- Ordinance 2021-04 Zoning Atlas amendment from IR (Industrial Restricted) to HB (Highway Business)

Public Notice Provided – no responses were received



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
MAY 17, 2021 / JUNE 8, 2021

STAFF REPORT, May 11, 2021

Application No. / Project Title: 21-22 / Armando Flores III

Staff: Patricia L. McNeese, AICP
Principal Planner

Applicant / Owner: Armando Flores III / The Alliance Group of Tampa Bay, LLC

Property Size: 0.61 acres

Current Zoning: Industrial Restricted (IR)

Proposed Zoning: Highway Business (HB)

Current Land Use: Industrial Limited (IL)

Proposed Land Use: Commercial General (CG)

Location / Parcel ID: 41680 U.S. Highway 19 North / Parcel ID: 07-27-16-89920-000-0030

BACKGROUND SUMMARY:

The subject property is located at the southwest corner of U.S. Highway 19 and East Pine Street. It is developed with a building and parking lot, and, was most recently occupied by a furniture store. The property is located in an industrial land use and zoning designation. The property owner is requesting a change to the land use and zoning to allow the continuance of the retail use of the property under a more appropriate zoning designation.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the following:

- Ordinance 2021-05 amending the Future Land Use Map (FLUM) from Industrial Limited (IL) to Commercial General (CG), and,
- Ordinance 2021-04 amending the Official Zoning Atlas from Industrial Restricted (IR) to Highway Business (HB).

PLANNING AND ZONING BOARD RECOMMENDATION:

CURRENT PROPERTY INFORMATION:

Use of Property:	Currently unoccupied commercial building and parking lot
Site Features:	Commercial building, parking lot, landscaping
Vehicle Access:	The property has two driveway curb cuts to East Pine Street. It also shares two driveway connections with the adjacent parcel to the south



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Commercial Planned Development (CPD)	Commercial General (CG)
South:	Industrial Restricted (IR)	Industrial Limited (IL)
East:	Industrial Restricted (IR)	Industrial Limited (IL)
West:	Industrial Restricted (IR)	Industrial Limited (IL)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning: IR	Proposed Zoning: HB
Max. Density	0 dwelling units/acre	15 dwelling units/acre
Lot Standards:		
Min. Lot Area	5,000 square feet	10,000 square feet
Min. Lot Width	50 feet	80 feet
Min. Lot Depth	80 feet	100 feet
Max. Height	40 feet	35 feet
Setbacks:		
Front Yard	10 feet	30 feet
Side Yard	10 feet	10 feet
Side Street	10 feet	15 feet
Rear Yard	25 feet	25 feet
Maximum Floor Area Ratio	0.50	0.40

PLANNING CONSIDERATIONS:

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

1. This northeasterly portion of the City bordering the Anclote River and Pinellas Trail (old Seaboard Coastline Railroad corridor) was predominated by industrial type land uses in the past. A transition to more retail centered uses has taken place, especially along U.S. Highway 19. A 2008-era change from industrial to retail for the development of the Lowe’s Home Improvement Center was a significant part of this shift in land use.
2. The subject property, as well as the adjacent parcel to the south, are occupied by retail buildings (empty storefront, and, the Autozone store, respectively). Both of these properties are more appropriately categorized as commercial retail rather than industrial. The property



to the south and west, occupied by the Life Storage mini-warehouse use is currently located in a split-zoning situation with both industrial and commercial retail designations and is more appropriately categorized as industrial. Staff has contacted the owners of the Autozone and Life Storage and will be bringing forth future amendments to recommend redesignations of these properties.

3. The allowable uses, densities and intensities of the requested FLUM and zoning categories for the subject property are more appropriate to its existing built condition and, more consistent with the envisioned use of the site going forward.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

Future Land Use Map Amendment

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the current and proposed future land use categories are summarized below:

FUTURE LAND USE - CITY	Current FLU: Industrial Limited (IL)	Proposed FLU: Commercial General (CG)
Intent:	“Industrial land use categories provide for the concentration of industrial activity at locations with appropriate infrastructure and relatively low impact to surrounding land uses” (Objective 2.5)	“Commercial land use categories provide for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis” (Objective 2.4)
Primary Uses:	Office, research/development (light and heavy), manufacturing (light and medium), wholesale/distribution, storage/warehouse (light)	Office, convenience shopping, and personal services oriented to a particular neighborhood or geographic segment of the community
Max. Density:	0 dwelling units/acre	15 dwelling units/acre
Max. Floor Area Ratio (FAR):	0.60	0.45
Max. Impervious Surface Ratio (ISR):	0.85	0.85

Staff Analysis: The property has been built and used for retail services in the past. The current designation of Industrial Limited is not ideal for the property as built since it may not be readily adaptable to house the uses listed above. Its frontage on U.S. Highway 19 makes it more appropriate for a Commercial General designation. Although this area of Tarpon Springs has seen a shift of industrial land to commercial retail, most notably with the development of the Lowe’s Home Improvement store, this change is focused on the highway. The proposed land use designation recognizes and responds to that changing dynamic. The existing built industrial just north of Spruce Street and along the Pinellas Trail is retained as a viable continuation of the industrial base in this area. In addition, the City still has sufficient industrial area designations, including the recent



addition of an industrial subdivision that is actively building, located north of the Anclote River. The change to a Commercial designation for this relatively small parcel (just under 2/3 acres) is appropriate, especially given the existing improvements on the property. The property is already served by City public facilities and is built out. No new impacts to the City’s public facilities are expected. The proposed amendment is consistent with the City’s Comprehensive Plan. The Future Land Use Element of the Comprehensive Plan can be found at this link: <https://www.ctsfl.us/wp-content/uploads/2020/11/Future-Land-Use-Element-FLUE-2020.pdf>. Policy 2.5.1 covering the Industrial Limited (IL) category can be found on PDF page 44. Policy 2.4.3 covering the Commercial General (CG) category can be found on PDF page 43.

Countywide Plan Map Amendment

The property is designated as Employment (E) on the Countywide Plan Map. A Countywide Plan Map amendment to the Retail & Services (R&S) category will be required. The property is not in the Coastal High Hazard Area. Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed Countywide Map designations are summarized below:

COUNTYWIDE MAP	Current Plan Category: Employment (E)	Proposed Plan Category: Retail & Services
Purpose:	“intended to recognize areas develop with, or appropriate to be developed with, a wide range of employment uses, including primary industries..., allowing for flex space, and for uses that have minimal external impacts” (Policy 2.3.3.9)	“Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses...” (Policy 2.3.3.8)
Max. Density:	0 dwelling units/acre	24 dwelling units/acre
Max. Floor Area Ratio:	0.65	0.55
Max. Impervious Surface Ratio:	0.85	0.90
Traffic Generation Characteristics:	206 trips per day per acre	433 trips per day per acre

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

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



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

Staff Analysis: See above analysis of the Future Land Use Map (FLUM) amendment to Commercial General (CG). The proposed Highway Business zoning district is consistent with the Commercial General (CG) Future Land Use Map category.

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

Staff Analysis: The property is occupied by an existing commercial building and parking lot. It fronts on U.S. Highway 19 and is situated in an area of commercial activity, at a substantial distance from residential land uses. The Highway Business district lists 30 uses permitted by-right and 21 conditional uses (latter only available if approved by the Board of Commissioners). The range of permitted uses include retail, office, personal services, recreational uses, service stations, hotels and similar uses typical of those occupying the U.S. Highway 19 corridor. The property itself is bordered on the north by the Lowe's Home Improvement Center, to the south by the Autozone retail store, and, to the west by the Life Storage mini-warehouse. Commercial Planned Development (CPD) and HB zoning designations predominate along this western side of the U.S. Highway 19 corridor. The uses available in the HB district are appropriate to the subject property and are compatible with the existing and planned uses on this corridor.

The available uses for the existing IR zoning designation can be found at this link:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APC_OZOLADECO_ARTIIDIRE_S25.17IRINREDI

The available uses for the requested HB designation can be found at this link:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APC_OZOLADECO_ARTIIDIRE_S25.12HBHIBUDI

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 property is developed and is currently served by the City. There will be no additional cost to the City to continue to provide public facilities.

4. The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.

Staff Analysis: The property is developed and is currently served by the City. The previous retail sales establishment (furniture store) that last occupied the property is a conditional use under the current zoning of Industrial Restricted (IR). The store was closed and vacated over six months ago and the conditional use has therefore ceased (Section 209.00(N)). The applicant has stated that the rezoning is requested to "properly describe what the building has been used for all along," indicating that re-establishment of a retail sales establishment is desired.



TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on March 4, 2021 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. Slide show presentation with applicable maps
2. Applicant letter
3. Survey
4. Ordinance 2021-05
5. Ordinance 2021-04

THE ALLIANCE GROUP OF TAMPA BAY VII, LLC

4714 TANNERY AVENUE
TAMPA, FLORIDA 33624

TELEPHONE (813) 407-3787

City of Tarpon Spring
324 East Pine Street
Tarpon Springs, FL

Re: Rezoning 41680 US Hwy 19, Tarpon Springs

To whom it may concern regarding the subject property:

TAG VII, LLC does not plan to make any changes to the property or to the use thereof. Right now it is zoned Industrial with a special exception allowing Retail. We are simply trying to rezone to a zoning and land use that properly describes what the building has been used for all along.

Kind regards,

A handwritten signature in black ink, appearing to read 'Armando Flores III', written in a cursive style.

Armando Flores III
manager

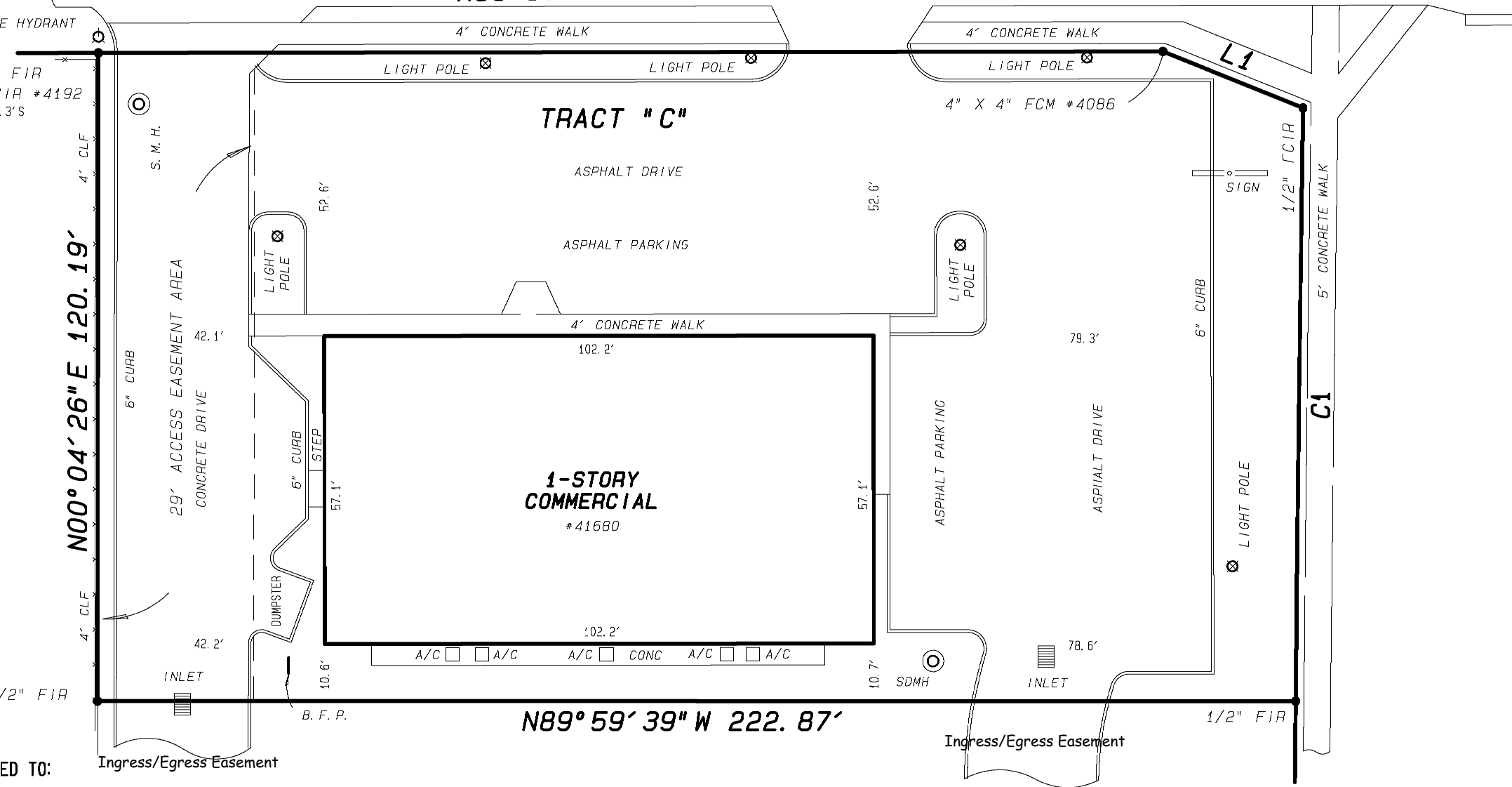
BOUNDARY SURVEY

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	24680.58'	0° 15' 19"	110.02'	55.01'	110.02' N00-42-43.3E

LINE #	BEARING	LENGTH
L1	N68° 04' 58" W	28.06'

PINE STREET
(40' RIGHT-OF-WAY)

N89° 55' 23" E 198.06'



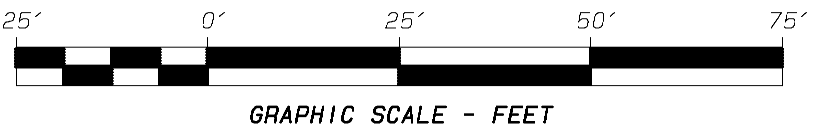
U.S. HIGHWAY 19 NORTH
(RIGHT-OF-WAY VARIES)

- SURVEYOR'S REPORT/NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY. THERE MAY BE SETBACKS, EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS OF RECORD WHICH COULD AFFECT THE PROPERTY AND/OR BOUNDARIES.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W OF PINE STREET BEARING N89° 55' 23" E.
 - ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988.
 - BENCHMARK: GPS DETERMINED.
 - CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
 - ALL PROPERTY DIMENSIONS ARE RECORDED UNLESS NOTED OTHERWISE.
 - DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
 - PHYSICAL ADDRESS: 41680 U.S. HIGHWAY 19, TARPON SPRINGS, FLORIDA 34689.
 - THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 10-19-2020. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
 - THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.
 - ELEVATIONS ARE SHOWN THUS: +0.00.
 - UNDERGROUND FEATURES SUCH AS UTILITIES, FOOTERS AND STEMWALLS ARE NOT LOCATED.

- LEGEND:**
- ⊙ = CENTERLINE
 - Δ = CENTRAL ANGLE
 - A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - (C) = CALCULATED
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CH. = CHORD
 - CLF = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - CB/CH = CHORD BEARING/CHORD
 - ELEV. = ELEVATION
 - FCM = FOUND CONCRETE MONUMENT
 - FDH = FOUND DRILL HOLE
 - FCIR = FOUND CAPPED IRON ROD
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - FNT = FOUND NAIL & TIN
 - FOEP = FOUND OPEN END PIPE
 - FPP = FOUND PINCHED PIPE
 - L.L.F. = LOWEST LIVING FLOOR
 - (M) = MEASURED
 - N/A = NOT APPLICABLE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R = RADIUS
 - (R) = RECORD
 - SDH = SET DRILL HOLE
 - SNT = SET NAIL & TIN
 - SCIR = SET 1/2" CAPPED IRON ROD #5545
 - U.E. = UTILITY EASEMENT
 - x— = FENCE LINE

CERTIFIED TO:
ALLIANCE GROUP OF TAMPA BAY VII LLC

TRACT "B"



CERTIFICATION:
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5-17 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALSO, THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

REVISIONS	DRAWN BY: WGM	CREW CHIEF: MBF
1:	CHECKED BY: MBF	F.B. FILE
2:	SCALE: 1" = 25'	FIELD WORK: 10/19/20
3:	JOB NO. 201022H	DATA FILE: 201022
4:		

SHEET 1 OF 1

LEGAL DESCRIPTION: (SECTION 07, TOWNSHIP 27 SOUTH, RANGE 16 EAST)
TRACT "C", TARPON PINES ASSOCIATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 64 - 66, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA.

MOHAMMAD B. FAR
8131 Meadowview Place, New Port Richey, Florida 34653
Phone: (727) 375-1740 Fax: (727) 375-1740

FLOOD INSURANCE RATE MAP INFORMATION:
COMMUNITY PANEL NUMBER: 12103C-0038-G DATED: 09/03/2003
THE PROPERTY APPEARS TO BE IN FLOOD ZONE "X"
THE BASE 100 YEAR FLOOD ELEVATION IS N/A MEAN SEA LEVEL.

NOT FOR PUBLIC RELEASE

MOHAMMAD B. FAR, P.L.S. #5545 DATE _____
NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH AN ELECTRONIC SEAL.

ORDINANCE 2021-05

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.61 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 41680 U.S. HIGHWAY 19 NORTH, TARPON PINES ASSOCIATES TRACT C, ON THE SOUTHWEST CORNER OF U.S. HIGHWAY 19 NORTH AND EAST PINE STREET, FROM, LAND USE DESIGNATION IL (INDUSTRIAL LIMITED) TO LAND USE DESIGNATION CG (COMMERCIAL GENERAL); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of said property totaling 0.61 acres, MOL, has applied to amend the Future Land Use Map designation of the property from IL (Industrial Limited) category to CG (Commercial General) category; and,

WHEREAS, the permitted uses within the CG, Commercial General, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to re-zone the property from the IR (Industrial Restricted) zoning district to the HB (Highway Business) zoning district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on May 17, 2021; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

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

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to RL, Residential Low, land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Industrial Limited for the property described as

“Tract C, Tarpon Pines Associates, according to the plat thereof, as recorded in Plat Book 120, Page 64 through 66, of the Public Records of Pinellas County, Florida.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval in conjunction with approval of Ordinance 2021-04.

ORDINANCE 2021-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS FOR 0.61 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 41680 U.S. HIGHWAY 19 NORTH, TARPON PINES ASSOCIATES TRACT C, ON THE SOUTHWEST CORNER OF U.S. HIGHWAY 19 NORTH AND EAST PINE STREET, FROM, ZONING DESIGNATION IR (INDUSTRIAL RESTRICTED) TO ZONING DESIGNATION HB (HIGHWAY BUSINESS); 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 IR (Industrial Restricted) to HB (Highway Business); and,

WHEREAS, the applicant is also requesting a change to the Future Land Use designation from IL (Industrial Limited) category to CG (Commercial General) category; and,

WHEREAS, the proposed HB, Highway Business, zoning district is consistent with the proposed future land use category of CG (Commercial General); and,

WHEREAS, the planned uses within the HB 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 May 17, 2021; 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 “Tract C, Tarpon Pines Associates, according to the plat thereof, as recorded in Plat Book 120, Page 64 through 66, of the Public Records of Pinellas County, Florida.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval and in conjunction with approval of Ordinance 2021-05.

LIVE EDGE SLABS, LLC

#21-34

Planning and Zoning Board – May 17, 2021





LOCATION & CONTEXT



LOCATION & CONTEXT



LOCATION & CONTEXT



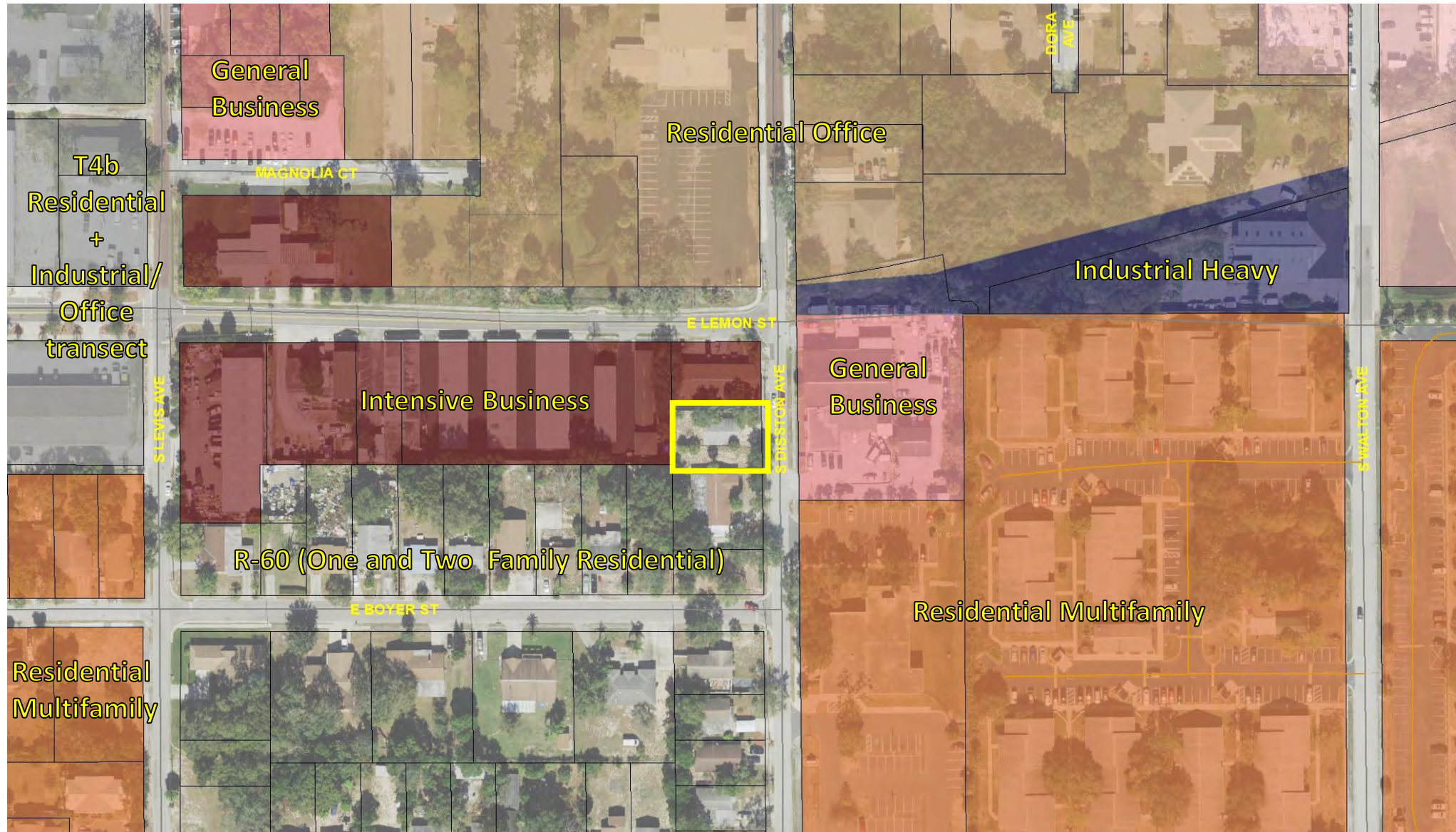
SUMMARY OF REQUEST

- **#21-34** – Future Land Use Map Amendment (FLUM) & Rezoning
 - Land Use:
 - Current: Residential Medium (RM)
 - Proposed: Industrial Limited (IL)
 - Zoning:
 - Current: One and Two Family Residential (R-60)
 - Proposed: Intensive Business (IB)
 - Property Features
 - 6,970 square feet in size
 - Occupied by open shelter, mowed grass/few trees
- **Applicant**: Live Edge Slabs Holdings, LLC
- Request is to allow expansion of the existing business through consolidation with the property to the north located in the IL FLUM category and IB zoning district.

SURROUNDING LAND USE



SURROUNDING ZONING



REVIEW CRITERIA – FLUM AMENDMENT

- 1) Consistent with the applicable Comprehensive Plan policies –
 - The location of the property lends itself to inclusion with the adjacent industrial area and “Industrial Limited” is the least intense of the City’s industrial designations that will accommodate the applicant’s request.
 - City facilities are currently available to serve the property.
- 2) Consistent with the Countywide Plan –
 - An expansion of the Countywide “Employment” designation is expected to be consistent with the Countywide Plan.

REVIEW CRITERIA - REZONING

- 1) Consistency with the City's Comprehensive Plan
- 2) Available uses and compatibility –
 - 1) The Intensive Business (IB) available uses are generally compatible with the neighborhood character.
 - 2) The alignment of this lot with the industrial properties on the north side of this block tend to make it less ideal for single family dwelling development.
 - 3) The applicant will be required to complete a full Site Plan process.
- 3) Provision for efficient and orderly development –
 - 1) The property is located in a developed area, will reasonably expand employment with no significant impact to the character of the neighborhood.
 - 2) City facilities are available to serve the property.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities –
 - 1) City facilities are available.
 - 2) As a warehouse/construction materials use traffic may increase with employee and delivery trips, but the amount is expected to be negligible and compatible with the area.

PRELIMINARY STAFF RECOMMENDATION

#21-34 - *Approval* of the following:

- Ordinance 2021-07 Future Land Use Map amendment from RM (Residential Medium) to IL (Industrial Limited)
- Ordinance 2021-06 Zoning Atlas amendment from R-60 (One and Two Family Residential) to IB (Intensive Business)

Public Notice Provided – one response was received in support of the request.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
MAY 17, 2021 / JUNE 8, 2021

STAFF REPORT, May 11, 2021

Application No. / Project Title: 21-34 / Live Edge Slabs

Staff: Patricia L. McNeese, AICP
 Principal Planner

Applicant / Owner: Live Edge Slabs Holdings, LLC / (same)

Agent: Bradley D. Kent

Property Size: 0.16 acres (6,970 square feet)

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

Proposed Zoning: Intensive Business (IB)

Current Land Use: Residential Medium (RM)

Proposed Land Use: Industrial Limited (IL)

Location / Parcel ID: West side of South Disston Avenue between East Lemon Street and East Boyer Street / Parcel ID: 12-27-15-89982-043-0109

BACKGROUND SUMMARY:

The subject property is located on South Disston Avenue directly behind (south of) 526 East Lemon Street which is also owned and occupied by the applicant. The subject property is built with a small storage shelter and is fenced. The property is currently located in a residential designation. The property owner is requesting a change to the land use and zoning to an industrial designation consistent with that of his property to the north.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the following:

- Ordinance 2021-07 amending the Future Land Use Map (FLUM) from Residential Medium (RM) to Industrial Limited (IL), and,
- Ordinance 2021-06 amending the Official Zoning Atlas from One and Two Family Residential (R-60) to Intensive Business (IB).

PLANNING AND ZONING BOARD RECOMMENDATION:

CURRENT PROPERTY INFORMATION:

Use of Property:	Open shelter structure, otherwise vacant
Site Features:	Shelter, perimeter fencing, mowed land with few trees.
Vehicle Access:	The property is accessed from South Disston Avenue.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Intensive Business (IB)	Industrial Limited (IL)
South:	One and Two Family Residential (R-60)	Residential Medium (RM)
East:	General Business (GB)	Commercial General (CG)
West:	Intensive Business (IB)	Industrial Limited (IL)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning: R-60	Proposed Zoning: IB
Max. Density	15 dwelling units/acre	15 dwelling units/acre
Lot Standards:		
Min. Lot Area	5,000 square feet	5,000 square feet
Min. Lot Width	40 feet	50 feet
Min. Lot Depth	n/a	80 feet
Max. Height	30 feet	35 feet
Setbacks:		
Front Yard	20/25 feet	10 feet
Side Yard	5 feet	10 feet
Side Street	7.5 feet	10 feet
Rear Yard	20 feet	10 feet
Maximum Floor Area Ratio	n/a	0.40

PLANNING CONSIDERATIONS:

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

1. This general area is occupied by a mix of warehouse, office and residential uses. The owner’s adjacent building at 526 East Lemon appears to be a repurposed residential building. That building is now a warehouse where the applicant’s “Live Edge Slabs” business is housed (see applicant’s narrative description of the business, included with this packet).
2. The surrounding properties to the east, west and north, including the entire north half of this block, are occupied by industrial type uses including light manufacturing and warehouse. Businesses adjacent to the subject property include the Hoffman’s Mini Storage (west side) and the Mike’s Place Automotive Services (directly across the street). The south half of this block is occupied by older single family residences fronting on, and accessing, Boyer Street.



REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

Future Land Use Map Amendment

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the current and proposed future land use categories are summarized below:

FUTURE LAND USE - CITY	Current FLU: Residential Medium (RM)	Proposed FLU: Industrial Limited (IL)
Intent:	“intended for areas in close proximity to urban activity centers, and generally intended for areas that are to be developed in a medium density residential manner. This category is generally intended to serve as a transition between less urban and more urban residential and mixed use areas” (Policy 2.2.6)	“Industrial land use categories provide for the concentration of industrial activity at locations with appropriate infrastructure and relatively low impact to surrounding land uses” (Objective 2.5)
Primary Uses:	Residential	Office, research/development (light and heavy), manufacturing (light and medium), wholesale/distribution, storage/warehouse (light)
Max. Density:	15 dwelling units/acre	0 dwelling units/acre
Max. Floor Area Ratio (FAR):	0.50	0.60
Max. Impervious Surface Ratio (ISR):	0.75	0.85

Staff Analysis: The property is adjacent to, and surrounded by, intensive business uses. It is juxtapositioned so that it geographically aligns with the north half of this developed city block such that the only residence directly adjacent to it is on the south side. Consolidation of this property with the existing business to the north expands an existing warehouse/construction materials business that is compatible with this area. The property appears to be less suitable for establishment of a single family home given the surrounding intensive business uses and the orientation of this lot to South Disston Avenue, amidst this industrial activity. The Industrial Limited category is the least intensive industrial designation available and will limit potential impacts to the neighborhood. City public facilities are available to serve this property. No new impacts to the City’s public facilities are expected. The proposed amendment is consistent with the City’s Comprehensive Plan. The Future Land Use Element of the Comprehensive Plan can be found at this link: <https://www.ctsfl.us/wp-content/uploads/2020/11/Future-Land-Use-Element-FLUE-2020.pdf>. Policy 2.2.6 covering the Residential Medium (RM) category can be found on PDF page 37. Policy 2.5.1 covering the Industrial Limited (IL) category can be found on PDF page 44.



Countywide Plan Map Amendment

The property is designated as Residential Medium (RM) on the Countywide Plan Map. A Countywide Plan Map amendment will be required to amend the designation to Employment (E), consistent with the surrounding area. Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed Countywide Map designations are summarized below:

COUNTYWIDE MAP	Current Plan Category: Residential Medium (RM)	Proposed Plan Category: Employment (E)
Purpose:	“to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner;” (Policy 2.3.3.4)	“intended to recognize areas develop with, or appropriate to be developed with, a wide range of employment uses, including primary industries..., allowing for flex space, and for uses that have minimal external impacts” (Policy 2.3.3.9)
Max. Density:	15 dwelling units/acre	0 dwelling units/acre
Max. Floor Area Ratio:	0.50	0.65
Max. Impervious Surface Ratio:	0.75	0.85
Traffic Generation Characteristics:	96 trips per day per acre	206 trips per day per acre

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

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

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

Staff Analysis: See above analysis of the Future Land Use Map (FLUM) amendment to Industrial Limited (IL). The proposed Intensive Business zoning district is consistent with the proposed Industrial Limited (IL) Future Land Use Map category.

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

Staff Analysis: The property is vacant with the exception of an open wood shelter structure. It is situated directly behind the applicant’s existing warehouse. The property is adjacent to, and surrounded by, intensive business uses along the northern half of this developed city block. Consolidation of this property with the existing business to the north expands an existing warehouse/construction materials business that is compatible with this area. The property



appears to be less suitable for establishment of a single family home given the surrounding intensive business uses and the orientation of the lot frontage towards South Disston Avenue, amidst the existing industrial activity.

The Intensive Business (IB) district allows 20 uses permitted by right such as offices, construction materials/service, landscaping, light printing, mini-warehouses, personal services, minor repair and rental, retail sales and wholesale trades. These uses are not expected to cause a substantial change to the existing neighborhood with respect to impacts. The property development will also undergo a full Site Plan review and will be required to address any potential impacts, including placement of a vegetated buffer along the south property line. Conditional uses with a higher potential for neighborhood impacts such as eating establishments, heavy printing, manufacturing and major repair facilities are also allowable in the IB district. An applicant for a conditional use would be required to seek approval from the Board of Commissioners and show additional evidence of neighborhood compatibility for those uses. The uses available in the IB district are appropriate to the subject property and are compatible with the existing and planned uses along this Lemon Street industrial strip.

The available uses for the existing R-60 zoning designation can be found at this link:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodetid=COOR_APC_OZOLADECO_ARTIIDIRE_S25.03R-R-ONTWFAREDI

The available uses for the requested IB designation can be found at this link:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodetid=COOR_APC_OZOLADECO_ARTIIDIRE_S25.13IBINBUDI

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 property is developed and is currently served by the City. There is potable water availability from the South Disston Avenue side and sewer is available from an existing line that extends along the rear property line (the line traverses the middle of this City block). There will be no additional cost to the City to continue to provide public facilities.

4. The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.

Staff Analysis: City facilities are currently available to serve the property. The proposed and allowable uses permitted by right are not expected to result in significant increases in traffic. The development of this property under the IB zoning will not adversely impact nor exceed the City's capacity to continue service at this location.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on April 1, 2021 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 received one response in support of the request. The response is included with the agenda item packet.

ATTACHMENTS:

1. Slide show presentation with applicable maps
2. Applicant narrative description and request
3. Property survey
4. Citizen comment email
5. Ordinance 2021-05
6. Ordinance 2021-04

Patricia McNeese

From: BRAD KENT <bkent0711@aol.com>
Sent: Monday, May 10, 2021 9:41 AM
To: Patricia McNeese
Cc: Joann Hoffman; Bradley Kent jr
Subject: Disston Ave Kent Warehouse

External Email - Use caution with links and attachments

Pat-

Per our conversation requesting a narrative on our intentions, please accept the following:

As most know, my son and I have started a successful wood table and wood slab business here in Tarpon Springs called Live Edge Slabs, LLC. Because of its overwhelming success, we have run out of space.

We recently leased 451 E Lemon St as additional warehouse and storage space from George Zutes. That space is also filled at this time.

Our intention is to build a steel warehouse to house additional slabs and finished tables. It's important to note that we don't use any heavy machinery. All of the planing, milling, and shaping of the tree slabs is done in Costa Rica prior to their arrival at our warehouse.

We sometimes finish sand and oil the tables for customers depending on their request. We also attach legs that are made elsewhere. To keep our environment safe as a work environment, all of our work is done with hand sanders that are attached to portable HEPA Festool vacuum machines. There is no dust as a result and all machines are portable, and on wheels. We do not use Large commercial drum sanders, planers, or chain saws at any time.

Our finishing process is solvent free and wiped on with a rag. The finish is called Odies Oil and is made of beeswax and lemon oil. It is non-flammable and food safe. No spraying of any solvents is done at any time. We don't even offer those finishes.

The warehouse would be to store additional slabs, finished tables and to attach legs and finish. We do not need additional employees at this moment but this is possible in the future. We have an agreement with the church directly across the street for employee parking, and also have any necessary parking for them down at 451 E Lemon St. We purchased a street legal 6 passenger golf cart for the employees to commute back and forth to the existing warehouse. This process would continue.

Aesthetically, the warehouse would be 2800 square feet (my understanding is 40% max of the lot space), it would be air conditioned, and the same color as our existing building at 526 E Lemon. We care a lot about our neighborhood and Tarpon Springs. We now employ 6 people and contribute significant sales tax revenue to our area.

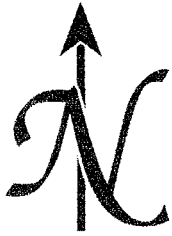
The warehouse will have a large 12' x 12' roll up door on the street side. Also on the side facing our existing building. It will have (2) regular doors, one on each side. Here's a preliminary photo from the builder (see below).

It's my understanding from our conversation that this information is all you need for the meeting on the 17th which we will be present at. We hope that we can continue to be a successful business and employer in the much needed revitalization of this portion of Tarpon Springs.

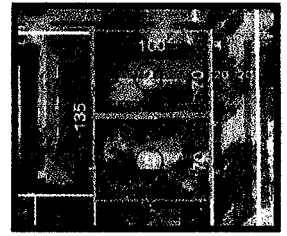
Please don't hesitate to call me if you need anything further.

Regards,

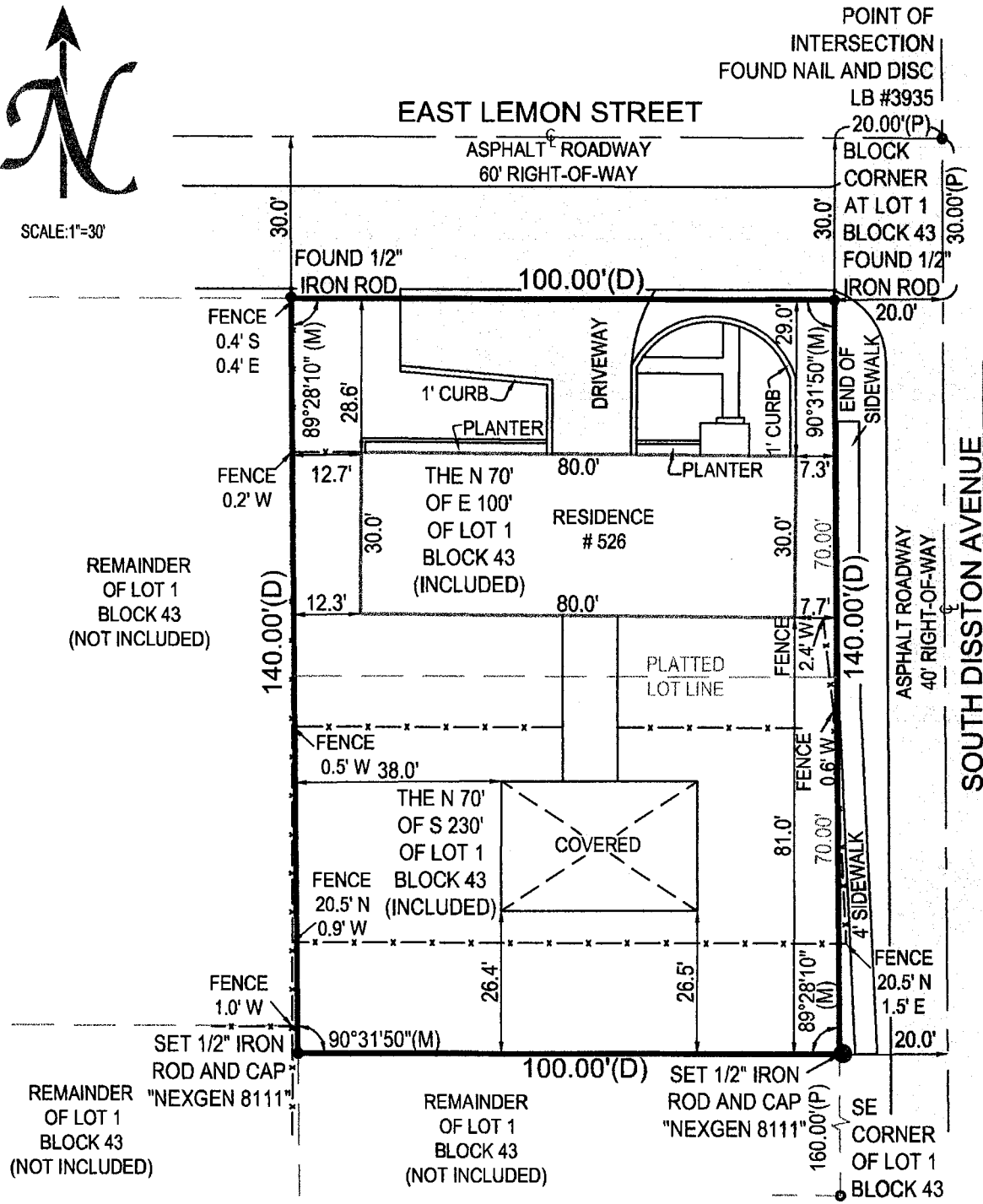
526 EAST LEMON STREET, TARPON SPRINGS, FL. 34689



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 06-25-2020
 Drawn By: Oleg
 Order #: 93312
 Last Revision Date: 06-25-2020
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272



Patricia McNeese

From: Joann Hoffman <jhoffman825@gmail.com>
Sent: Tuesday, May 11, 2021 3:55 PM
To: Patricia McNeese
Subject: Re: #21-34

External Email - Use caution with links and attachments

Dear Planning and Zoning Department and Tarpon Springs Board of Commissioners:

My name is Joann Hoffman, 522 E. Lemon St, Tarpon Springs.

I am sending this correspondence in reference to an upcoming public hearing regarding future land use map amendment and rezoning. My property, Hoffman's Mini Storage, Inc is adjacent to the applicant referenced above. I am in favor and recommend the city to approve the LUA from RM to IL and a rezoning from R-60 to IB to allow for expansion of Live Edge Slabs, LLC. Thank you for your consideration to this request.

Respectfully,

Joann Hoffman
Hoffman's Mini Storage, Inc.
522 E. Lemon St.
Tarpon Springs, FL 34689

ORDINANCE 2021-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.16 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE WEST SIDE OF SOUTH DISSTON AVENUE BETWEEN EAST LEMON STREET AND EAST BOYER STREET, FROM LAND USE DESIGNATION RM (RESIDENTIAL MEDIUM) TO LAND USE DESIGNATION IL (INDUSTRIAL LIMITED); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of said property totaling 0.16 acres, MOL, has applied to amend the Future Land Use Map designation of the property from RM (Residential Medium) category to IL (Industrial Limited) category; and,

WHEREAS, the permitted uses within the IL, Industrial Limited, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to re-zone the property from the R-60 (One and Two Family Residential) zoning district to the IB (Intensive Business) zoning district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on May 17, 2021; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

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

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to RL, Residential Low, land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Industrial Limited for the property described as:

“The North 70 feet of the South 230 feet of the East 100 feet of Lot 1, Block 43, Map of the Town of Tarpon Springs, Florida, a subdivision lying in Section 13, Township 7 South, Range 15 East, as shown on the plat recorded in Plat Book 4, Page 8, of the Public Records of Hillsborough County, of which Pinellas County, Florida was formerly a part.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval in conjunction with approval of Ordinance 2021-06.

ORDINANCE 2021-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS FOR 0.16 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE WEST SIDE OF SOUTH DISSTON AVENUE BETWEEN EAST LEMON STREET AND EAST BOYER STREET, FROM ZONING DESIGNATION R-60 (ONE AND TWO FAMILY RESIDENTIAL) TO ZONING DESIGNATION IB (INTENSIVE BUSINESS); 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-60 (One and Two Family Residential) to IB (Intensive Business); and,

WHEREAS, the applicant is also requesting a change to the Future Land Use designation from RM (Residential Medium) category to IL (Industrial Limited) category; and,

WHEREAS, the proposed IB, Intensive Business, zoning district is consistent with the proposed future land use category of IL, Industrial Limited; and,

WHEREAS, the planned uses within the IB 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 May 17, 2021; 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 North 70 feet of the South 230 feet of the East 100 feet of Lot 1, Block 43, Map of the Town of Tarpon Springs, Florida, a subdivision lying in Section 13, Township 7 South, Range 15 East, as shown on the plat recorded in Plat Book 4, Page 8, of the Public Records of Hillsborough County, of which Pinellas County, Florida was formerly a part.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval and in conjunction with approval of Ordinance 2021-07.

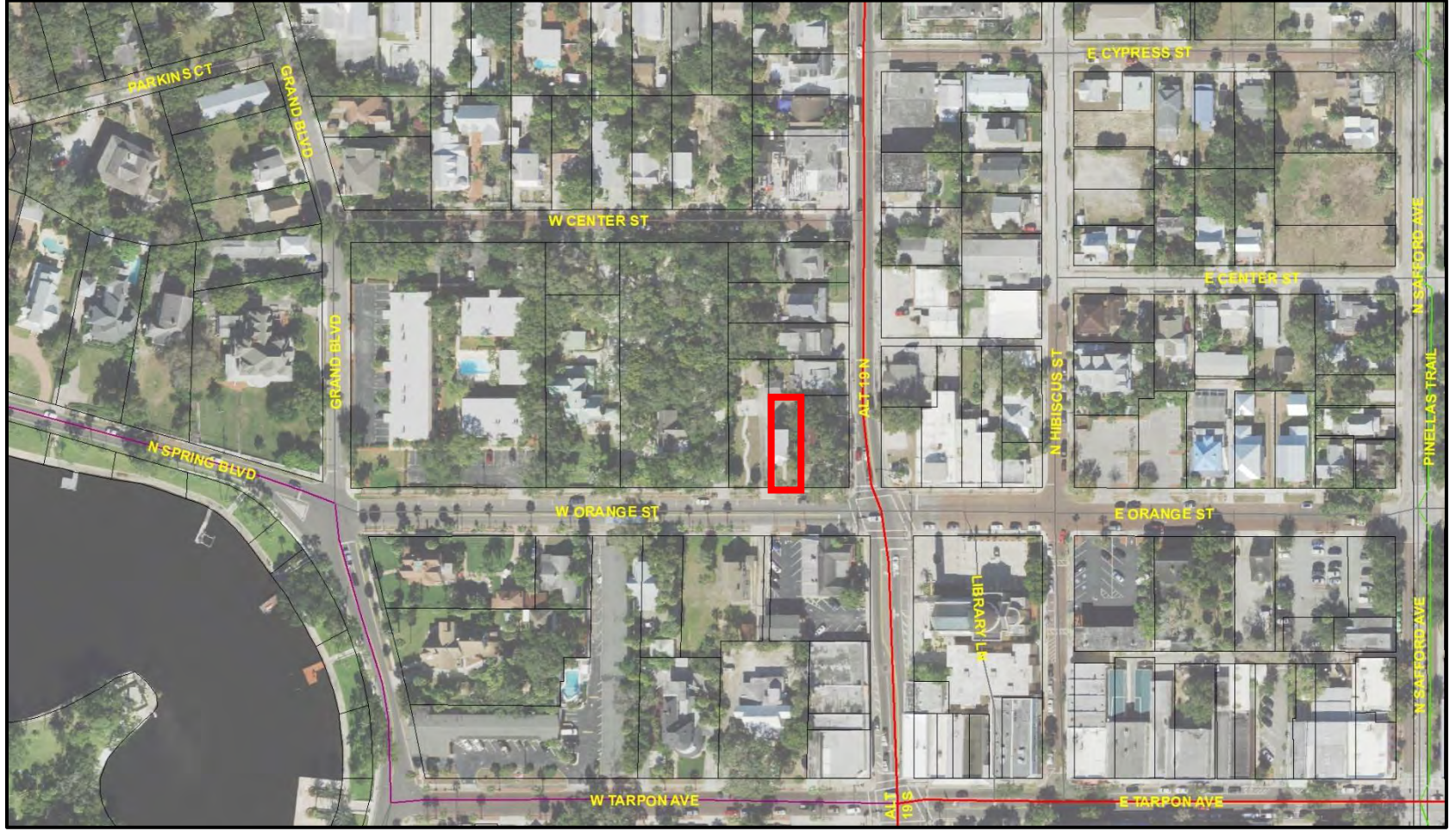
ELSTEPHMAR, LLC – CONDITIONAL USE #21-35

Planning and Zoning Board – May 17, 2021

Board of Commissioners – June 8, 2021



LOCATION & CONTEXT



SUMMARY OF REQUEST

- **#21-1** – Conditional Use
 - Property Size: 4,560 square feet
 - Current Land Use: Residential Medium (RM)
 - Current Zoning: Residential Multifamily (RM)
 - Current Use of Property: Office
 - Proposed Use of Property: Short Term/Seasonal Rental
- **Applicant:** Carol Niotas



REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code.** The property appears to comply with the standards of the T5d transect district. Although there is no minimum driveway width requirement in that code, the driveway width appears to be under the recommended width of eight (8) feet. Parking for at least two vehicles is available along the driveway and at the rear of the property.



LOCATION & CONTEXT

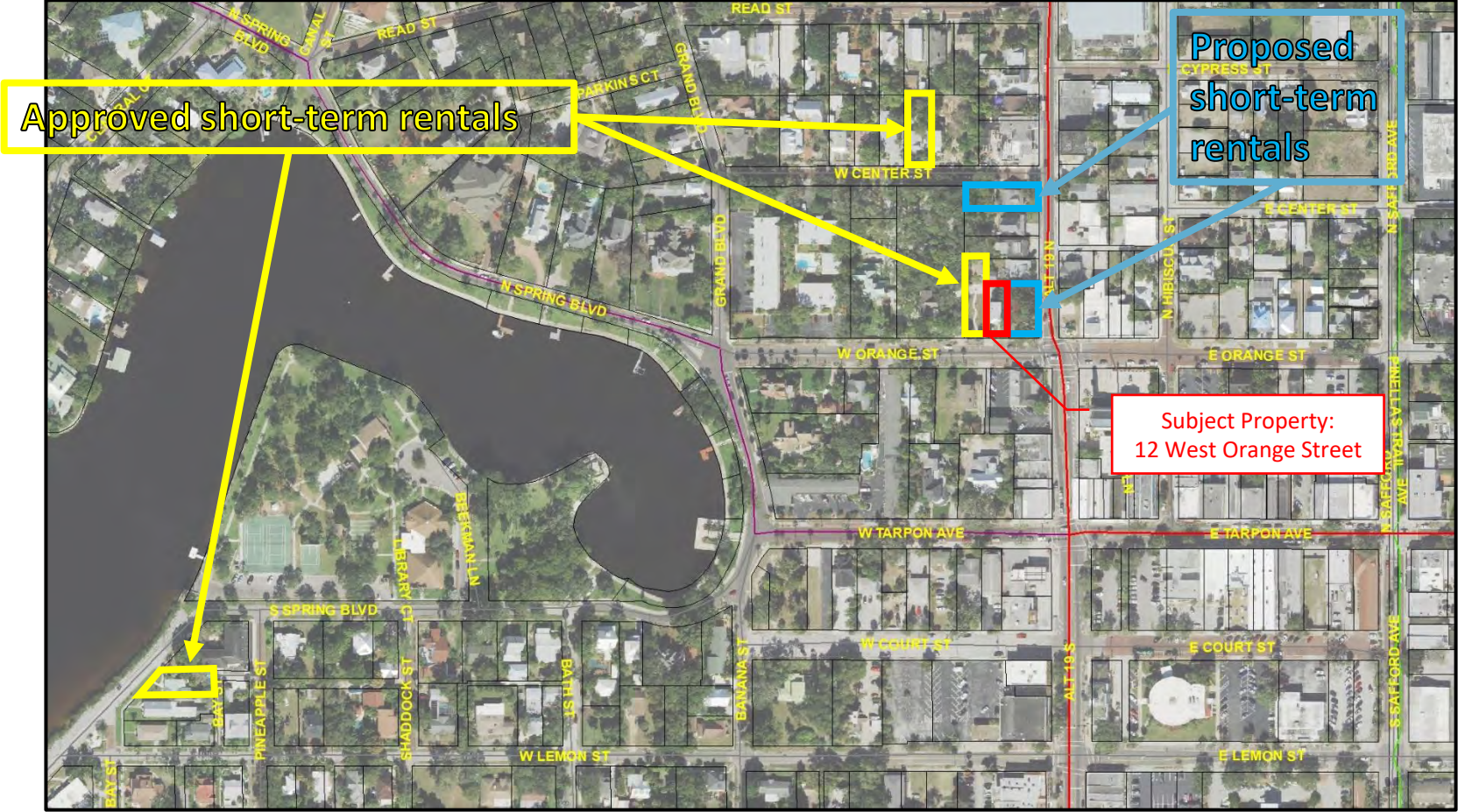


REVIEW CRITERIA – CONDITIONAL USE

- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The proposed use is appropriate for the property and compatible with the uses in the surrounding developed area characterized by mixed uses in the downtown area. The property is near two existing approved short-term rental properties and two additional properties for which short term rental requests have been received.



NEARBY TOURIST HOMES/SHORT-TERM RENTALS



REVIEW CRITERIA – CONDITIONAL USE

- 3) **The use is consistent with the Comprehensive Plan.** *The use is consistent with the City's Comprehensive Plan.*
- 4) **The use will not adversely impact historical or environmental resources.** *The property is a contributing-altered structure within the City's historic district but the exterior will not be physically altered. The property is not located within an environmentally sensitive area.*
- 5) **The use will not adversely affect adjoining property values.** *The proposed use is located in the downtown area and is consistent with the surrounding development, including adjacent short-term rentals and mixed uses. It 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 property is served with public facilities and this project will not negatively affect the City's ability to continue to provide those services.*
- 7) **The use shall provide for efficient and orderly development.** *The proposed project makes appropriate use of an existing structure originally built as a residence in the City's downtown area and it is already served by public facilities and infrastructure, thereby providing for orderly and efficient development.*



PRELIMINARY STAFF RECOMMENDATION

#21-35 – Approval of Resolution 2021-30 granting conditional use approval for operation of a short term/seasonal rental in the T5d transect district of the Special Area Plan subject to the following:

1. The property shall remain a single family residence rented as a single living unit.
2. The change of use from a general office space to a residential dwelling shall require compliance with National Fire Prevention Association (NFPA) 101 Life Safety Code Chapter 24, regarding number of Means of Escape and the installation of Smoke & Carbon Monoxide Detectors.
3. A minimum of one (1) Fire Extinguisher shall be provided on each occupied floor. Each Extinguisher shall be conspicuously mounted, maintained, and inspected annually in accordance with \NFPA 10 Standard for Portable Fire Extinguishers.
4. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. If the business tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

Public Notice Provided – No responses were received.





CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
MAY 17, 2021 / JUNE 8, 2021

STAFF REPORT, May 11, 2021

Application No. / Project Title: 21-35 / Elstephmar, LLC
Staff: Patricia L. McNeese, AICP
Principal Planner
Applicant / Owner: Carol Niotas / Elstephmar, LLC
Property Size: 4,560 square feet
Current Zoning: T5d (North Pinellas Ave) transect
Current Land Use: Community Redevelopment District (CRD)
Location / Parcel ID: 12 West Orange Street / 12-27-15-89982-064-0306

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to operate a short term/seasonal rental use in the building at 12 West Orange Street. The Land Development Code (LDC) Section 241.00(A) (213) defines a short term/seasonal rental as follows:

“A dwelling unit that may also be used to provide temporary lodging accommodations for compensation to transient residents, especially motor tourists or travelers. A transient resident shall mean a visitor to the community who does not use the dwelling as a principal residence, who is neither gainfully employed in the community nor a student currently enrolled in a school located in the community or who resides in the dwelling for 6 weeks or less.”

The subject property was built in 1910 according to the Pinellas County Property Appraiser and its current use is general office. The change in use from office to residential may trigger required modifications to the structure’s interior pursuant to the fire and building occupancy codes. The property conforms to the current required dimensional criteria for the T5d transect. It appears that the required parking can be accommodated on site. The property is in close proximity to other short term/seasonal rental and tourist home uses.

PRELIMINARY STAFF RECOMMENDATION:

Staff is recommending **approval** of Resolution 2021-30 with the following conditions:

1. The property shall remain a single family residence rented as a single living unit.



2. The change of use from a general office space to a residential dwelling shall require compliance with National Fire Prevention Association (NFPA) 101 Life Safety Code Chapter 24, regarding number of Means of Escape and the installation of Smoke & Carbon Monoxide Detectors.
3. A minimum of one (1) Fire Extinguisher shall be provided on each occupied floor. Each Extinguisher shall be conspicuously mounted, maintained, and inspected annually in accordance with \NFPA 10 Standard for Portable Fire Extinguishers.
4. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. If the business tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

PLANNING AND ZONING BOARD RECOMMENDATION:

CURRENT PROPERTY INFORMATION:

Use of Property:	General office
Site Features:	Two-story principal building, outbuilding at the rear of the property, driveway and mowed yard
Vehicle Access:	The property is accessed from West Orange Street

SURROUNDING ZONING & LAND USE:

	Zoning (Existing Use):	Land Use:
North:	T5d (single family residence)	Community Redevelopment District
South:	T5d (offices and apartments)	Community Redevelopment District
East:	T5d (single family short term/seasonal rental requested)	Community Redevelopment District
West:	T5d transect (single family short term/seasonal rental approved)	Community Redevelopment District

PLANNING CONSIDERATIONS:

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

1. The proposed short term/seasonal rental is located within close proximity to other approved and requested short term/seasonal rentals in both the Special Area Plan (SAP) and nearby Residential Multifamily (RM) districts. The SAP allows short term/seasonal rentals with no distance separation requirements.



2. The property is located very close to North Pinellas Avenue in the City's downtown area.
3. The property will undergo a change of use from office to residential. As such, the minimum building and fire codes for the change of occupancy will need to be met.
4. The existing driveway on the property appears to be substandard due to an insufficient width along the west side. There is sufficient space for parking of at least two vehicles.

REVIEW STANDARDS / STAFF ANALYSIS – CONDITIONAL USE

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 building is existing and includes sufficient area for parking, although the driveway appears to be very narrow, probably less than eight feet wide. The residence is in compliance with the dimensional standards of the T5d transect district.

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 property is located in the City's Special Area Plan (SAP) district in the downtown area. This district contemplates short term/seasonal rental uses in close proximity to downtown and the sponge docks. The area is characterized by a variety of uses including office, commercial, single family residential and multi-family residential. The single family residence located to the north of the subject property is accessed from North Pinellas Avenue and all other adjacent properties are occupied by mixed uses or short term rentals. It is concluded that establishment of this short term rental will not have a significant negative impact on the general neighborhood character.

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's Comprehensive Plan.



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

Analysis: The property is a contributing-altered resource in the City's Historic District and was originally built as a residence. The applicant has not proposed any alterations to the exterior of the principal structure or to the property. Therefore, the proposal will not negatively impact the City's Historic District. The use is not proposed on an environmentally sensitive site.

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

Analysis: The proposed short term rental is located within an area of mixed uses within the City's downtown area. The property will continue to be subject to all applicable City codes and ordinances governing not only land use, but noise, nuisances, property maintenance and other similar codes. These standards will help ensure that the proposed conditional use will fit 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 property is already served by the City. The development will not require the extension of new public services to the site, and will not adversely affect the ability of the City to provide adequate public facilities. Standards for fire protection, triggered by the principal structure's change of occupancy, are addressed in the recommended conditions and are proposed to augment the City's efficiency in serving this use.

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 within an area of higher density within the downtown area. It will not adversely affect growth patterns or the ability of the City to provide public facilities.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on April 1, 2021 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.

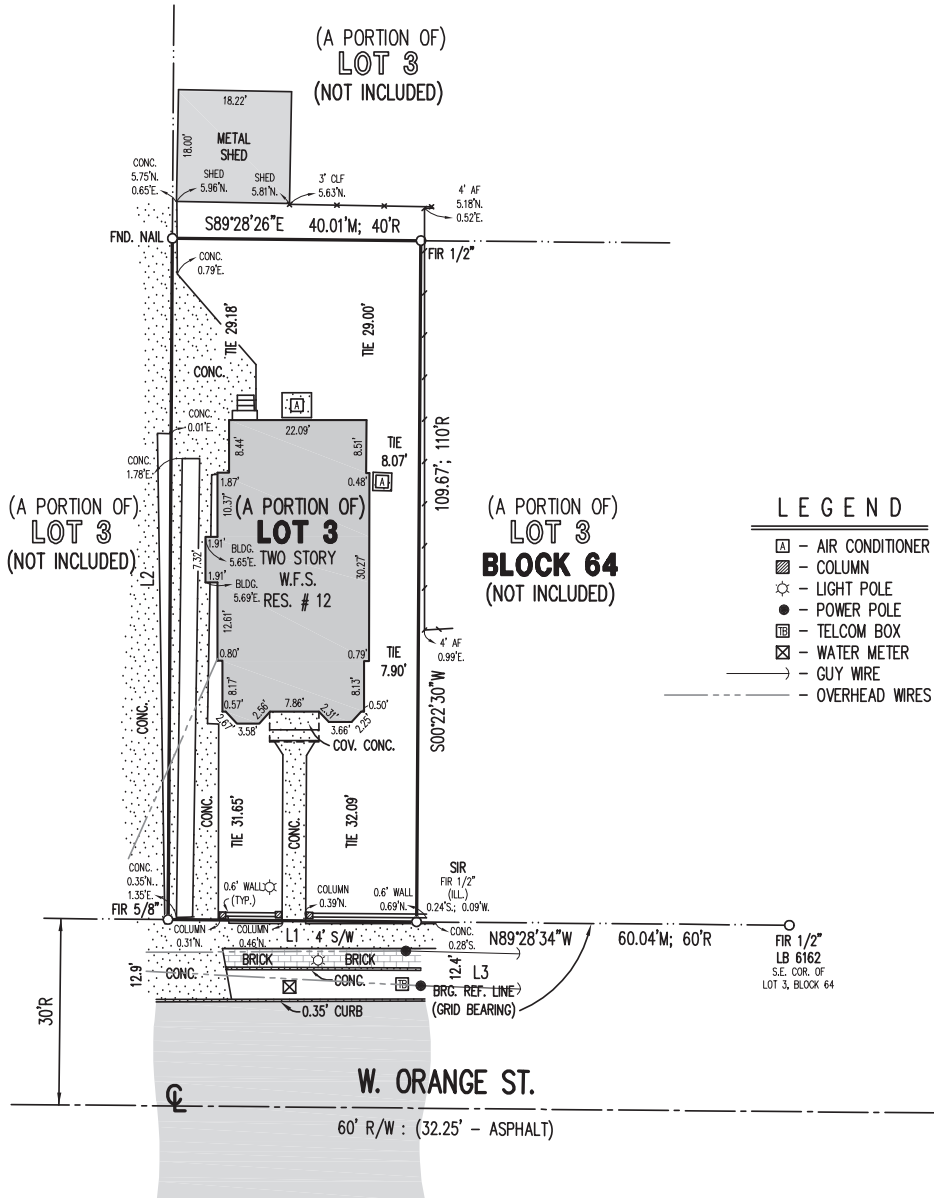
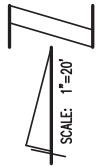
PUBLIC CORRESPONDENCE:

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. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Location/Aerial Maps
2. Survey
3. Resolution 2021-30

BOUNDARY SURVEY - SHEET 1 OF 2



LEGAL DESCRIPTION

- LINE L1
N89°28'34"W - 40.01'M; 40°R
- LINE L2
N00°22'30"E - 109.67'M; 110°R
- LINE L3
N89°28'34"W - 100.05'M; 100°R

BEGINNING 60 FEET WEST OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 64, OFFICIAL MAP OF THE CITY OF TARPON SPRINGS, RUNNING THENCE NORTH 110 FEET, THENCE WEST 40 FEET, THENCE SOUTH 110 FEET, THENCE EAST 40 FEET ALONG THE NORTH SIDE OF ORANGE STREET TO THE POINT OF BEGINNING, AS SHOWN ON PLAT RECORDED IN PLAT BOOK G, PAGES 800 AND 801, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO BEING DESCRIBED AS BEGINNING 60 FEET WEST OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 64, OFFICIAL MAP OF THE CITY OF TARPON SPRINGS, RUNNING THENCE NORTH 110 FEET, THENCE WEST 40 FEET, THENCE SOUTH 110 FEET, THENCE EAST 40 FEET ALONG THE NORTH SIDE OF ORANGE STREET TO THE POINT OF BEGINNING, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-G), MAP DATED SEPTEMBER 3, 2003.

PREPARED FOR

EISTEPH MAR, LLC; CAROL NOTIAS

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CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 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

UNOFFICIAL COPY
FOR INFORMATIONAL PURPOSES ONLY FOR THE CERTIFIED PARTIES

JOB NUMBER: 210087 DATE SURVEYED: 3-9-2021
DRAWING FILE: 210087.DWG DATE DRAWN: 3-18-2021
LAST REVISION: N/A X REFERENCE: N/A



M.A.
LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

RESOLUTION NO. 2021-30

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #21-35 REQUESTING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A SEASONAL/SHORT-TERM RESIDENTIAL RENTAL AT 12 WEST ORANGE STREET, LOCATED ON THE NORTH SIDE OF WEST ORANGE STREET BETWEEN NORTH PINELLAS AVENUE AND GRAND BOULEVARD, IN THE T5D 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 for operation of a short term/seasonal rental in the T5d transect district of the City's Special Area Plan (SAP); and,

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area requires conditional use approval for such uses within the T5de transect district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of May 17, 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 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 #21-35 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application #21-35 under Resolution 2021-30, requesting Conditional Use approval to allow establishment of a tourist home at 12 West Orange Street in the T5d North Pinellas Ave transect district is approved with the following conditions:

1. The property shall remain a single family residence rented as a single living unit.

2. The change of use from a general office space to a residential dwelling shall require compliance with National Fire Prevention Association (NFPA) 101 Life Safety Code Chapter 24, regarding number of Means of Escape and the installation of Smoke & Carbon Monoxide Detectors.
3. A minimum of one (1) Fire Extinguisher shall be provided on each occupied floor. Each Extinguisher shall be conspicuously mounted, maintained, and inspected annually in accordance with NFPA 10 Standard for Portable Fire Extinguishers.
4. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. If the business tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption.