



City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
TARPON SPRINGS, FLORIDA 34689
(727) 942-5611

**TECHNICAL REVIEW COMMITTEE (TRC) AGENDA
THURSDAY, SEPTEMBER 9, 2021
CITY HALL, 9 A.M.
324 EAST PINE STREET, TARPON SPRINGS, FLORIDA**

TO:

Karen Lemmons, Economic Dev. Manager	Heather Freundel, Water Distribution
Pat McNeese, Principal Planner	Tom Funcheon, Public Works Director
Renea Vincent, Planning & Zoning Director	Anthony Mannello, Streets & Stormwater Sup.
Allie Keen, Senior Planner	Bob Robertson, Project Admin. Director
Captain Rick Kinney, Fire Rescue	Paul Smith, Public Services Director
Kevin Powell, Building Development Director	Nick Makris, Projects Supervisor
Keith Meade, Building Development Supervisor	Jevon Miller, Project Administration Department
Shannon Brewer, Horticulturalist	Ray Page, Public Services
Lisa Godwin, Building Development	Francisco Pavez, Public Services
Sergeant Ed Miller	Judy Staley, Research & Information Officer
Anthony Boone, Police Department	Trish Hickey, Executive Secretary
Beth Hughes, Code Enforcement	Megan Araya, Floodplain Coordinator

FROM: Kimberly Yothers, Planning and Zoning Coordinator

DATE: 9/2/2021

NOTE: Please send comments via email to pmneese@ctsfl.us; kyothers@ctsfl.us; akeen@ctsfl.us

1) PREVIOUSLY HEARD APPLICATIONS

- a) 18-56-HIBISCUS STREET TRIPLEX-SITE PLAN REVIEW-310 HIBISCUS STREET

2) VARIANCES

- a) 21-111 KAPANIRIS-VARIANCE-876 BAYSHORE DR.
b) 21-120 MASTROVASILIS-VARIANCE SIDE SETBACKS-0 LIVE OAK

3) NEW APPLICATIONS

- a) 21-115 AMERICAN LEGION-CU PRIVATE CLUB IN NB-1254 S PINELLAS AVE
b) 21-116 STAMM-ANNEXATION-369 JERU BLVD
c) 21-117 STAMM-ANNEXATION-379 JERU BLVD
d) 21-118 NATURES EMPORIUM CAFÉ-SIDEWALK CAFÉ-459 ATHENS ST
e) 21-124 KENS TREE SERVICE-MINOR SITE PLAN-617 & 625 LIVE OAK ST

4) DISCUSSION ITEMS

- a) 21-121 TARPON SHORES MHP-DI FOR GATE-INTERSECTION MLK BLVD AND NORTHGATE DR
b) 21-122 CLEARWATER MARINE AQUARIUM-DI FOR ADDITION TO STRANDING STATION-FRED HOWARD PARK
c) 21-123 KATIE GOFF-DI LOT SEPARATION-16 VILLA ST

5) CITY RUN APPLICATIONS

- a) 21-114 CITY OF TARPON SPRINGS-LDC TEXT AMENDMENT-A-FRAME SIGNS-ORDINANCE 21-14

Public observers may sit in the meeting room to observe the meeting for any item, however public comment will not be heard. 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. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611.

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: 18-56-Hibiscus Street Triplex-310 Hibiscus Street

DATE: 9/9/2021

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.



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) 943-4651

Date: May 18, 2021

TECHNICAL REVIEW COMMITTEE (TRC)

MINUTES PROJECT NAME: HIBISCUS

STREET TRIPLEX FILE NUMBER: 18-56

APPLICATION TYPE: SITE PLAN REVIEW APPLICATION

PROJECT DESCRIPTION: TRIPLEX MULTIFAMILY

DWELLING PROPERTY LOCATION: 310 HIBISCUS STREET

PARCEL ID / TAX ID NO.: 12-27-15-89982-062-0304

TRC MEETING DATE: May 6, 2021

TRC REVIEW RESULTS: Your project was reviewed by the City of Tarpon Springs Technical Review Committee on the above referenced date. The following items have been identified for your review and response:

- Additional information required from applicant.
- Redlined plans enclosed.
- See Member Comments below.
- Submit revised plans per enclosed redlines or department comments. Five full sets of revised plans will be required for staff's off-line review.

TRC MEMBER COMMENTS

PLANNING & ZONING REVIEW COMMENTS:

APPROVED DENY DEFER SEE BELOW NO COMMENTS

INITIALS: PM

1. This project is outside the CHHA. It is in the Uptown Character District which currently limits density by right to 16 dwelling units per acre. At 0.166 acres the property is allocated 2.66, rounded to 3, dwelling units. The project is in compliance with the allowable floor area ratio of 1.0, the maximum lot coverage of 60%, and, the impervious surface area ratio of 0.85.

Response: Revised, please see Site Data Table on Sheet C1.1.

2. The project is proposed as townhomes but does not show the proposed subdivision of lots and common areas. Please show how the subdivision of the property will be configured.

Response: Revised, please see Sheet C3.2.

3. Proposed parking of 6 spaces exceeds transect code requirement of 5 spaces.

Response: Revised, please see Site Data Table on Sheet C1.1.

4. Please provide a facility impacts table including potable water and sewer (in gallons per day), solid waste (tons per year) and traffic generation (peak hour trips).

Response: Please see architectural plans Sheet B1.1.

5. The drainage plans have been reviewed and comments are attached.

Response: Please, see attached drainage report.

6. Please provide an elevation view of the buildings. One was provided previously that showed one floor over the parking for a total of 2 floors. Apparently, the parking will be located under the units along with a bathroom on that floor. Please clarify if this is still the case.

Response: Please see architectural plans for elevations on Sheet B2.1 & B2.2, yes there are bathrooms on first floor on two (2) of the units.

7. A survey of the site has been received and is on file.

Response: Acknowledged.

8. Please provide the following per the City's SmartCode:

a. Please show the required bicycle parking location and bike rack detail.

Response: Bicycle parking location will be in the garage. Note added to sheet C3.1.

b. Please show how the required frontage buildout of 60% will be achieved. You may need to widen the driveway to 20 feet which would require the remainder of the frontage (30 feet) to meet the screening requirement.

Response: Revised, 4' high masonry knee wall and shrubs are added to meet the 60% frontage buildout requirement, please see sheet C3.1 and L1.1.

c. The proposed landscape plan appears to be in compliance.

Response: Thank you!

9. Please provide a lighting plan.

Response: No site lighting proposed other than the wall mounted fixtures next to each entry door and garage service doors.

10. If townhomes, the use of container trash pickup should be confirmed with Public Works and a layout of where the containers will be staged should be provided.

Response: The trash staging has been provided, please see sheet C3.1.

11. It is unclear from the plans whether a retaining wall is being proposed. If so, please provide details on the extent and height of the wall.

Response: Detail added, please see sheet C4.1 & C4.2 for Sections 1-1, 2-2, 3-3.

FIRE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: RK

1. The driveway measures only 17ft wide which does not meet minimum width requirements. The driveway shall NOT qualify as an access road/lane providing access to building within 50-feet of an exterior door, leading to the interior of the structure. Minimum of 20-foot unobstructed width required.

NFPA 1 Fire Code 2018 Edition
18.2.3.5.1 Dimensions.

Ref: 18.2.3.5.1.1* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
18.2.3.5.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

Response: The building will be protected with an approved automatic sprinkler, and the driveway will be 17ft wide.

2. Measuring the distance from the edge of Hibiscus to the first exterior door leading to the interior of each unit shows that the distance exceeds the required minimum Access to Building distance according to Fire Code. (See Attached)

- a. Access to Unit #1 = 53ft
- b. Access to Unit #2 = 65ft
- c. Access to Unit #3 = 100 ft

NFPA 1 Fire Code 2018 Edition

18.2.3.2 Access to Building.

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door

Ref: that can be opened from the outside and that provides access to the interior of the building.

18.2.3.2.1.1 Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m).

Response: The building will be protected with an approved automatic sprinkler.

3. All units are required to be protected with an approved automatic sprinkler system to comply with Florida Fire Prevention Code 7th Edition minimums with regards to Fire Department Access and Access to Building.

NFPA 1 Fire Code 2018 Edition

18.2.3.2 Access to Building.

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Response: Acknowledged, the building will be protected with an approved automatic sprinkler.

BUILDING DEVELOPMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: DG/LG/MA

1. Utilities cannot cross property lines.

Response: Utilities Easement are provided, please see sheet C3.2 and C5.1.

POLICE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: AB/SG

PUBLIC WORKS REVIEW COMMENTS

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: TF

1. See Stormwater Engineer's comments dated May 5th, 2021.

Response: Acknowledged. Please see attached Response to Drainage Comments.

CITY ARBORIST DEVELOPMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: SHB

1. See attached checklist for tree removal permit.

Response: Acknowledged, contractor will submit.

PROJECT ADMINISTRATION DEPARTMENT

APPROVE DENY DEFER SEE BELOW NO COMMENTS
INITIALS: NM

PUBLIC SERVICES REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS
INITIALS: FP/RP

1. Under 5.1 Cleanouts should be manholes instead. 136.01

Response: Revised, please see Sheet C5.1.

2. Water lines should be one 2"-line feeding a manifold to 3 meters.

Response: Revised, please see Sheet C5.1.

3. Please consider a tie into the City's reclaim services.

Response: Reclaim services are not available on Hibiscus Street.

4. Please upgrade 6" sewer should be 8" instead

Response: Upgrade, please see Sheet C5.1.

PLANNING AND ZONING BOARD REVIEW

- TRC review is complete and your project is scheduled for Planning and Zoning Board on the following date.
- Your project remains unscheduled for Planning and Zoning Board because revised plans or additional information is required.
- Planning and Zoning Board review is not required for this project.

BOARD OF ADJUSTMENT REVIEW AND FINAL ACTION (VARIANCES ONLY)

- Your project is scheduled for BOA review on the following date: _____
- Your project remains unscheduled for BOA because additional information is required (see previous page).
- Board of Adjustment review is not required for this project.

BOARD OF COMMISSIONER REVIEW AND FINAL ACTION

- Your project is scheduled for review and final action by the Board of Commissioners on the following date(s):
- Your project remains unscheduled for Board of Commissioners because revised plans or additional information is required.
- Board of Commissioners review is not required for this project.

HERITAGE PRESERVATION BOARD REVIEW AND FINAL ACTION (CERTIFICATES OF APPROVAL ONLY)

- Your project is scheduled for HPB review on the following date:
- Your project remains unscheduled for HPB review because additional information is required (see above).
- Heritage Preservation Board review is not required for this project.

REQUIRED ACTION OF THE APPLICANT

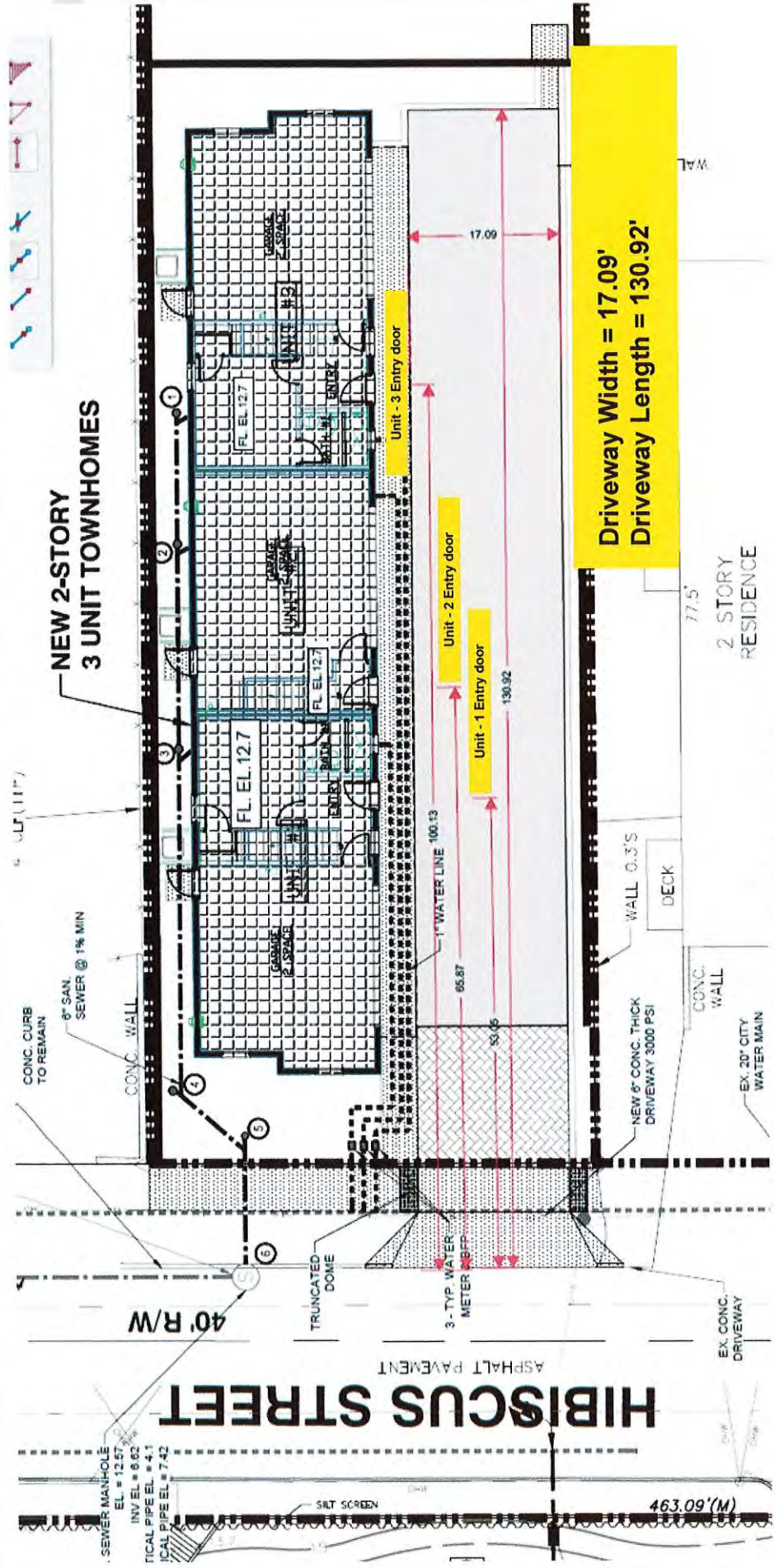
Please review any checked items above and provide any additional required information.

If TRC comment sheets are attached, please follow up with the department who made the comments. The reviewing individual from each City department is responsible for notifying this department when any and all plan corrections have been made or any conditions that have been established for approval of the project.

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

cc: Subject File – 18-56
Applicant – Michael J. Carazola

Driveway does not meet minimum width requirements therefore not considered an Access Road for EMS & Fire. The Access to all Buildings (Units), exceeds Fire Code minimum limit 50Ft to exterior door providing access to the interior. See below (NFPA 1 chapter 18.2.3.2.1) Buildings shall be protected with an approved automatic sprinkler system to meet compliance. See below (NFPA 1 chapter 18.2.3.2.1.1)



NFPA 1; Fire Code, 2018 Edition

- 18.2.3.2 Access to Building.**
- 18.2.3.2.1** A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
- 18.2.3.2.1.1** Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m).
- 18.2.3.5.1 Dimensions.**
- 18.2.3.5.1.1*** Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 18.2.3.5.1.2** Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).



City of Tarpon Springs, Florida

Building Development Department
 325 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5617

NEW CONSTRUCTION PERMIT CHECK LIST

PERMIT NUMBER _____

SITE INSPECTION _____

- **Tree/Boundary** survey drawn to scale, identifying the tree species and location.
- **Site plan** with an over lay of tree location and location of all proposed structures, driveways, parking areas, and other improvements. Proposed grade changes which might adversely affect or endanger only trees, with specifications on how to maintain trees. No site plan approval shall be issued unless a landscape plan has been approved in accordance with requirements of Section 134.00-134.09, LDC.
- **ISA Certified Arborist Tree Assessment** on all existing trees with the trees' specifications (species, size in DBH, canopy size, condition, etc.) and designation of all trees to remain, and all trees to be removed, relocated or replaced.
- **Tree Protection Plan** showing how trees not proposed for removal or relocation are to be protected during land clearing and construction. Additional information such as the Tree Protection Zone (TPZ), Critical Root Zone (CRZ) may be required for trees to remaining or being relocated to ensure proper tree preservation. The Protective barricades shall comply with Section 133.07, LDC.
- **Tree Replacement /Landscape Plan** drawn to scale illustrating all proposed new construction new locations of relocated and newly installed trees, location of water source and type of irrigation, location and open space calculations of all proposed and existing landscaping. For trees and/or palms proposed for relocation, the report shall include relocation specifications, in accordance to ANSI A300 Standards
- If any protected trees are removed from a site governed by this section those trees shall be replaced using the following minimum tree planting requirements:

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

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

August 3, 2021

Burgess & Niple, Inc.
Attn: Rick Aguiar, Senior Designer
10006 North Dale Mabry Highway, Suite 201
Tampa, Florida 33618

Re: B18-56 Hibiscus Street Triplex
310 Hibiscus Street, Tarpon Springs, Florida

Dear Rick,

Below is the response to the memorandum that has been prepared to document findings and concurrence with applicable design standards as well as generally accepted engineering practices.

3.0 Drainage Calculations Comments:

3.1 The project lies within a volume sensitive basin and must provide stormwater management facilities designed in accordance with Chapter 141.05 of the City's Development Standards. An analysis and design for the 100-year/24-hour storm event is required.

Response: A 100-year/24-hour SCS analysis was completed.

3.2 In accordance with Chapter 141.05 of the City's Development Standards, retention areas shall be at least 5 feet from the property line.

Response: Pond revised with 5 feet buffer from property line.

3.3 In accordance with Chapter 141.06 of the City's Development Standards, provide a geotechnical report with data to support percolation rates used in the calculations.

Response: Included SCS soil reports.

3.4 Provide Pond recovery calculations.

Response: Modret analysis is done, pond recovered in 6.18 hours.

3.5 Given the added impervious area, the proposed conditions Time of Concentration (Tc) should not exceed the existing conditions Tc. Provide supporting Tc calculations.

Response: Tc for pre development and post development are equal.

**Used 10 min as minimum value since 150 ft. travel distance / 2 ft. per sec.
is less than 10 min.**

4.0 Construction Plan Comments:

4.1 Show existing grades in the proposed sections.

Response: Revised, please see sheet C4.1, section C-C.

4.2 Please provide roof gutters and downspouts that will direct proposed roof runoff to the proposed project stormwater management facility. Gutters on the north side of the building must drain to a common collector pipe that will convey the roof runoff to the project stormwater management facility.

Response: 8" roof drain is added, please see sheet C4.1.

4.3 Provide details that demonstrate that the proposed sidewalk tie-ins to existing grade meet ADA requirements. Show existing pavement slopes in the proposed driveway section.

Response: Revised, please see sheet C4.1.

4.4 Add notes on the plans that state all disturbed on-site areas, not otherwise paved or planted must be sodded.

Response: Note has been added to sheet C3.1 and L1.1.

4.5 Please note on plans that all areas within City right-of-way disturbed by construction must be restored and sodded.

Response: Note has been added to sheet C3.1 and L1.1.

5.0 General Comments:

5.1 Please provide all other agency approvals needed for the project construction, including but not limited to SWFWMD ERP permit or exemption/approval.

Response: Forth coming.

These comments should be addressed, and the requested information should be provided for follow-up review.

Thank you for your assistance with this project it is greatly appreciated.

Sincerely,

Sandra L. Bradbury
Office Manager/Project Coordinator
Northside Engineering, Inc.

SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST PARCEL ID# 12-27-15-89982-062-0304 CITY OF TARPON SPRINGS

LEGAL DESCRIPTION:

BEGIN 50 FEET NORTH OF SOUTHWEST CORNER OF LOT 3, BLOCK 62, EAST OF HIBISCUS STREET THENCE RUN NORTH 50 FEET, EAST 145 FEET, SOUTH 50 FEET, WEST 145 FEET TO P.O.B., OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGES 800-801, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO DESCRIBED AS:

BEGIN 50 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3 EAST OF HIBISCUS STREET FOR A POINT OF BEGINNING, THENCE RUN NORTH 50 FEET THENCE EAST 145 FEET THENCE SOUTH 50 FEET THENCE WEST 145 FEET TO P.O.B., OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGES 800-801, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

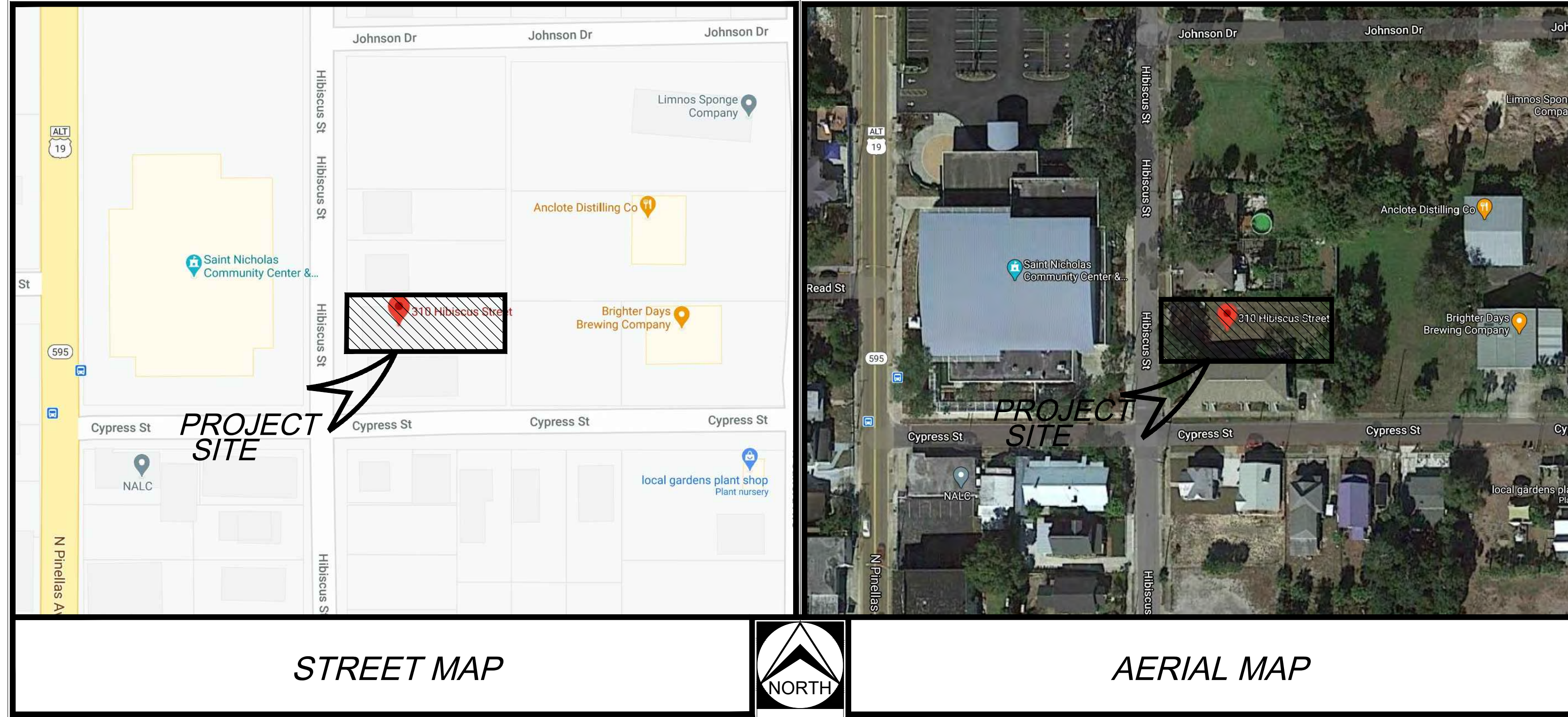
FLOOD ZONE INFO:

0.2 PCT ANNUAL CHANCE FLOOD HAZARD
FLOOD ZONE: X
PANEL NO.: 12103C0019G
EFFECTIVE DATE: 9/3/2003

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:
NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

SURVEYOR:
GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FLORIDA 33765
727-447-1763



INDEX OF SHEETS	
C1.1	CIVIL SITE DATA
C1.2	SITE SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C3.1	SITE PLAN
C3.2	PRELIMINARY PLAT PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	CROSS SECTIONS & DETAILS
C5.1	UTILITY PLAN
C6.1	CITY DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS & NOTES

SITE DATA			
MATRIX	EXISTING	PROPOSED	ALLOWED
ZONING:	SAP/T4C	SAP/T4C	OK
USAGE:	RESIDENTIAL	RESIDENTIAL	OK
FUTURE LAND USE:	COMMUNITY REDEVELOPMENT DISTRICT	COMMUNITY REDEVELOPMENT DISTRICT	OK
GROSS LOT AREA:	7,252 SF 0.166 ACRE	7,252 SF 0.166 ACRE	7,252 SF 0.166 ACRE
GROSS FLOOR AREA (S.F.): FAR:	N/A	4,906 SF 0.68	1.0
BUILDING COVERAGE: (S.F. & % OF GROSS SITE)	N/A	2,252 SF 31%	60% MAX
DENSITY:	N/A	3 UNITS	16 DWELLING UNITS PER ACRE/ 3 UNITS
BLDG. SETBACKS:	FRONT (WEST):	N/A	10'-0"
	SIDE (NORTH):	N/A	5'-0"
	SIDE(SOUTH):	N/A	20'-0"
	REAR (EAST):	N/A	26'-0"
BLDG. HEIGHT:	N/A	2 STORIES/28'	3 STORIES/42' max
VEHICULAR USE AREA (V.U.A.)	N/A	2,034 SF 0.28	OK
IMPRERVIOUS SURFACE RATIO: (I.S.R.)	225 SF 0.03	4,859 SF 0.65	0.85
OPEN SPACE: (S.F. & % OF GROSS SITE)	7,027 SF 0.97	2,507 SF 0.35	0.15
PARKING LOT INTERIOR LANDSCAPE: (S.F. & % OF V.U.A.)	N/A	N/A	---
PARKING:	N/A	5 SPACES	5 SPACES
PARKING CALCULATIONS: 1.5 PER DWELLING UNIT, (3) UNITS = 4.5 SPACES			
PARKING BICYCLE CALCULATIONS: 7 ROOMS* 0.5 SPACES / BEDROOM = 3.5 PARKING			

Donald B. Fairbairn, P.E. #44971
COPIES OF THESE PLANS ARE NOT VALID UNLESS
EMPOWERED WITH THE SIGNING ENGINEER'S SEAL

Project #	2022	
Issue Date:	08/19/20	
Revisions:		
No.	Date	Description
1	08/03/21	RESP. TO COM.
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE DATA
CARAZOLA TOWNHOMES
310 HIBISCUS ST.
TARPON SPRINGS, FL. 34689

GENERAL CONSTRUCTION NOTES

ALL THE WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE MINIMUM STANDARDS SET DOWN IN CITY OF TARPON SPRINGS LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

ALL ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (1988) LOCATIONS SHOWN ON DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS.

IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 MINIMUM OF 2 DAYS AND MAXIMUM OF 5 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER; SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER; SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL SOILS ENGINEERING IS TO BE PROVIDED BY THE SOILS ENGINEER. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.

THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL SOILS ENGINEERING IS TO BE PROVIDED BY THE SOILS ENGINEER. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.

THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL SOILS ENGINEERING IS TO BE PROVIDED BY THE SOILS ENGINEER. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.

ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A 21.6 (AWWA C 104-71).

ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH ANNA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANNA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH ANNA C-104.

ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH ANNA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.

ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF ANNA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.

ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTION, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER.

PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

ALL SANITARY SEWER MAINS & LATERAL SHALL HAVE A MINIMUM OF 36 INCHES OF COVER. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.

ALL SANITARY SEWER MAINS SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151).

ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNLINED OR EPOXY LINED.

ALL SANITARY SEWER MAINS SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151).

ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNLINED OR EPOXY LINED.

ALL SANITARY SEWER MAINS SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151).

ALL SANITARY SEWER MAINS SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151).

ALL SANITARY SEWER MAINS SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151).

FDEP WATER/SEWER CLEARANCE REQUIREMENTS

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS

FOR THE PURPOSE OF THIS SECTION, THE PHASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPING CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

(C) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES. (A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET REQUIREMENTS AND RESULTS TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIES OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART II OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

(1) TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE. (2) A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE. (3) ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-PARAGRAPHS A THROUGH D, BELOW.

(A) EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATER-TIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTING BETWEEN THE MAIN AND THE MANHOLE. (B) WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATER-TIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

(C) EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE. (D) GRABINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(E) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.06(2)(2), F.S., AND RULE 6A-6-002, F.A.C.

(F) EXCEPTIONS, WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SECTION 62-555.314 (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIES OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES, INCLUDING THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE. (1) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY-OR, WACUM-TYPE PIPELINE.

(2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE. (3) USE OF LARGE-TYPE CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE. (1) USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN, AND (2) USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS DUCTILE AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

PAVING NOTES 1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.

THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ADJUTMENT OF CONCRETE AND ANY STRUCTURE.

CONSTRUCTION IN RIGHT OF WAY :

1. ALL PROPOSED WORK WILL COMPLY WITH FDOT "ROADWAY PLANS PREPARATION MANUAL." ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.

ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS/FDOT COUNTY AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%). DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.

ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF NORTHSIDE ENGINEERING, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY SARASOTA COUNTY.

ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.

NO STOCKING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE KEPT DAILY AS PART OF DAILY CLEAN-UP.

SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO DRIVEWAY CONSTRUCTION. DO NOT DISTURB EXISTING UNDERDRAN OR STORM SYSTEMS.

STREET SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE CITY. AT LEAST 48 HOUR ADVANCE COORDINATION IS REQUIRED.

THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, 553.60 et. seq.) AND THE OCCUPATIONAL SAFETY AND HEALTH ACT (FEDERAL REGULATIONS, 29 CFR SECTION 1926.650).

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SURVEY (ACCOMPANIED BY THE ARCHITECT AND OWNER) OF THE ENTIRE PROJECT AREA INCLUDING BUILDING(S) AND SITE IMMEDIATELY UPON OCCUPYING THE PROJECT AREA AND BY PHOTOGRAPHIC AND WRITTEN CORRESPONDENCE DETAILING ANY AREAS THAT ARE NOT IN A FIRST CLASS CONDITION (SURFACES THAT ARE UNBROKEN, NON-CRACKED, NON-RUSTING, WITHOUT CHIPS, WITHOUT SPLINTERS, OF TEXTURE MATCHING ITS SURROUNDING, WITH NEW APPEARING FINISHES, AND OPERATING AS ORIGINALLY DESIGNED OR INTENDED TO OPERATE) WHICH WILL REMAIN IN THEIR PRESENT CONDITION AT THE CONCLUSION OF THE PROJECT.

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE OWNER A COMPLETE PROJECT IN FIRST CLASS CONDITION MEETING INDUSTRY WIDE STANDARDS IN QUALITY AND PERFORMANCE THROUGHOUT THE ENTIRE PROJECT AREA BUILDING(S) AND SITE (REGARDLESS OF WHETHER AN AREA IS SPECIFICALLY IDENTIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS OR NOT) UNLESS A PARTICULAR AREA HAS BEEN DESCRIBED IN THE AFOREMENTIONED PHOTOGRAPHS AND WRITTEN DETAILS.

CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT THE EXISTING BUILDING(S), UTILITIES AND SITE THROUGHOUT THE PROJECT TIME FRAME. SHOULD, DURING THE COURSE OF THE WORK, ANY AREA OF THE BUILDING(S) AND/OR UTILITIES AND/OR THE BUILDING(S) AND/OR UTILITIES AND/OR THE SITE BECOME DAMAGED AND THAT AREA WAS NOT SPECIFICALLY CALLED OUT TO BE A PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE DAMAGED AREA TO THE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

AS A PART OF THESE DOCUMENTS, A SITE SURVEY AND/OR SITE DATA, WHEN PROVIDED, AND ANY ADDITIONAL INFORMATION THAT MAY BE PROVIDED BY FACILITIES PLANNING & CONSTRUCTION SERVICES PERSONNEL ARE FOR INFORMATIONAL PURPOSES ONLY. THE OWNER AND HIS AGENT ASSUME NO RESPONSIBILITY FOR THEIR PREPARATION, COMPLETENESS NOR ACCURATENESS AND THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING SUCH INFORMATION ONLY AS A GUIDE TO THE SUSPECTED LOCATION OF UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO:

WATER SUPPLY SANITARY SEWER NATURAL AND LP GAS LINES ELECTRICAL POWER RECLAIMED WATER SUPPLY IRRIGATION LINES T.V. CABLES FIRE ALARM SYSTEM CABLES CONTROL WIRING TELEPHONE CABLES SECURITY WIRING SITE UNDERGROUND MECHANICAL SYSTEMS INCLUDING INSULATION

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SPECIFIC LOCATION OF THE UNDERGROUND SERVICES BY CAREFUL HAND EXCAVATION ONLY UNLESS OTHER MEANS ARE APPROVED BY ARCHITECT AND OWNER BEFORE BEGINNING THE WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR, PER SPECIFICATIONS, ANY AND ALL DAMAGED UNDERGROUND SERVICES AS LISTED ABOVE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL WORK AT THE CONVENIENCE OF THE SCHOOL SO AS NOT TO DISRUPT CLASSES AND INCONVENIENCE STAFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE WORK PROCEDURES THAT ARE NOISY, GREAT ODORIFEROUS FUMES, OR PRODUCE A CONDITION THAT WILL BE DISRUPTIVE AT A TIME WHEN CLASSES ARE NOT IN SESSION AND STAFF ARE NOT OCCUPYING THE BUILDING(S).

CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCHOOL SCHEDULE OF DAILY CLASSES, BREAKS BETWEEN SESSIONS AND HOLIDAYS, AND USE THAT AS A GUIDELINE FOR PLANNING DISRUPTIVE WORK PROCEDURES.

OWNER/MANAGEMENT INSPECTION AND MAINTENANCE NOTES

1. THE OWNER SHALL PERIODICALLY MONITOR THE STORMWATER SYSTEM (PIPE CONVEYANCE SYSTEM AND RETENTION POND) FOR SILT AND SEDIMENTATION. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED, AS DEEMED NECESSARY NO LESS THAN TWICE A YEAR. ALL MATERIAL SHALL BE COLLECTED DOWNSTREAM AND REMOVED. THE RETENTION POND SHALL BE KEPT MOWED AND THE BOTTOM FREE OF DEBRIS. BY WATER STANDS IN THE POND MORE THAN 48 HOURS THE OWNER SHALL BAKE AND/OR SCARIFY THE POND BOTTOM, AS DEEMED NECESSARY AND NO LESS THAN TWICE A YEAR TO RESTORE THE PERCOLATION CHARACTERISTICS OF THE POND.

THE OWNER WILL BE RESPONSIBLE TO MAKE SURE THAT TO THE BEST OF HIS ABILITY NOTHING ENTERS THE SYSTEM BESIDES STORMWATER THAT COULD DETERIORATE THE FUNCTIONING CAPABILITIES OF THE SYSTEM, I.E. GASOLINE, OIL, GREASE, CHEMICALS, ETC.

EROSION AND SILTATION CONTROL NOTES

1. SEDIMENT TRAPPING MEASURES: SEDIMENT BASINS AND TRAPS, PERIMETER DISCHARGE OF SILT THROUGH THE OUTFALL STRUCTURE DURING CONSTRUCTION OF ANY RETENTION AREA AND WILL BE REQUIRED TO CLEAN OUT THE RETENTION AREA BEFORE INSTALLING ANY PERMANENT SUBDRAIN PIPE. IN ADDITION, PERMANENT RETENTION AREAS MUST BE TOTALLY CLEANED OUT AND OPERATE PROPERLY AT FINAL INSPECTION AND AT THE END OF THE WARRANTY PERIOD.

2. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS WHICH ARE SECURED HAY BALES, SOD, STONE, ETC. WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

3. SEDIMENTATION BASIN: THE CONTRACTOR WILL BE REQUIRED TO PROHIBIT DISCHARGE OF SILT THROUGH THE OUTFALL STRUCTURE DURING CONSTRUCTION OF ANY RETENTION AREA AND WILL BE REQUIRED TO CLEAN OUT THE RETENTION AREA BEFORE INSTALLING ANY PERMANENT SUBDRAIN PIPE. IN ADDITION, PERMANENT RETENTION AREAS MUST BE TOTALLY CLEANED OUT AND OPERATE PROPERLY AT FINAL INSPECTION AND AT THE END OF THE WARRANTY PERIOD.

4. SWALES, DITCHES AND CHANNELS: ALL SWALES, DITCHES AND CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITHIN (3) DAGES OF EXCAVATION. ALL OTHER INTERIOR SWALES, ETC., INCLUDING DETENTION AREAS WILL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. PROTECTION AND STABILIZATION OF SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILED MATERIAL, MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL STOCKPILES BE STABILIZED WITHIN 300' OF ANY EXISTING OR PROPOSED CONSTRUCTION.

6. MAINTENANCE: ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

7. REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 400-4 & 400-40 F.A.C. CAN BE ASSESSED A PENALTY NOT TO EXCEED \$10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A OFFENSE.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.

9. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.

10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC. WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

AS BUILT SURVEY REQUIREMENTS:

THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES FOR INLETS & PIPES WITH TOP & BOTTOM ELEVATIONS, INVERTS & DIMENSIONING, LOCATIONS OF ALL UTILITIES INCLUDING THE SANITARY SEWER AND WATER PIPING. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER. THE AFOREMENTIONED RECORD DRAWING SHALL BE SUFFICIENT ENOUGH IN DETAIL TO BE ACCEPTABLE BY AGENCIES HAVING JURISDICTION.

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Civil - Land Planning - Traffic Studies - Landscape Design Reports - Land Use - Rezoning Construction Administration CA # 31306

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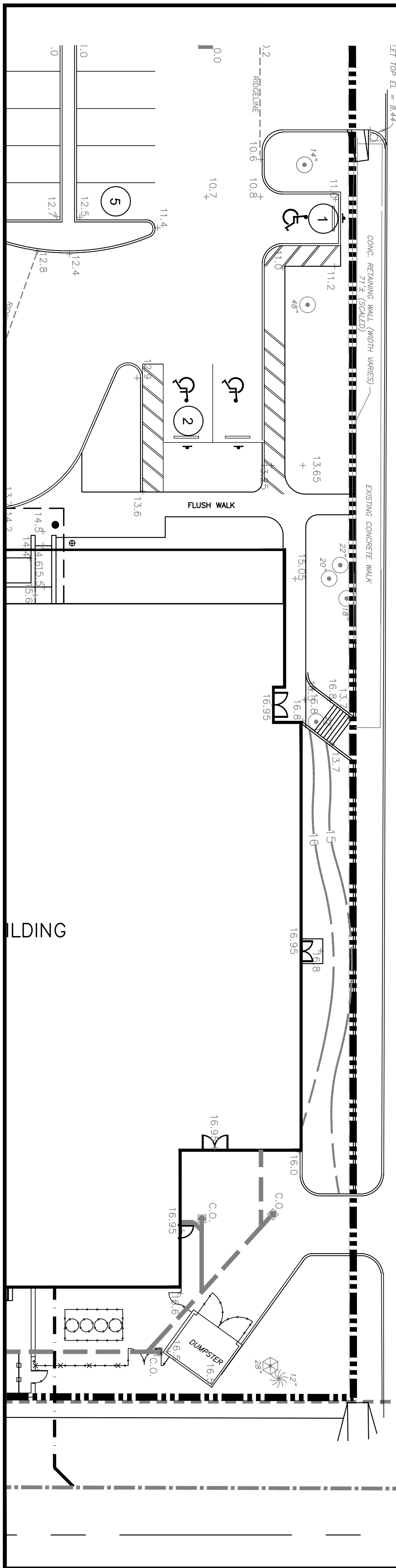
Project # 2022

Issue Date: 08/19/20

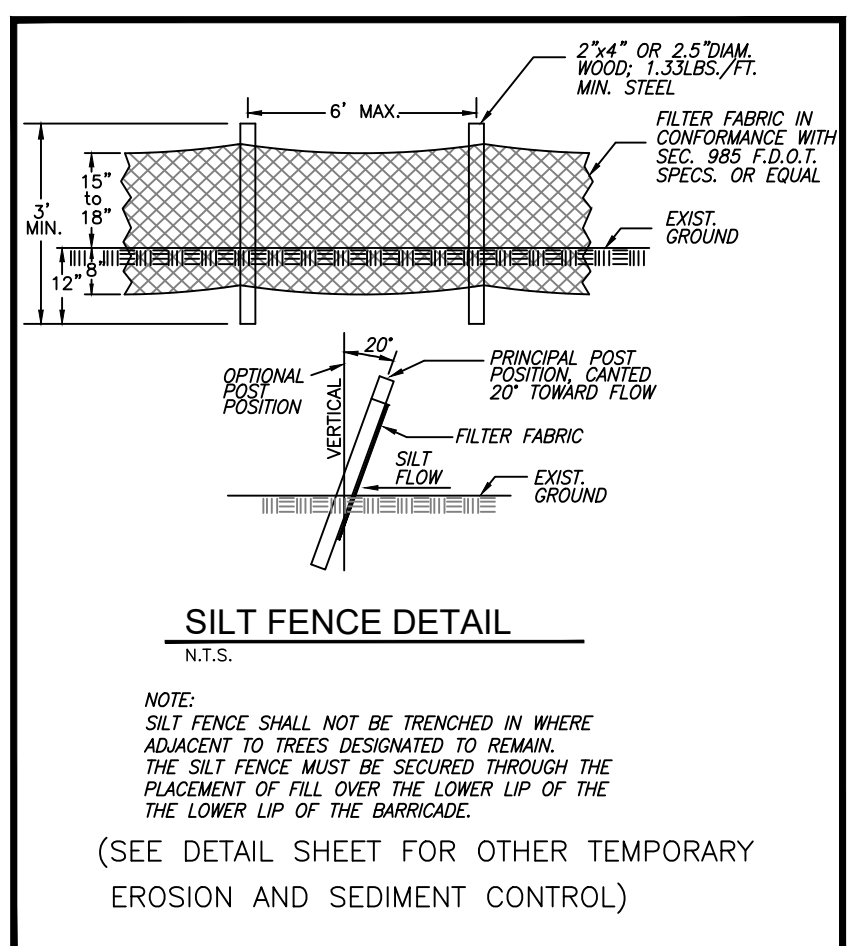
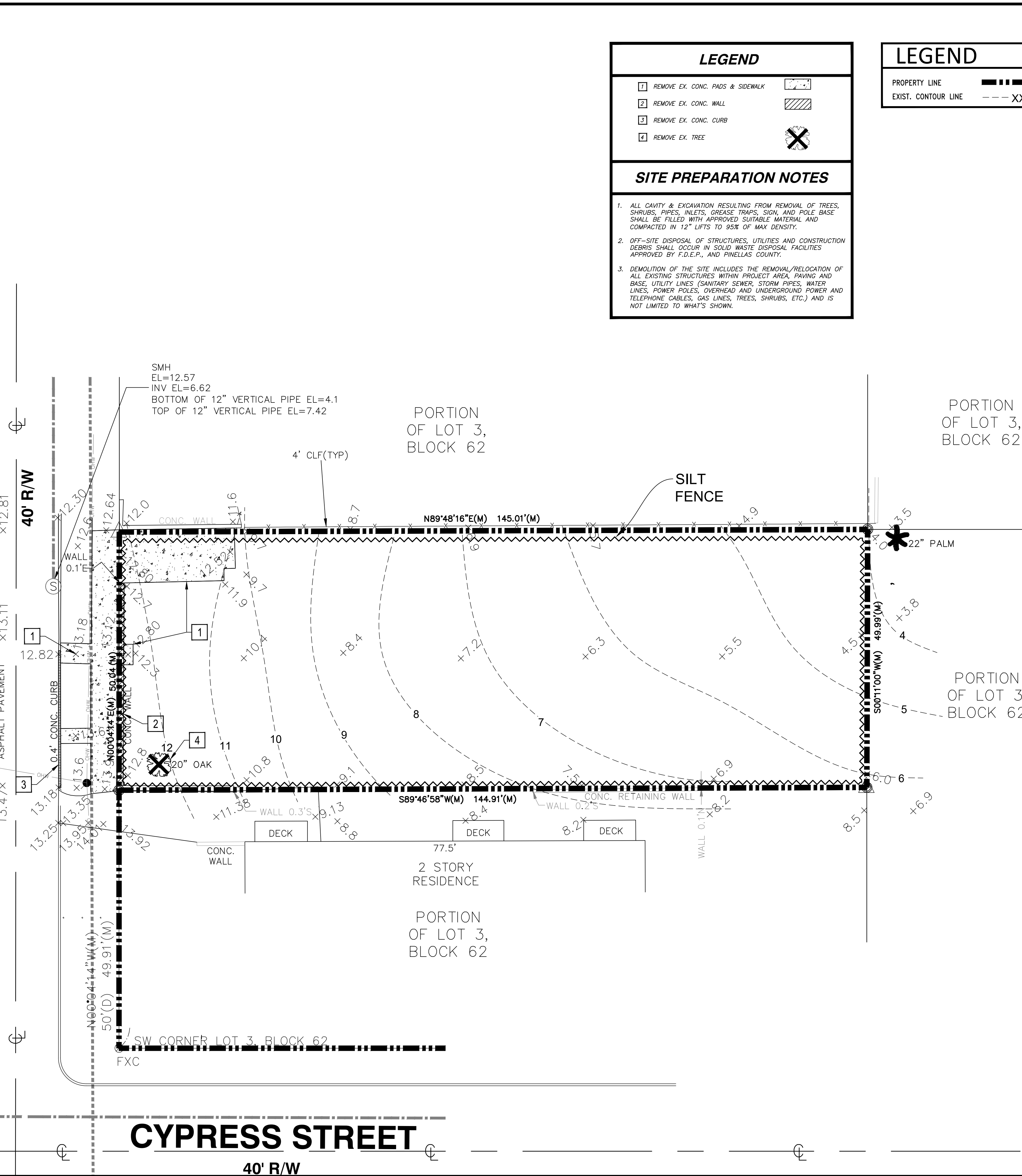
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SITE SPECIFICATIONS CARAZOLA TOWNHOMES 310 HIBISCUS ST. TARPON SPRINGS, FL. 34689

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HIBISCUS STREET



LEGEND

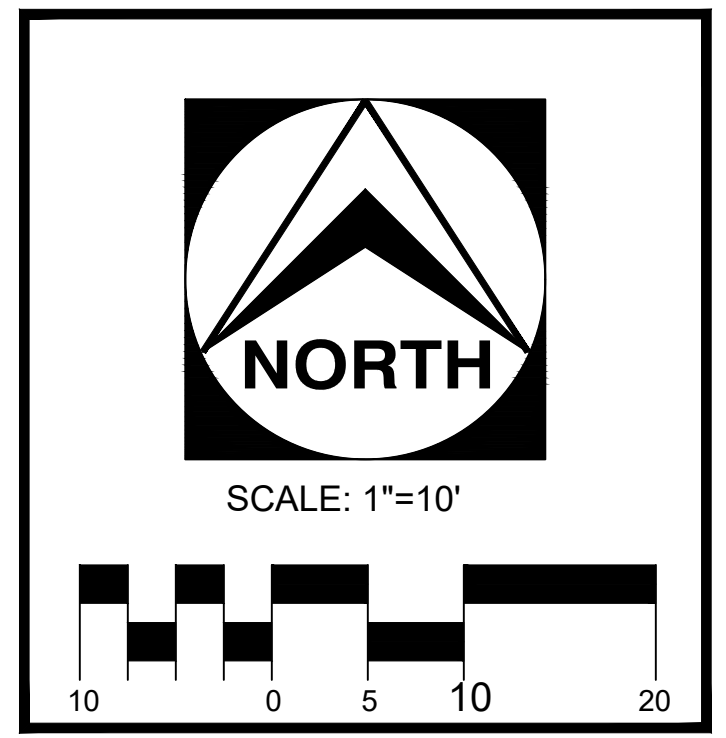
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- 2 REMOVE EX. CONC. WALL
- 3 REMOVE EX. CONC. CURB
- 4 REMOVE EX. TREE

SITE PREPARATION NOTES

- ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.
- OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND PINELLAS COUNTY.
- DEMOLITION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT'S SHOWN.

LEGEND

- PROPERTY LINE
- EXIST. CONTOUR LINE



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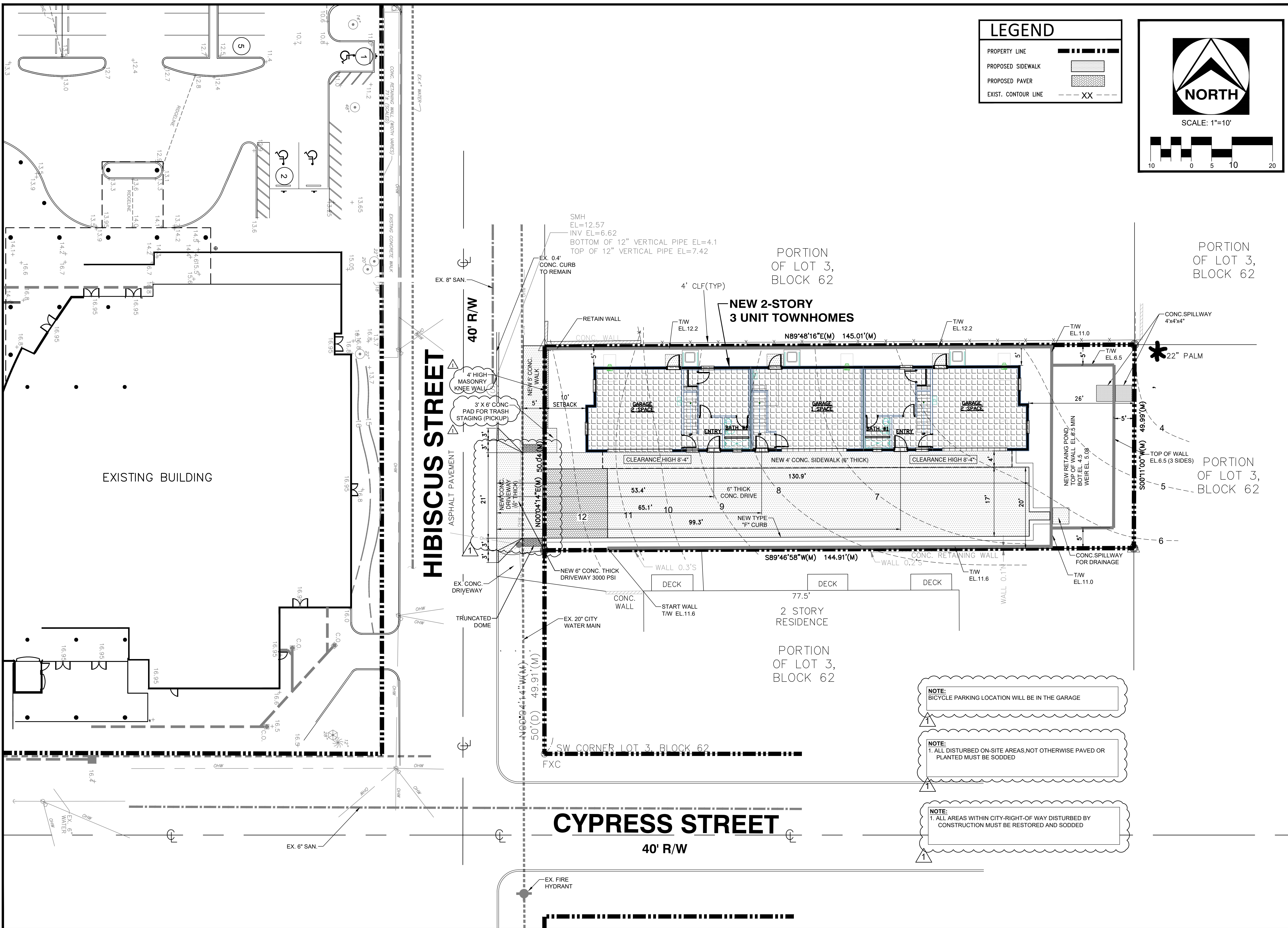
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Issue Date:		08/19/20
Revisions:		
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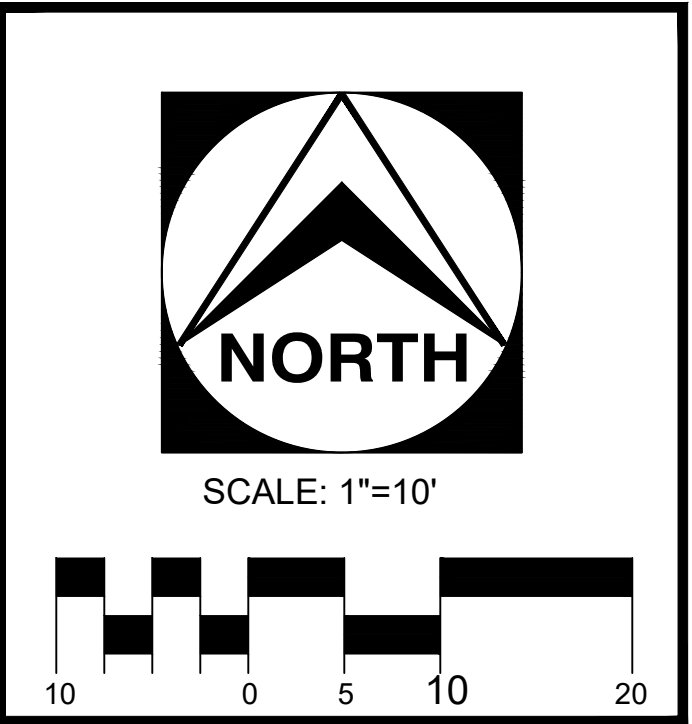
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G2.1



LEGEND	
PROPERTY LINE	— — — — —
PROPOSED SIDEWALK	▨
PROPOSED PAVER	▩
EXIST. CONTOUR LINE	- - - - XX - - - -



PORTION OF LOT 3, BLOCK 62

PORTION OF LOT 3, BLOCK 62

PORTION OF LOT 3, BLOCK 62

HIBISCUS STREET

CYPRESS STREET

NOTE:
BICYCLE PARKING LOCATION WILL BE IN THE GARAGE

NOTE:
1. ALL DISTURBED ON-SITE AREAS, NOT OTHERWISE PAVED OR PLANTED MUST BE SODDED

NOTE:
1. ALL AREAS WITHIN CITY-RIGHT-OF-WAY DISTURBED BY CONSTRUCTION MUST BE RESTORED AND SODDED

Northside
Engineering, Inc.

300 South Bulcher Road, Clearwater, Florida 34626
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tech@northsideengineering.net Est. 1989

Civil, Land, Planning, Traffic Studies, Landscape
Due Diligence Reports, Land Use, Re-Zoning
Stormwater Management, Utility Design
Construction Administration

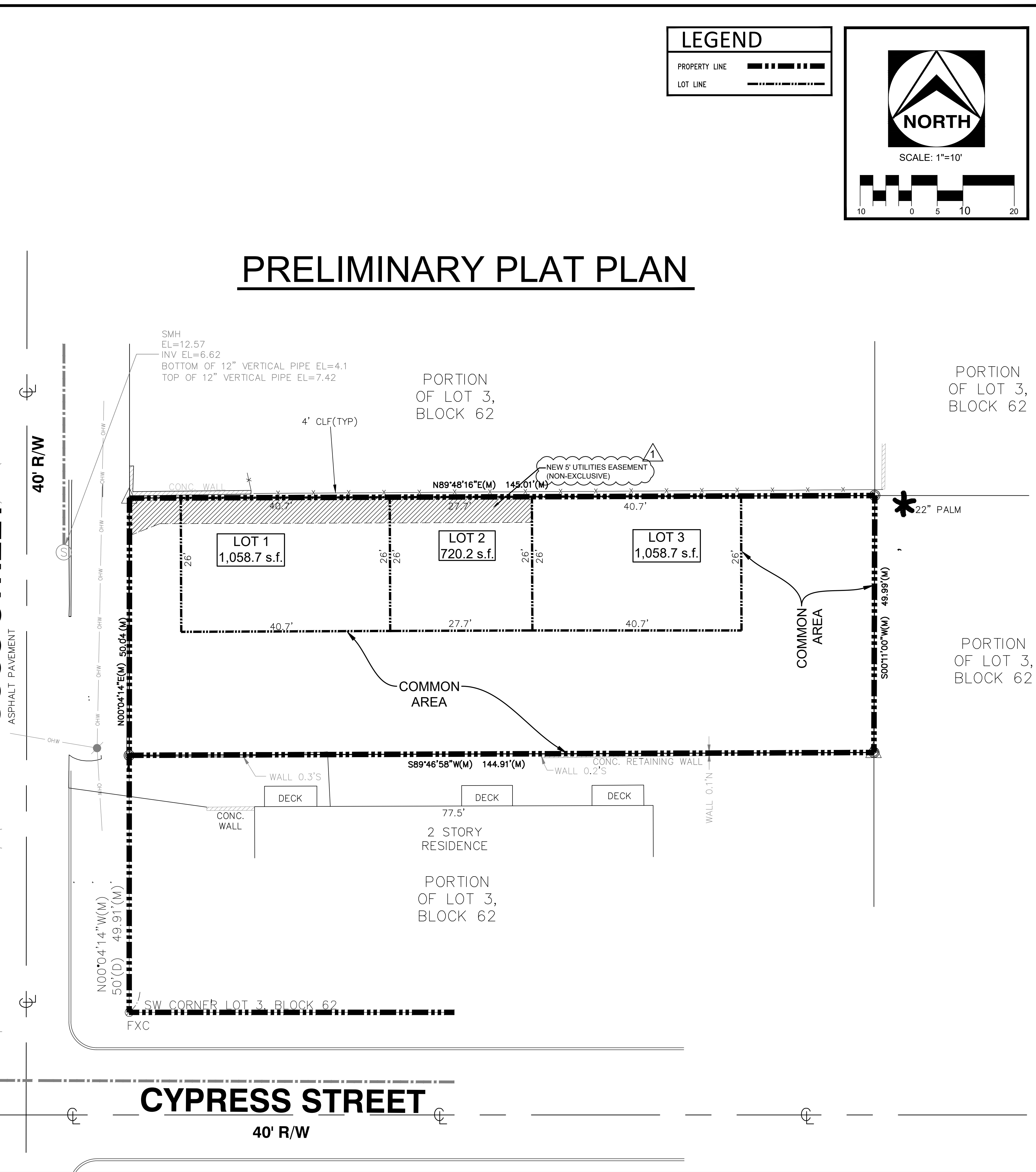
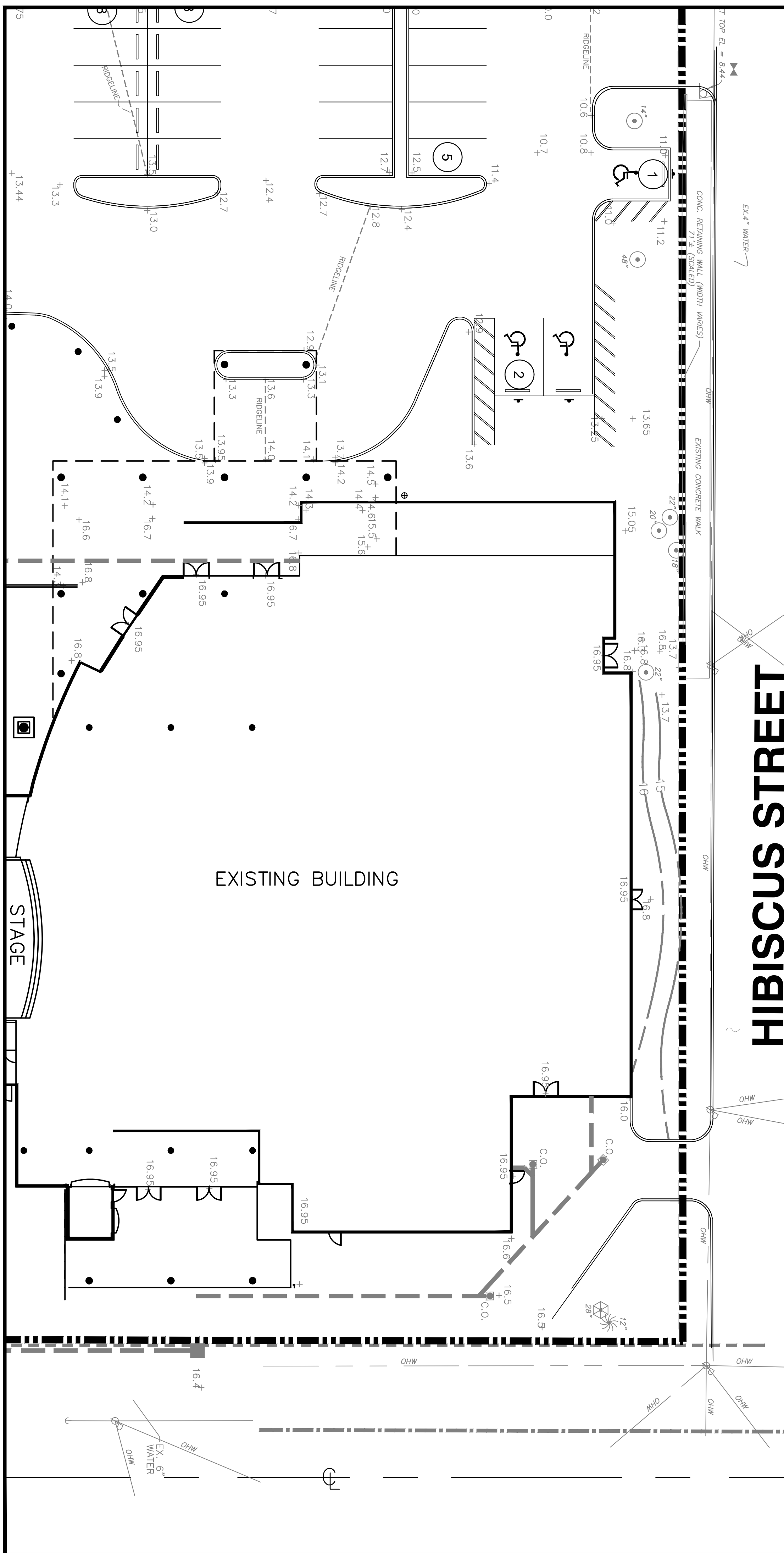
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CA # 31306

Project #		2022
Issue Date:		08/19/20
Revisions:		
No.	Date	Description
1	08/03/21	RESP. TO COM.

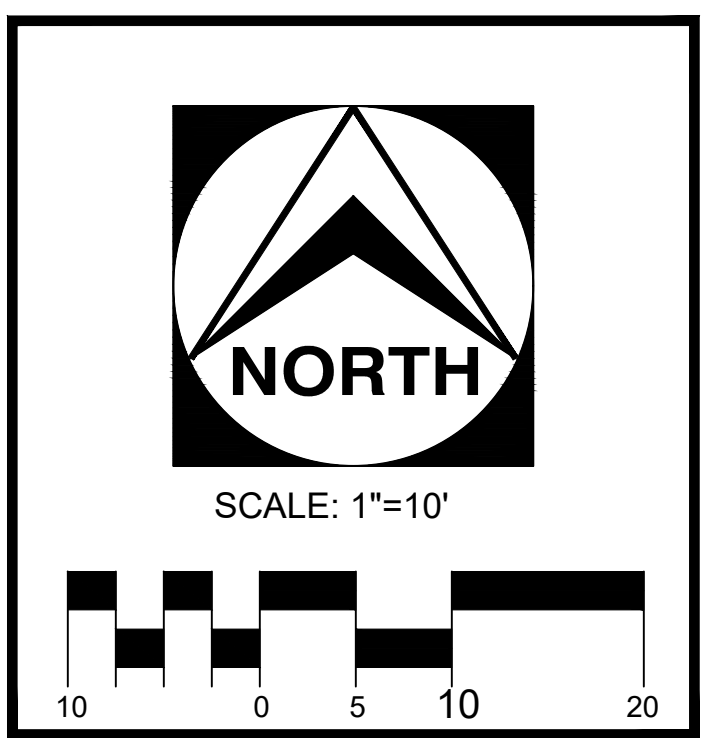
CIVIL SITE PLAN

CARAZOLA TOWNHOMES
310 HIBISCUS ST.
TARPON SPRINGS, FL. 34689

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C3.1



LEGEND	
PROPERTY LINE	— — — — —
LOT LINE	— — — — —



PRELIMINARY PLAT PLAN

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▲	08/03/21	RESP. TO COM.	
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PRELIMINARY PLAT PLAN
CARAZOLA TOWNHOMES
 310 HIBISCUS ST.
 TARPON SPRINGS, FL. 34689

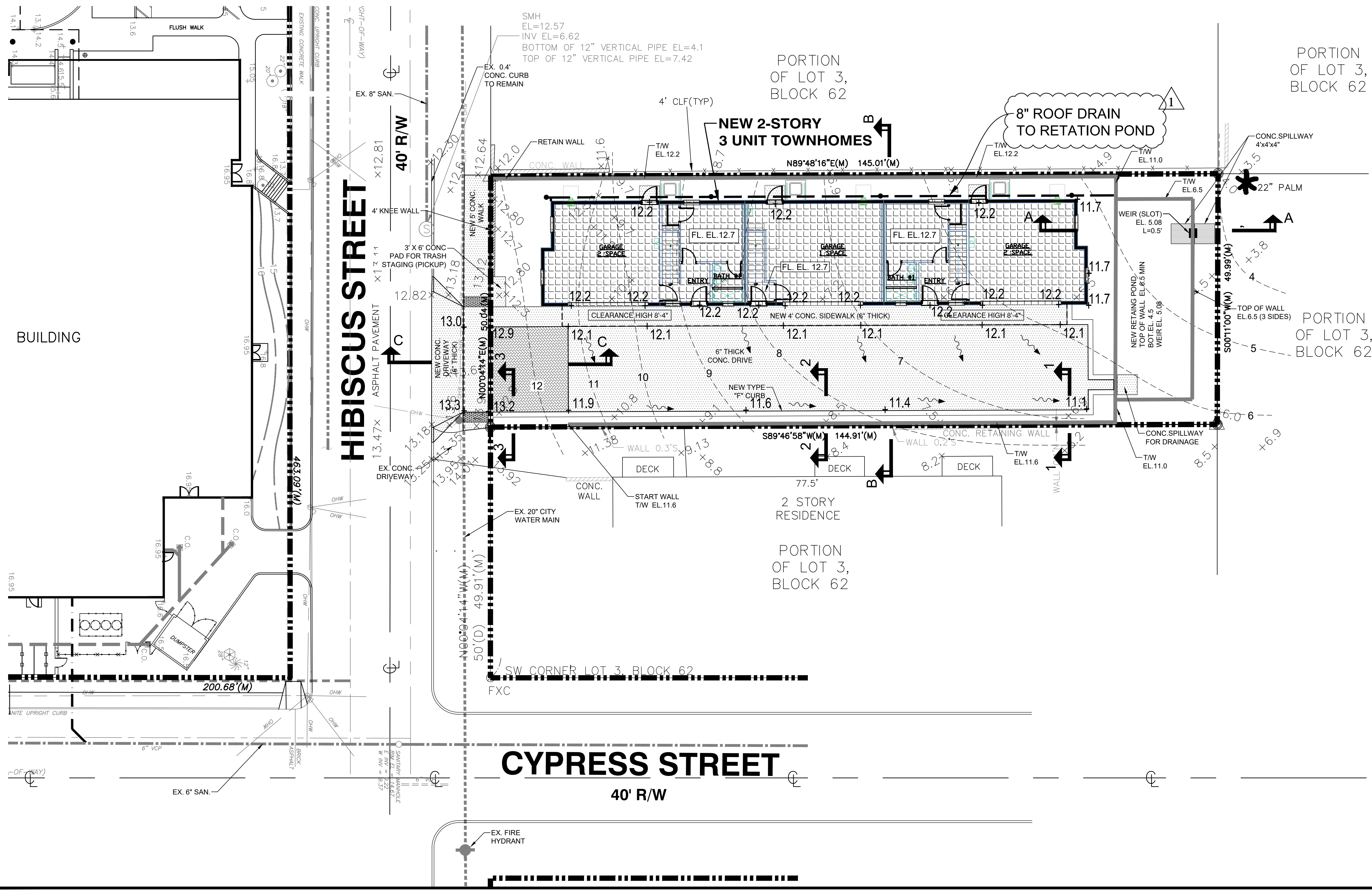
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LEGEND

- PROPERTY LINE
- EXIST. SAN. SEWER
- NEW SAN. SEWER
- EXIST. WATER SERVICE
- NEW WATER SERVICE
- EXIST. STORM SERVICE
- NEW STORM SERVICE
- EXIST. CLEAN-OUT
- PROPOSED MH
- PROPOSED MH
- FLOW ARROW
- EX. ELEV.
- PROP. ELEV.
- EXIST. CONTOUR LINE

NORTH

SCALE: 1"=10'



PORTION OF LOT 3, BLOCK 62

PORTION OF LOT 3, BLOCK 62

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GRADING AND DRAINAGE PLAN

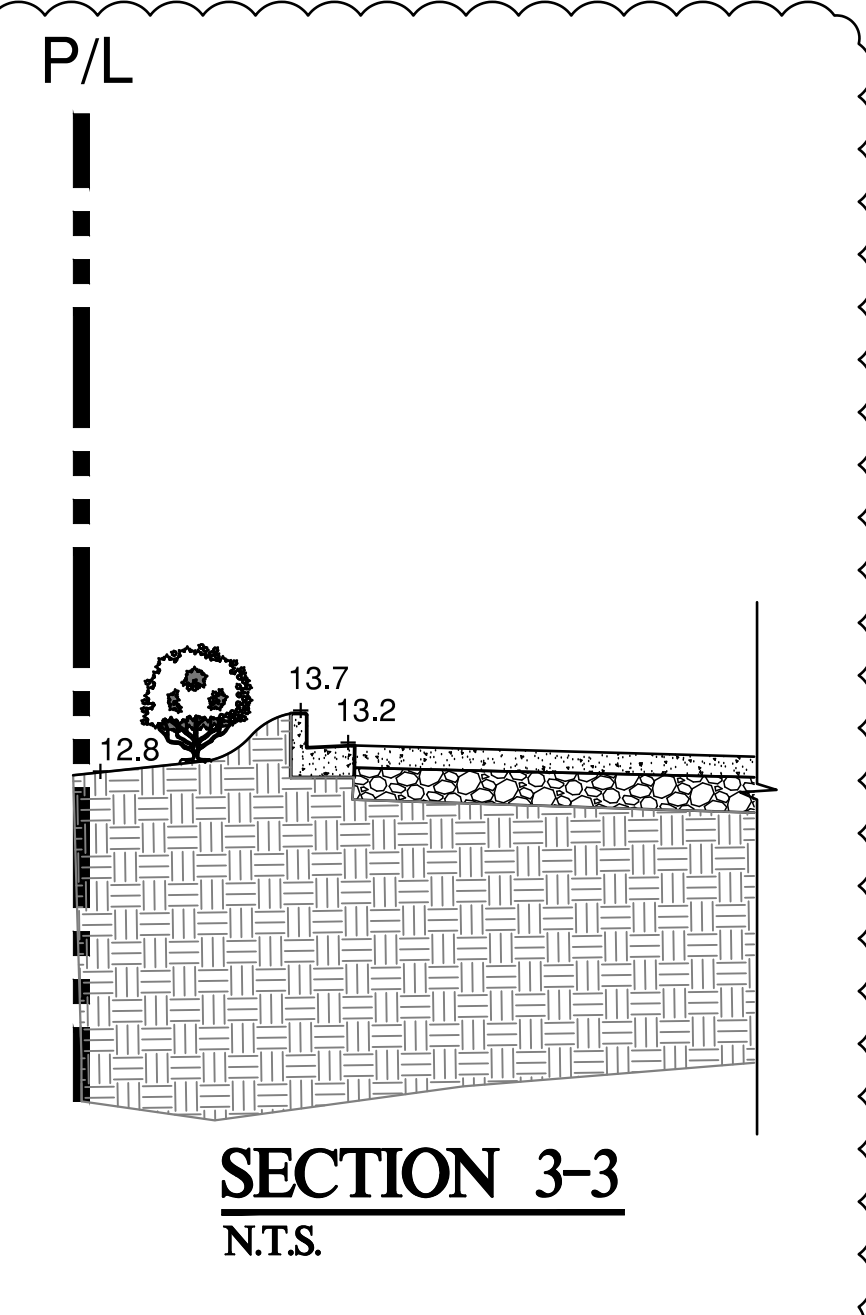
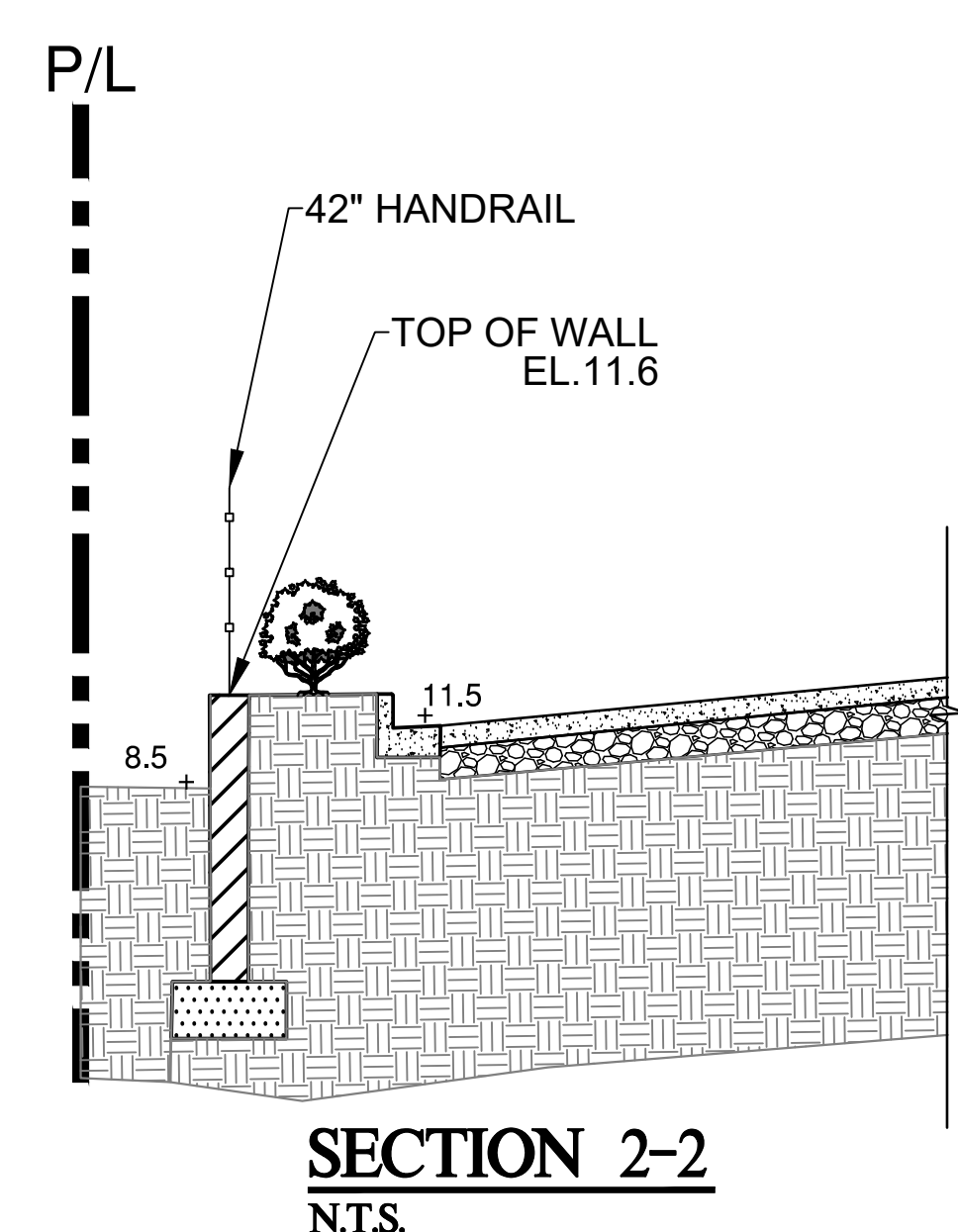
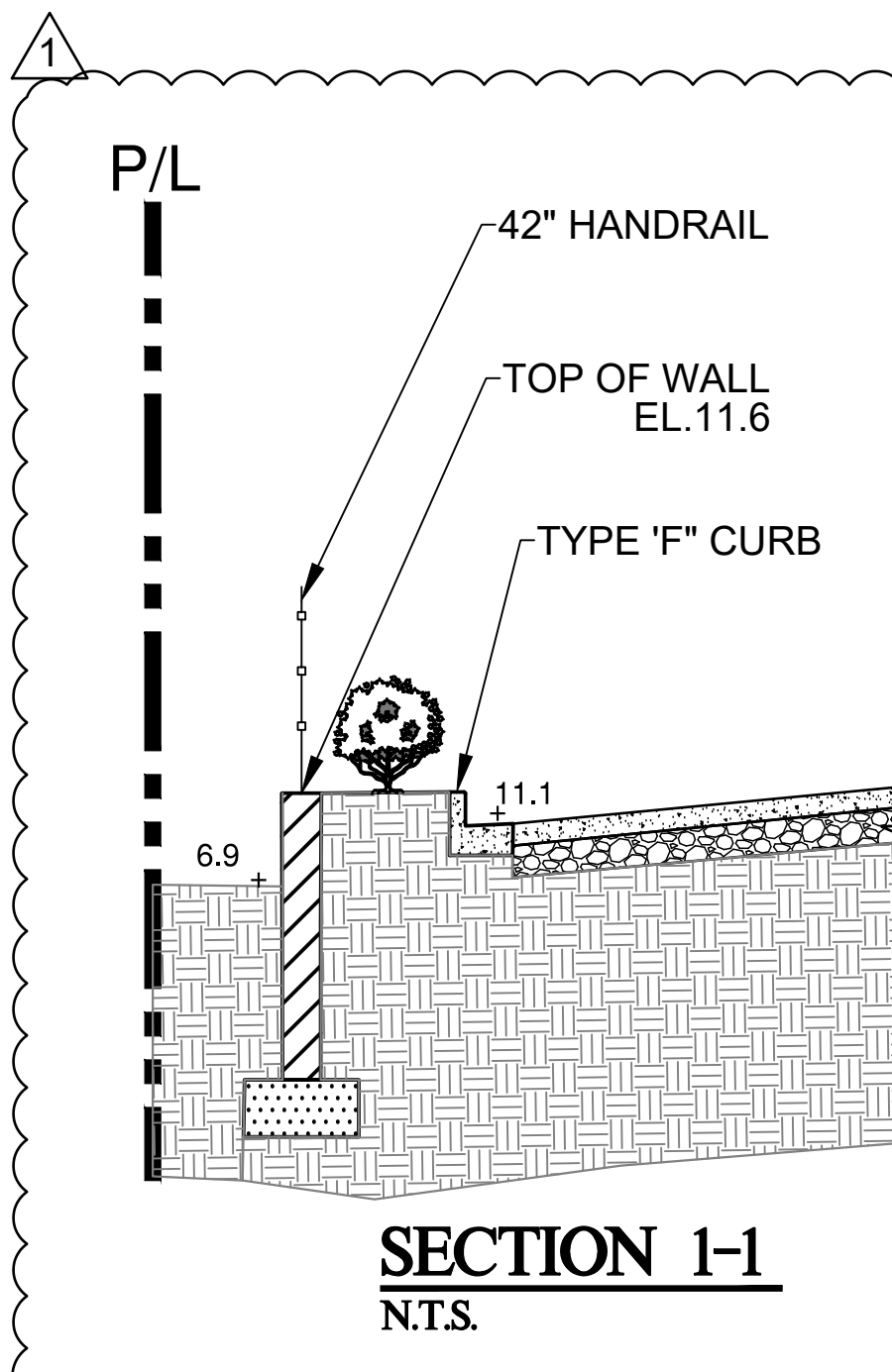
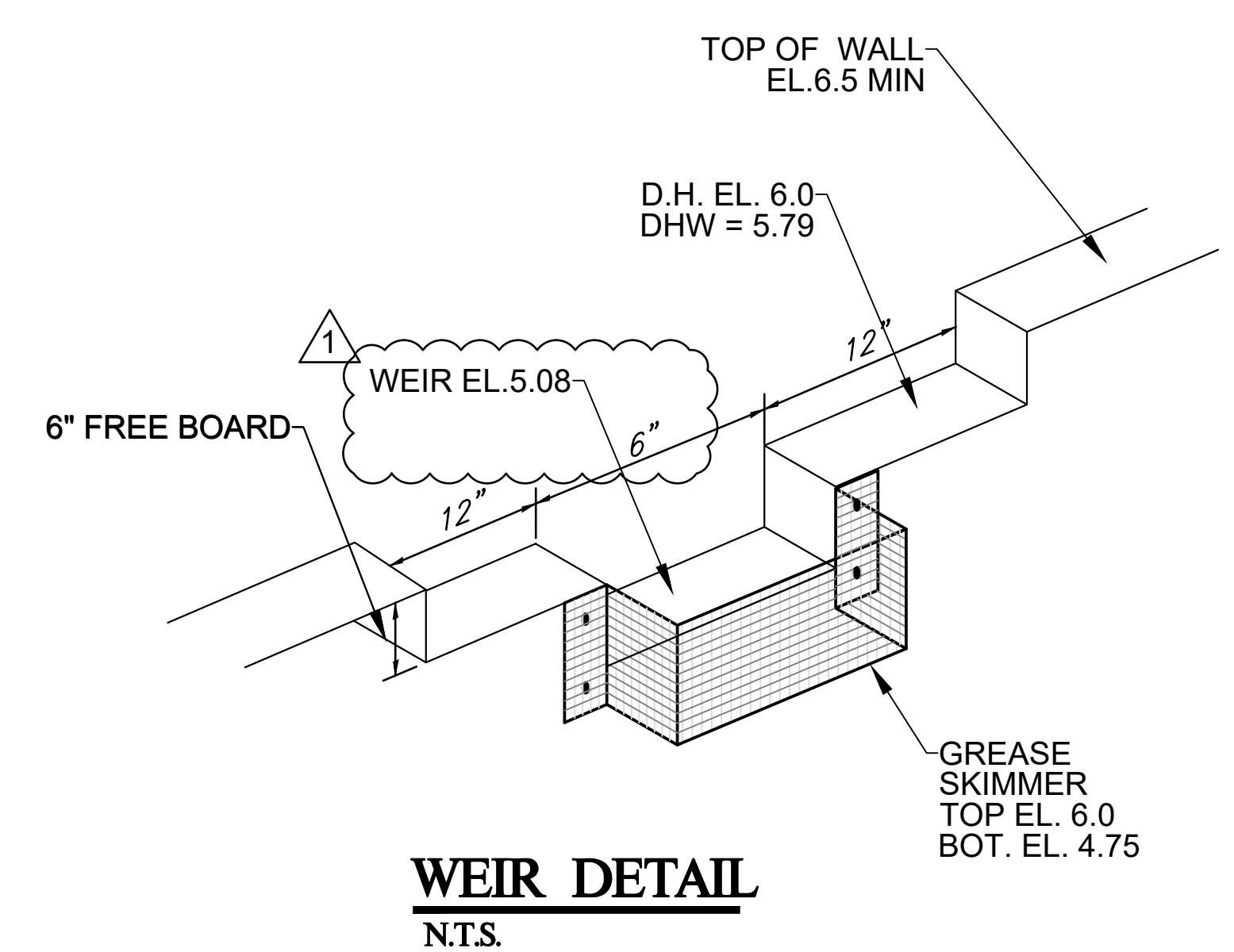
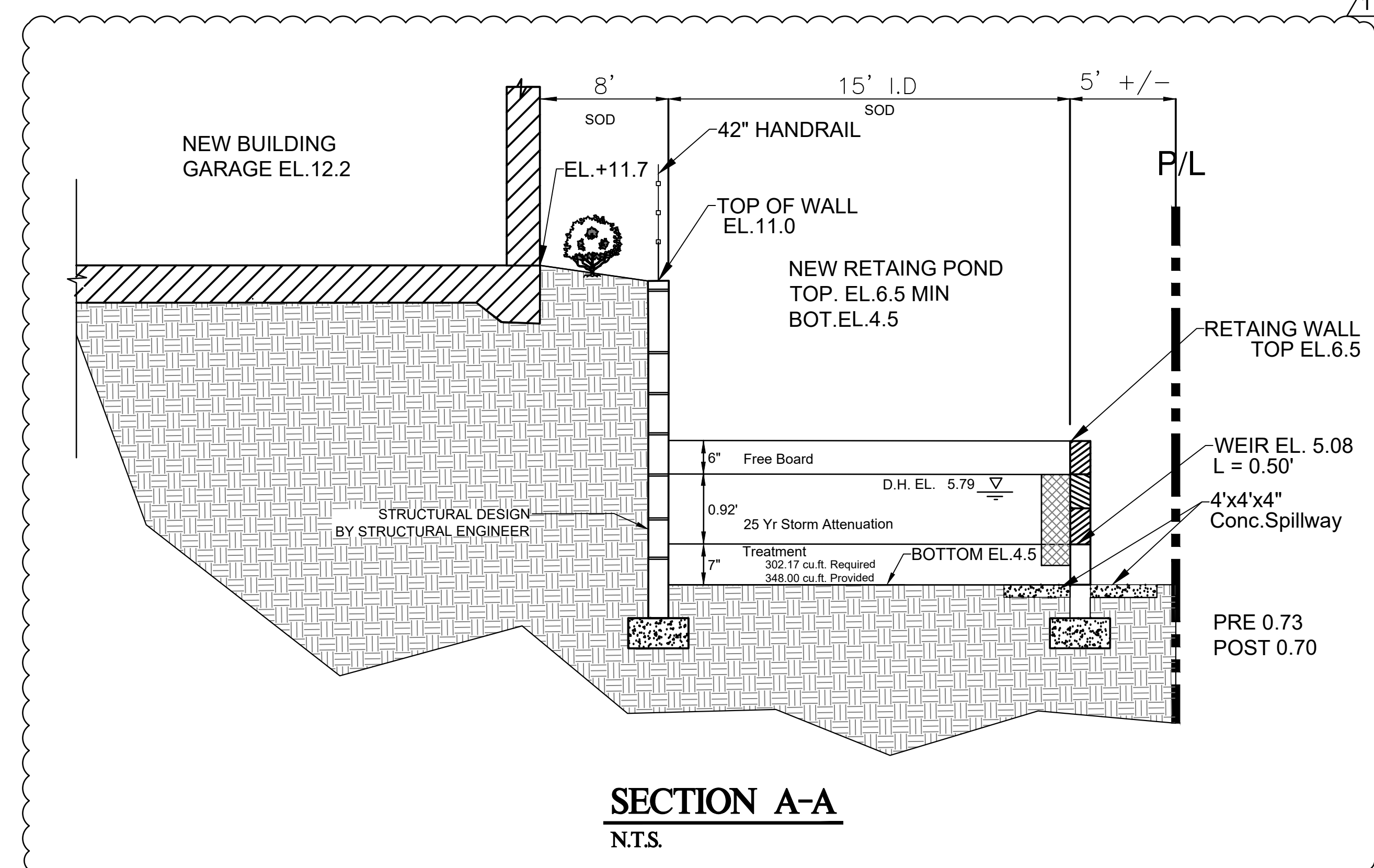
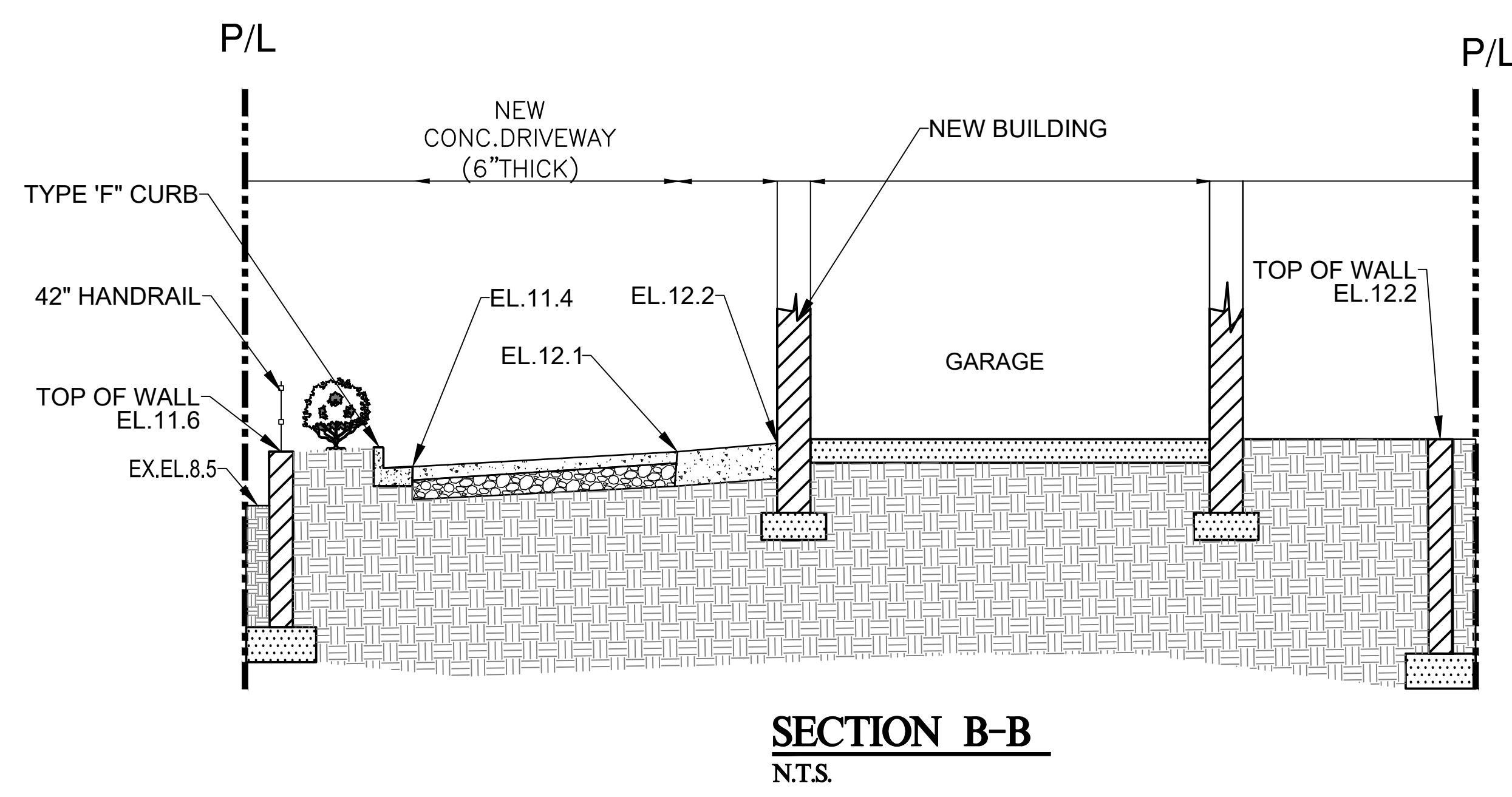
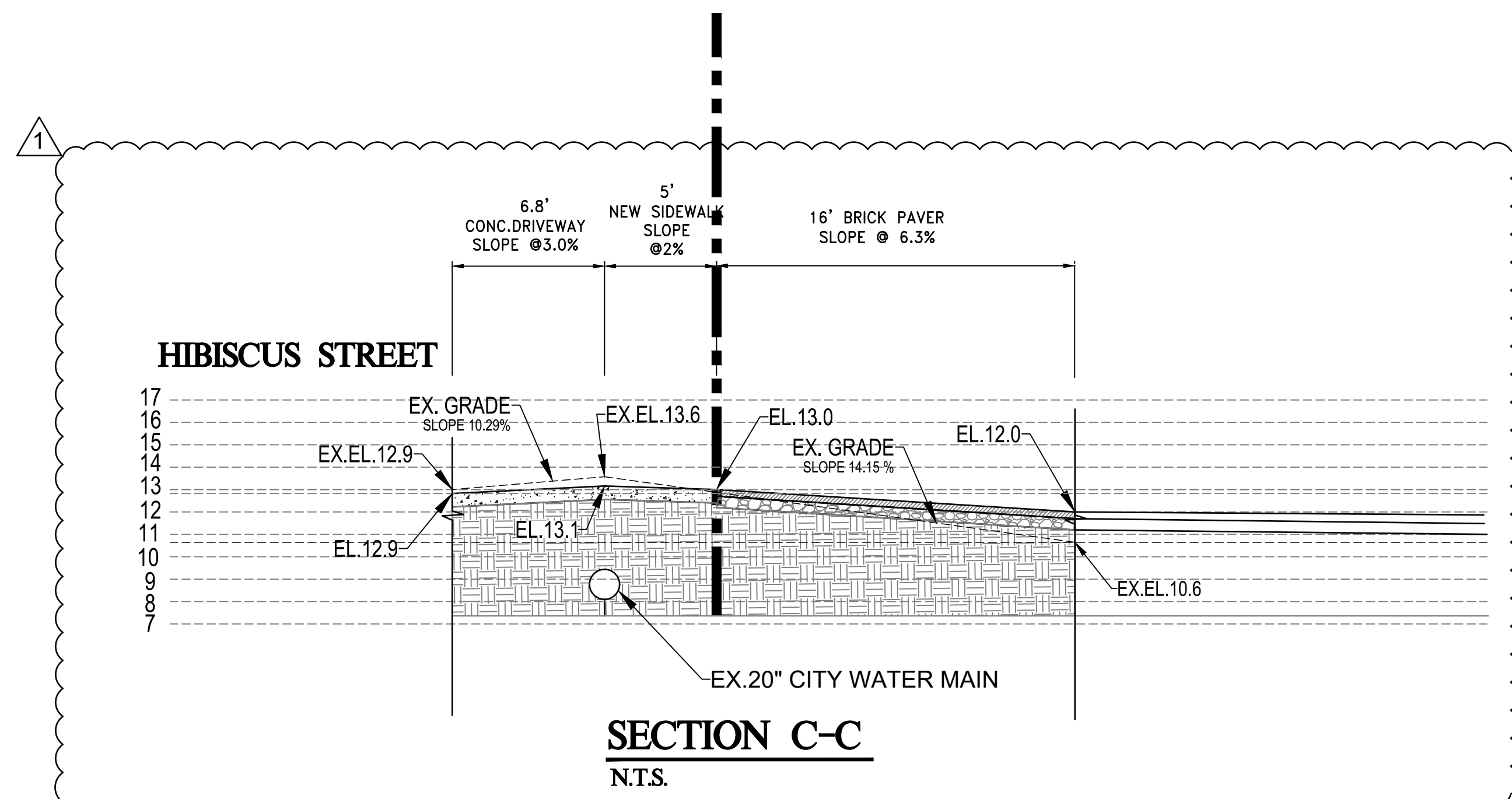
CARAZOLA TOWNHOMES

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CROSS SECTIONS & DETAILS

CARAZOLA TOWNHOMES
 310 HIBISCUS ST.
 TARPON SPRINGS, FL. 34689

SANITARY PIPE TABLE				
PIPE	LENGTH	DIAMETER	TYPE	SLOPE
①②	18	8"	P.V.C.	7.11%
②③	75	8"	P.V.C.	0.67%

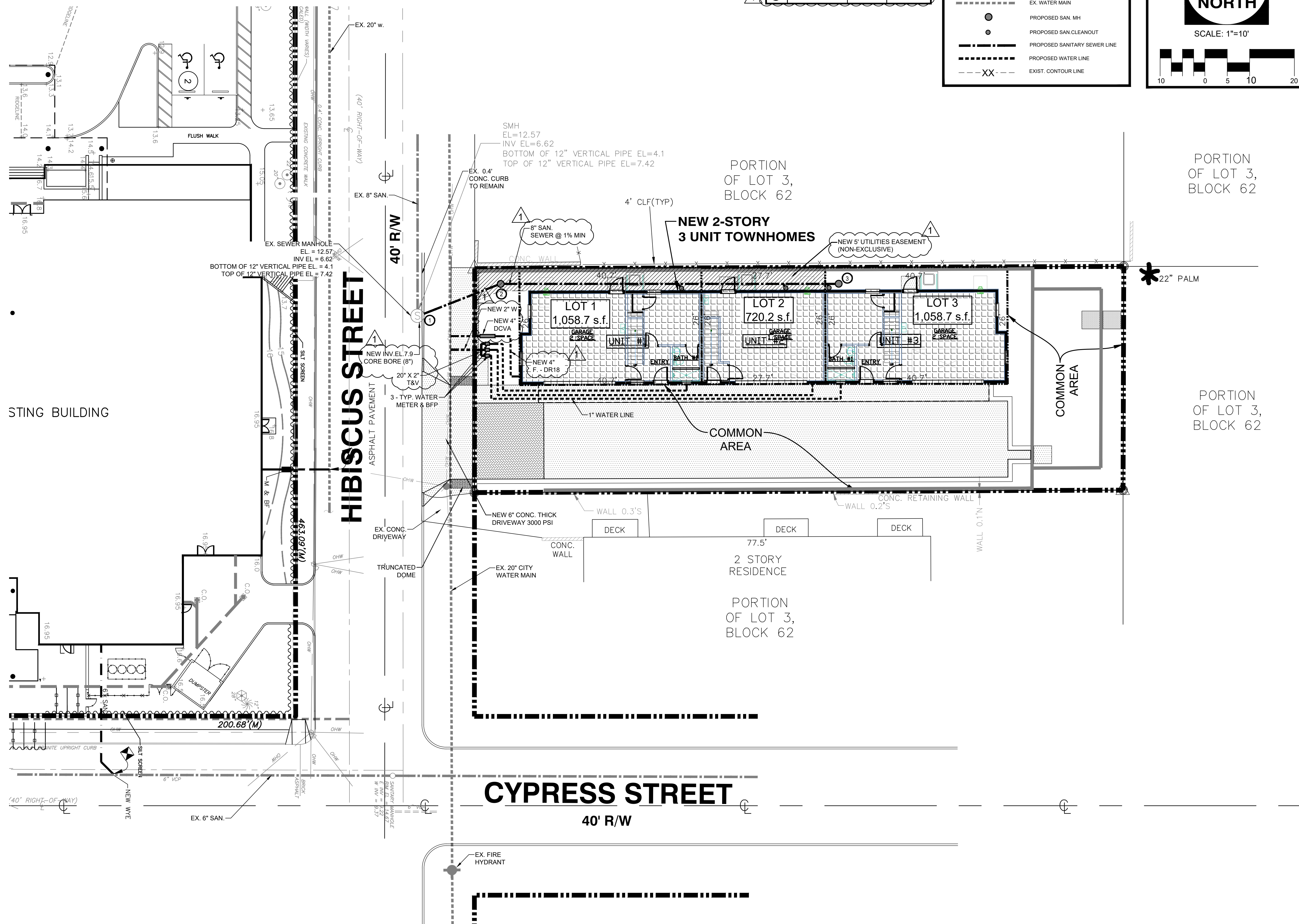
SANITARY STRUCTURE TABLE			
#	STRUCTURE TYPE	RIM ELEV.	INV. ELEV.
①	EX.MH	12.57	6.62
②	NEW SAN.MH	11.50	NEW 7.9 (CORE BORE)
③	NEW SAN.MH	11.50	8.4

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EX. SANITARY SEWER MAIN
- EX. WATER MAIN
- PROPOSED SAN. MH
- PROPOSED SAN. CLEANOUT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXIST. CONTOUR LINE

NORTH

SCALE: 1"=10'



PORTION OF LOT 3, BLOCK 62

PORTION OF LOT 3, BLOCK 62

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UTILITY PLAN

CARAZOLA TOWNHOMES
 310 HIBISCUS ST.
 TARPON SPRINGS, FL. 34689

Northside Engineering, Inc.

C5.1

RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL

12/15/15
 SS-08
 N.T.S. | 1 OF 1

SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL

12/15/15
 R-10
 N.T.S. | 1 OF 1

CONCRETE DRIVEWAY APRON

12/15/15
 R-12
 N.T.S. | 1 OF 1

SILT FENCE INSTALLATION DETAIL

12/15/15
 G-01
 N.T.S. | 1 OF 1

FERTILIZATION REQUIREMENTS

WATERING SCHEDULE

WARRANTY PERIOD

FERTILIZATION, WATERING AND WARRANTY DETAIL

12/15/15
 G-03
 N.T.S. | 1 OF 1

NOTES FOR SANITARY STRUCTURES

SANITARY STRUCTURE NOTES

12/15/15
 SS-01
 N.T.S. | 1 OF 1

PRECAST MANHOLE RISER

12/15/15
 SS-06
 N.T.S. | 1 OF 1

PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING

12/15/15
 SS-07
 N.T.S. | 1 OF 1

TYPE II MANHOLE TOP SLAB

12/15/15
 SS-08
 N.T.S. | 1 OF 1

MANHOLE RING AND COVER DETAIL

12/15/15
 SS-13
 N.T.S. | 1 OF 1

SEWER CONNECTION DETAILS PROPERTY, RIGHT-OF-WAY OR EASEMENT LINE

12/15/15
 SS-14
 N.T.S. | 1 OF 1

SEWER CLEAN-OUT DETAIL NON PAVED AREAS

12/15/15
 SS-15
 N.T.S. | 1 OF 1

TYPICAL FLOW LINE CHANNELS DETAILS

12/15/15
 SS-17
 N.T.S. | 1 OF 1

DOUBLE SEWER CLEAN-OUT DETAIL

12/15/15
 SS-18
 N.T.S. | 1 OF 1

DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL

10/16/17
 SS-27
 N.T.S. | 1 OF 1

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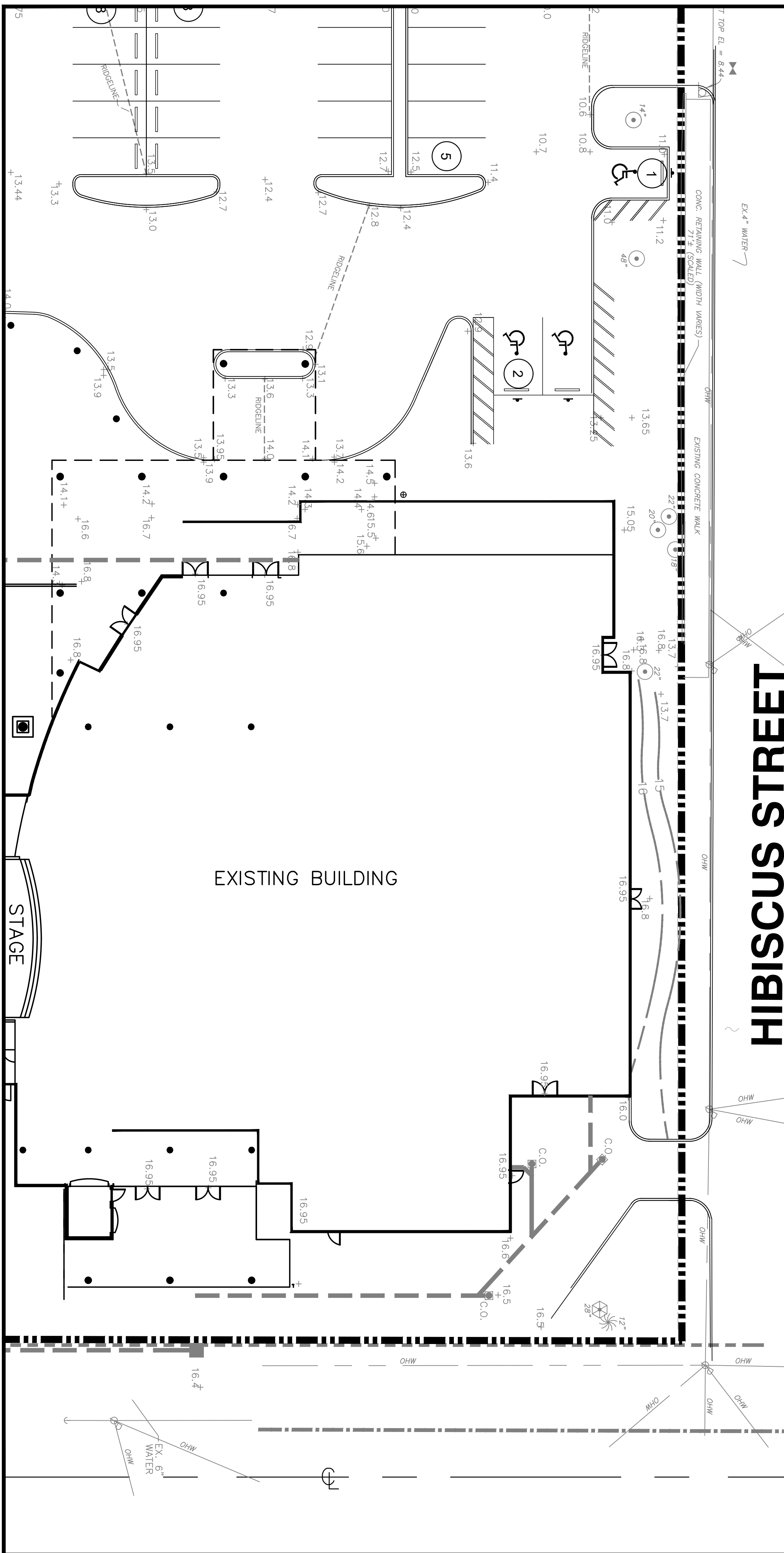
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CIVIL DETAILS

CARAZOLA TOWNHOMES
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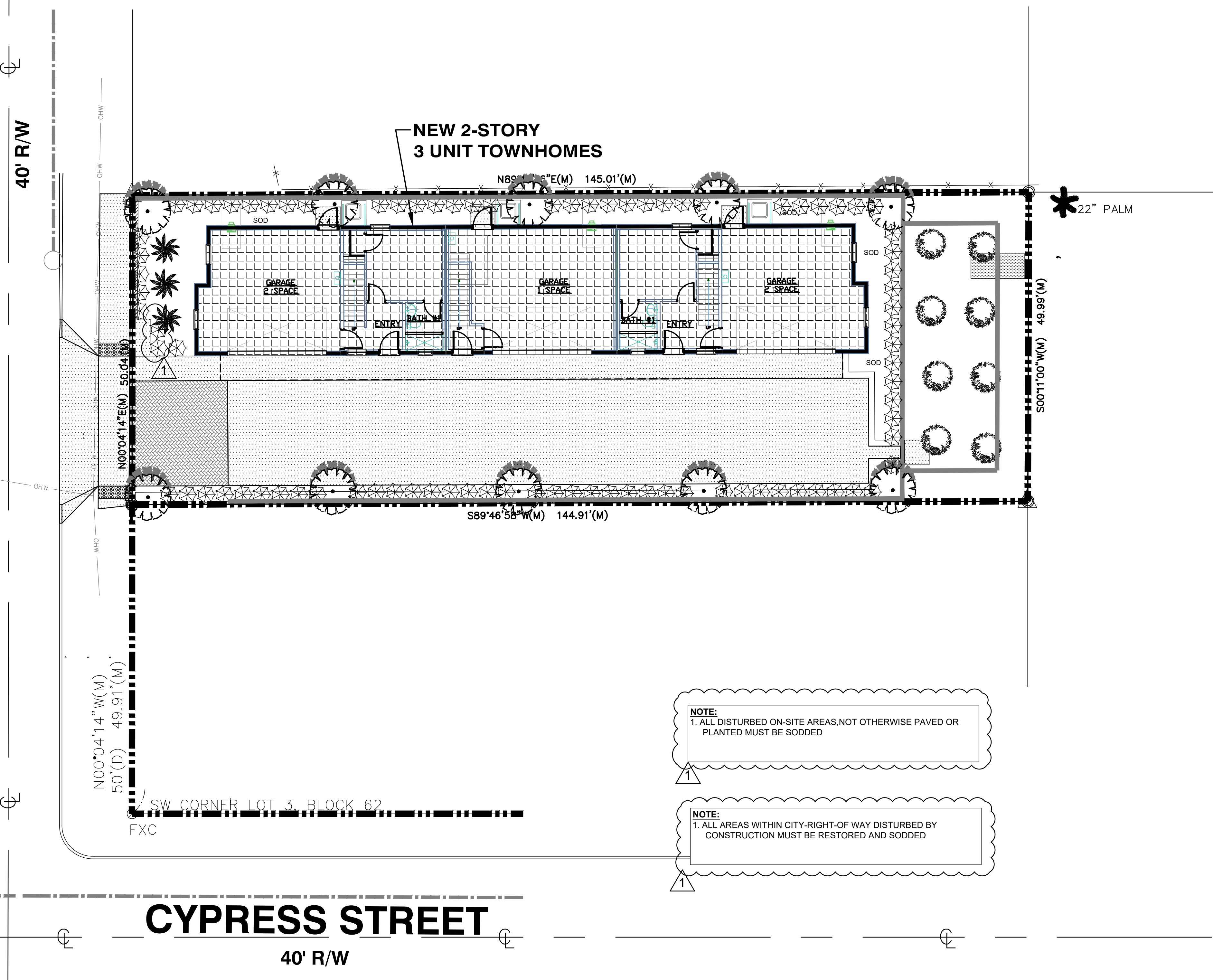
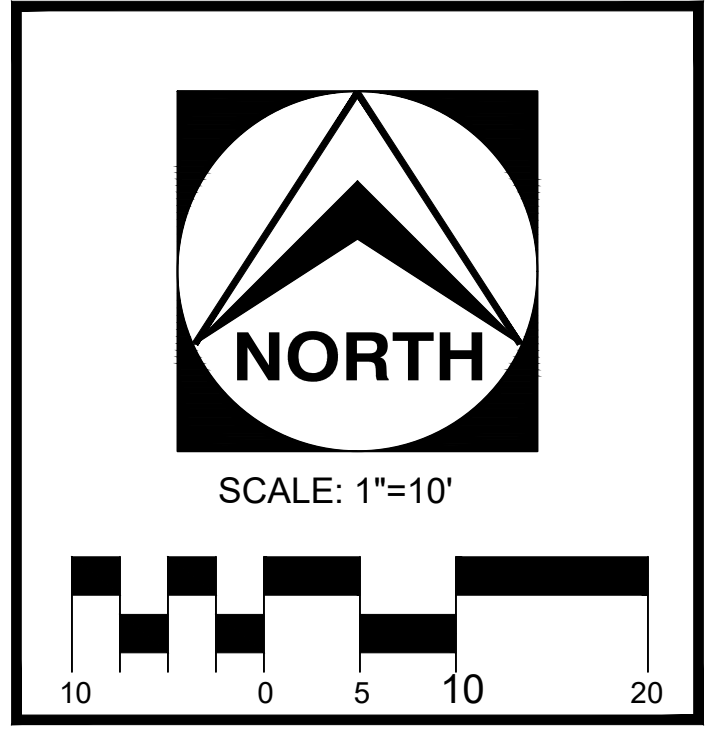


PLANT SCHEDULE

TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	8	RED MAPLE	ACER RUBRUM	45 gal	2.5"Cal	10' ht	Grade #1
	10	Wax Myrtle	Myrica Cerifera	45 gal	2"Cal	8-10' ht	Grade#1
	3	Sabal Palm	Cabbage Palmeto	Field Grown	Robust	10"	Grade #1 CLEAR TRUNK

PLANT SCHEDULE

SHRUBS	QTY	COMMON	BOTANICAL	CONT	HT.	O.C.	GR.
	87	Star Jasmine	Trachelospermum jasminoides	3 gal	24" ht	30"	#1



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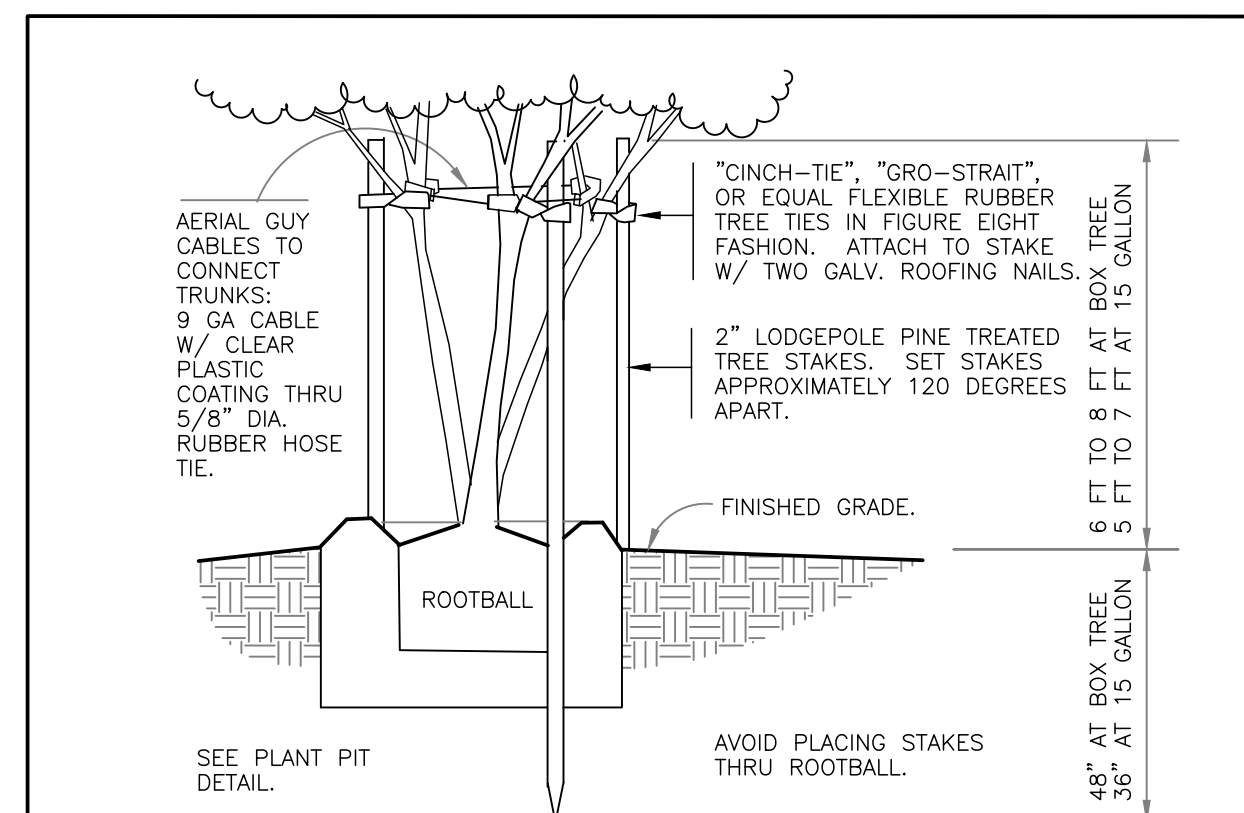
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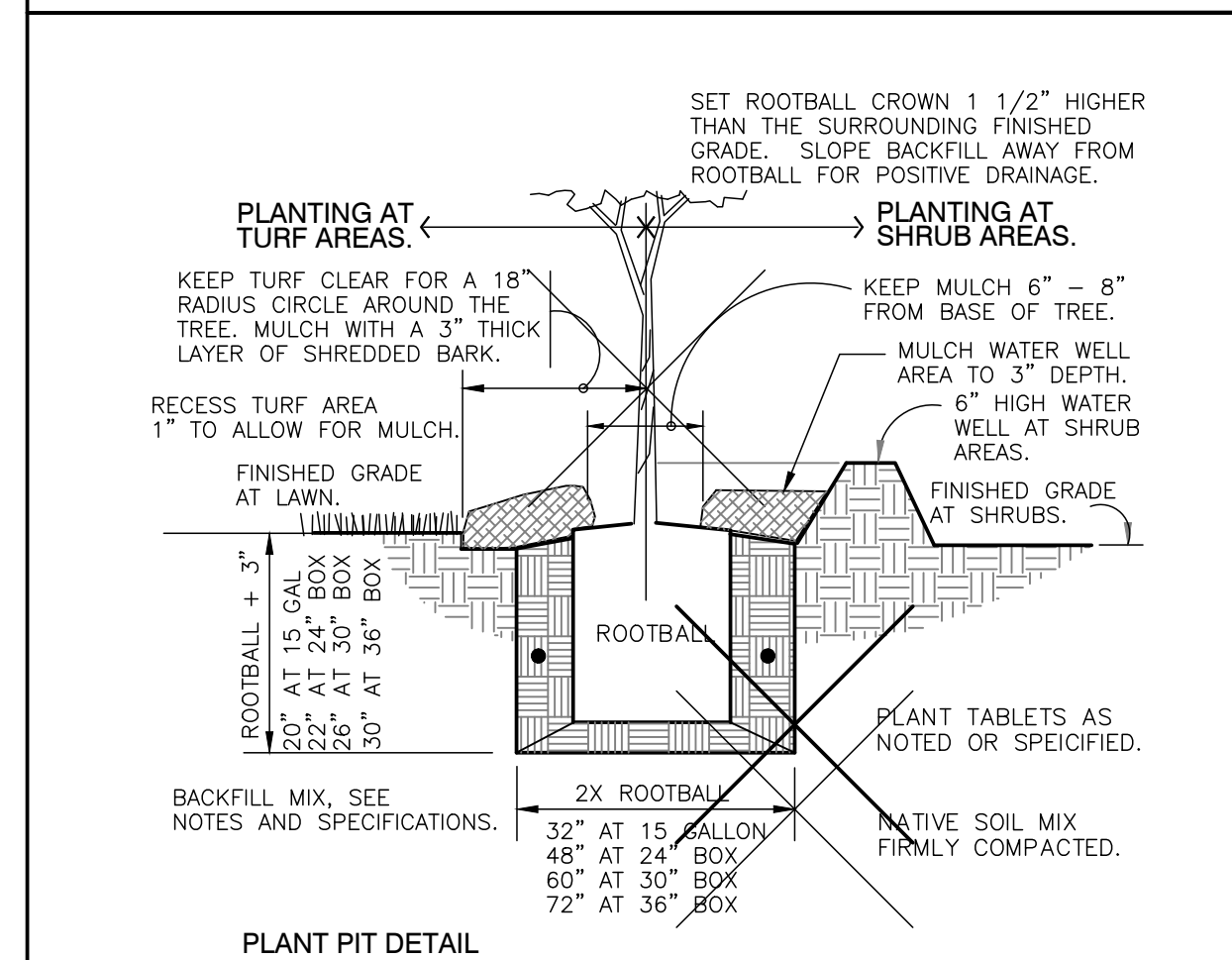
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LANDSCAPE PLAN

CARAZOLA TOWNHOMES
 310 HIBISCUS ST.
 TARPON SPRINGS, FL. 34689

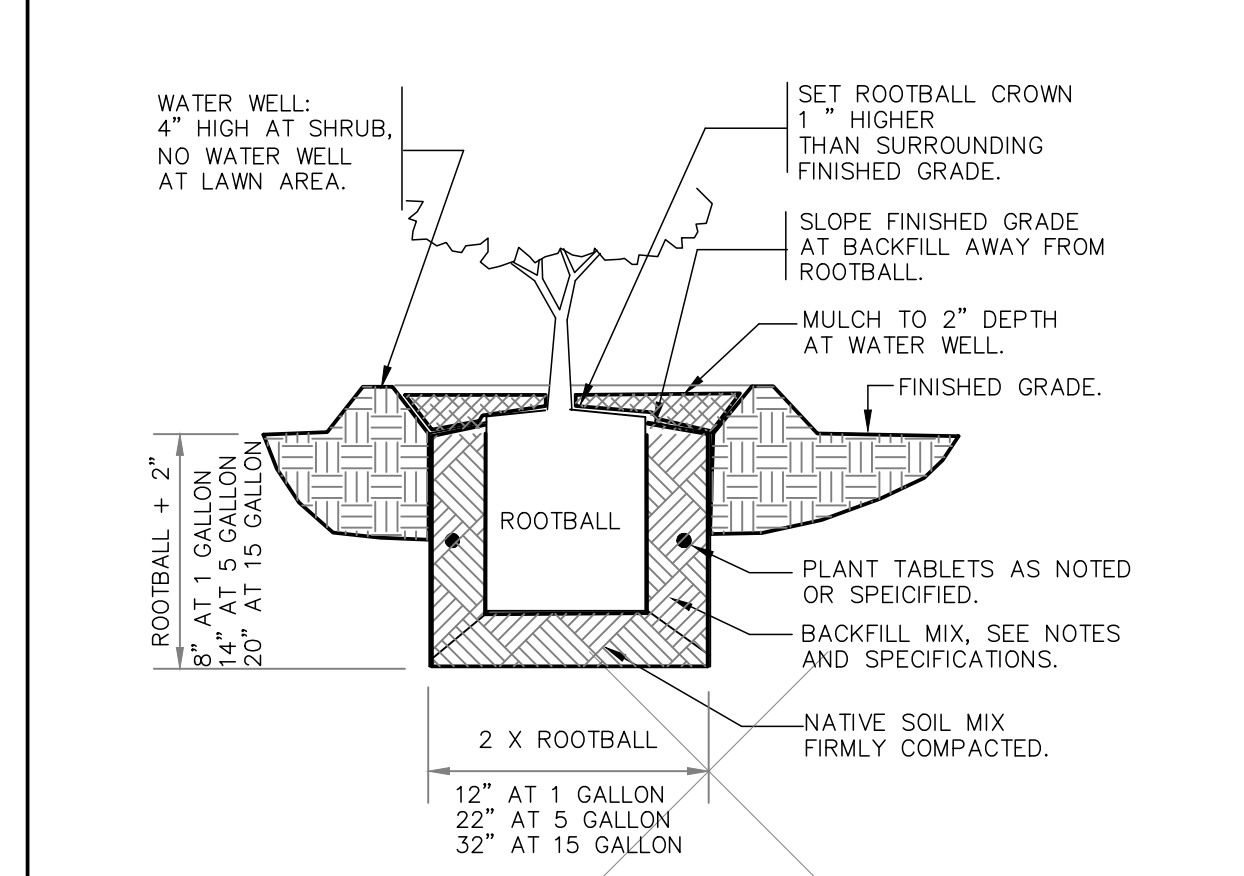


STAKING DETAIL

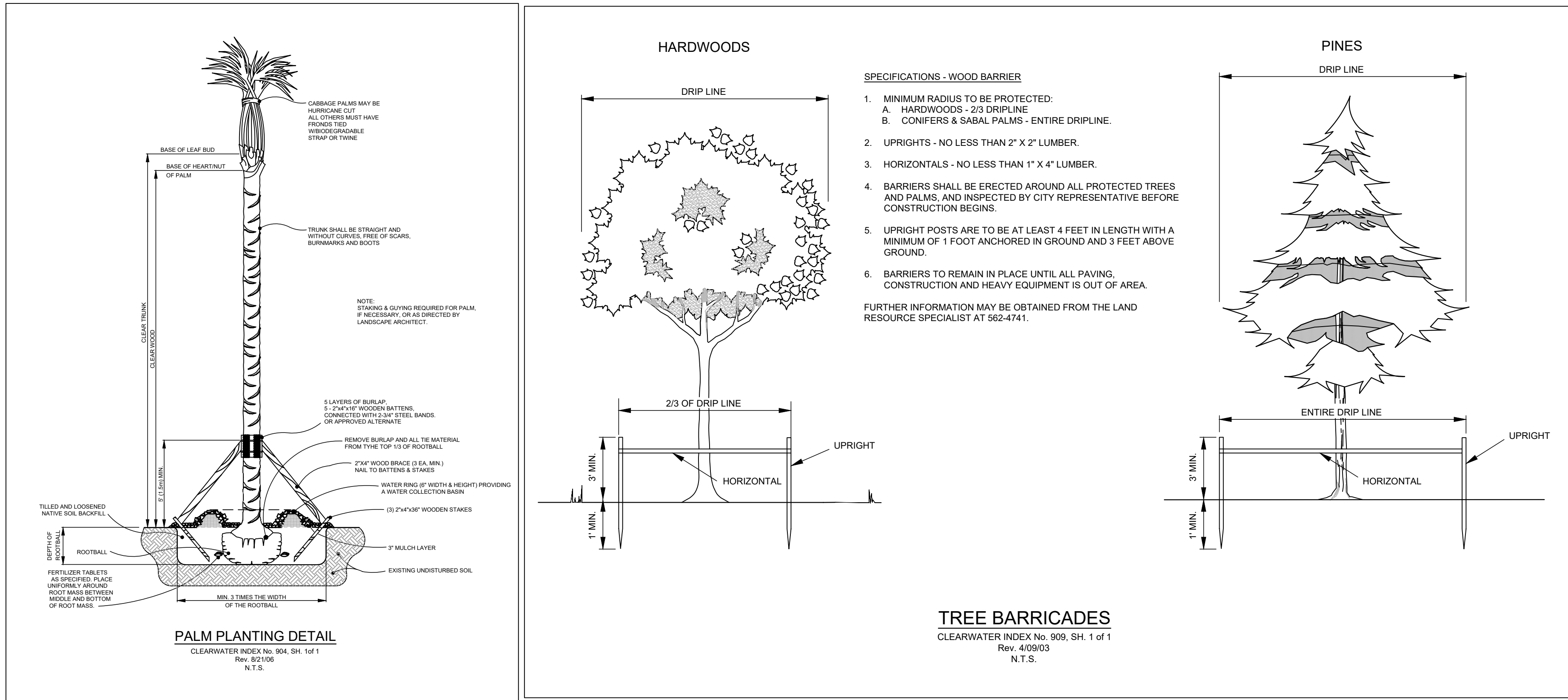


PLANT PIT DETAIL

00 TREE PLANTING MULTI-STAKE
1" = 1'-0" DETAIL-FILE



00 SHRUB PLANTING
1" = 1'-0" DETAIL-FILE



PALM PLANTING DETAIL

TREE BARRICADES

CLEARWATER INDEX No. 909, SH. 1 of 1
Rev. 4/09/03
N.T.S.

HABITAT MANAGEMENT AND LANDSCAPING PERMITS:

1. A HABITAT MANAGEMENT AND LANDSCAPING PERMIT IS REQUIRED FOR THIS PROJECT. APPLICATION SHOULD NOT BE MADE UNTIL FINAL ADMINISTRATIVE APPROVAL HAS BEEN GRANTED.
 - a. AN APPLICATION AND AN EXTRA COPY OF THE APPROVED FINAL PLAN MUST BE SUBMITTED TO THIS DEPARTMENT IN ORDER TO PROCESS THE PERMIT.
 - b. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBIN-THIFOLIUS), PINK TREES (MELALEUCA QUINQUENERVA), AND CHINESE TALLOW (SAPILUM SEBIFERUM), MUST BE REMOVED FROM THE ENTIRE PROPERTY OWNERSHIP AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL. THIS INCLUDES THE FRINGE OF EXOTICS IN THE CONSERVATION EASEMENT (SEE BELOW FOR SPECIFIC REQUIREMENTS IN REMOVING FROM CONSERVATION EASEMENTS).
 - c. ONCE FINAL ADMINISTRATIVE APPROVAL (FAA) HAS BEEN GRANTED, A BARRICADE INSPECTION CAN BE SCHEDULED. WHEN THE BARRICADES HAVE BEEN APPROVED THE PERMIT CAN BE TYPED AND RELEASED.
2. REMOVAL WITHIN THE CONSERVATION EASEMENT WILL REQUIRE SUBMISSION OF AN EXOTIC REMOVAL PLAN. THIS REMOVAL PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY FUTURE HABITAT MANAGEMENT AND LANDSCAPE PERMIT(S) FOR THIS SITE.

- THE FOLLOWING ITEMS SHALL BE ADDRESSED IN THE REMOVAL PLAN:
- a. A GENERAL SURVEY OF PROTECTED VEGETATION IN RELATION TO VEGETATION PROPOSED FOR REMOVAL;
 - b. METHOD OF REMOVAL (I.E. HERBICIDE SPRAY, INJECTION, ETC.);
 - c. TYPE OF HERBICIDE TO BE USED
 - d. METHOD OF HERBICIDE APPLICATION (SPECIES SPECIFIC APPLICATION SUCH AS BASAL BARK, FRILL/GIRDLE, INJECTION, STUMP TREATMENT WILL BE REQUIRED TO PREVENT DAMAGE TO NON-TARGET, BENEFICIAL SPECIES)
 - e. EXTENT OF REMOVAL (REMOVAL OF TRUNKS, ROOT SYSTEMS, ETC.);
 - f. COMPENSATION AND EROSION CONTROL MEASURES PROPOSED FOR GRADE DISTURBANCES RESULTING FROM THE REMOVAL; AND
 - g. MONITORING AND MAINTENANCE SCHEDULE TO PREVENT RE GROWTH.

TREE PROTECTION AND PRESERVATION:

- TREE BARRICADES AND EROSION CONTROL MEASURE REQUIREMENTS:
1. TREE BARRICADES AND/OR SILT SCREENS OR HAYBALES SHALL BE REQUIRED ALONG THE EDGES OF VEGETATED AREAS TO BE PROTECTED PRIOR TO THE ISSUANCE OF HABITAT MANAGEMENT AND LANDSCAPE PERMITS. THE LOCATION FOR EROSION CONTROL MEASURES ARE SHOWN ON THE CONSTRUCTION DRAWINGS.
 2. ALL DESIRABLE TREES MUST BE RETAINED WHEREVER POSSIBLE. IT WILL BE REQUIRED THAT PROPOSED IMPROVEMENTS (I.E. BUILDINGS, WALKWAYS, DRIVEWAYS, POND BANKS, DRAINAGE SYSTEMS, ETC.) BE ADJUSTED TO RETAIN DESIRABLE TREES. GRADE CHANGES MUST BE SENSITIVE TO TREES REMAINING. IN GENERAL, NO GRADE CHANGES SHOULD OCCUR WITHIN THE CANOPY DRIP LINE OF PINE TREES AND 2/3 THE CANOPY DRIP LINE OF HARDWOOD TREES TO BE SAVED.

LANDSCAPING

1. EACH LANDSCAPING AND REPLANT TREE MUST BE PLANTED WITHIN A MINIMUM FIVE (5) FOOT BY TEN (10) FOOT OPEN SPACE PLANTER WITH SUITABLE GROUND COVER. LANDSCAPE TREES MUST BE PLANTED IN SAME VICINITY AS VEHICULAR USE AREAS IN ORDER TO BREAK THE MONOTONY OF UNBROKEN EXPANSES OF PAVING. TREES MUST NOT BE PLANTED WITHIN MAINTENANCE EASEMENTS.
2. THE USE OF XERISCAPE DESIGN MUST BE UTILIZED FOR THE REQUIRED LANDSCAPE DESIGN. THE DESIGN DEMONSTRATES THE USE OF A LOW VOLUME IRRIGATION SYSTEM, ORGANIC MULCHES, DROUGHT AND COLD TOLERANT PLANT MATERIAL, ZONING OF PLANT MATERIAL BY WATER REQUIREMENTS, SOIL AMENDMENTS (IF NECESSARY) AND THE PRACTICAL USE OF TURF.
3. NEW LANDSCAPING MUST BE PROTECTED FROM VEHICULAR MOVEMENT BY WHEEL STOPS OR CURBING WHERE POSSIBLE, THE AREA BETWEEN THE BARRIER AND LANDSCAPE MATERIAL SHOULD REMAIN AS GREENSPACE.
4. LARGE TREE SPECIES PROPOSED FOR INSTALLATION MUST BE A MINIMUM OF 20 FEET AWAY FROM BUILDINGS, SIGNS, FENCES, LIGHT POLES, UTILITY LINES AND ANY OTHER OBSTRUCTIONS THAT MAY IMPAIR NATURAL GROWTH.
5. TREES PROPOSED FOR INSTALLATION MUST NOT BE IN CONFLICT WITH PROPOSED OR EXISTING UTILITY LINES OR STRUCTURES, EASEMENTS OR OTHER AREAS WHICH MAY REQUIRE EXCAVATION IN THE EVENT OF SYSTEM FAILURE. THESE FEATURES SUCH AS THE WATER LINES MUST REMAIN OUTSIDE THE 5' X 10' PLANTER AREA.
6. SOILS WITHIN PLANTER BEDS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE.
7. ALL LANDSCAPE MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER.
8. ALL REQUIRED TREES MUST BE A MINIMUM OF 6' HIGH, 1 1/2" CAPLIPER AT TIME OF PLANTING.
9. HEDGE MATERIAL MUST BE PLANTED 21/2" TO 3" ON CENTER DEPENDING ON SPECIES. ALL HEDGE MUST BE 24" HIGH AT TIME OF PLANTING AND BE MAINTAINED AT MINIMUM OF 3' IN HEIGHT.
10. WHERE LANDSCAPE OR REPLANT TREES ARE PROPOSED TO BE PLANTED IN THE PERIMETER BUFFER, THE BUFFER MUST BE A MINIMUM OF 5' WIDE.

XERISCAPING

1. ORGANIC MULCHES AND/OR DROUGHT TOLERANT GROUNDCOVERS WITHIN PROPOSED LANDSCAPE PLANTER BEDS.
2. DROUGHT AND COLD TOLERANT PLANT MATERIAL.
3. GROUPING OR ZONING PLANT MATERIAL BASE ON SIMILAR WATER REQUIREMENTS AND THE LOCATION OF PROPOSED IRRIGATION WATERING SYSTEMS.
4. THE USE OF SOIL TESTING TO IDENTIFY SOIL CONDITIONS NECESSARY FOR THE CONTINUED SURVIVAL OF PROPOSED LANDSCAPING.
5. ORGANIC SOIL AMENDMENTS (SUCH AS TOP SOILS, MANURE'S, PEAT AND COMPOSTED MATERIALS) MIXED EXISTING SOILS WITHIN LANDSCAPING PLANTER BEDS TO DEPTHS CONSISTENT WITH THE ROOT DEPTH OF PROPOSED PLANTED MATERIAL (USE ONLY IF EXISTING SOIL CONDITIONS WARRANT THESE AMENDMENTS).
6. THE PRESERVATION AND INCORPORATION OF EXISTING PLANT COMMUNITIES ON SITE INTO THE LANDSCAPE PLAN.
7. THE MINIMAL USE OF TURF GRASSES WHICH REQUIRE FREQUENT IRRIGATION.
8. LOW-MAINTENANCE DESIGN.

IRRIGATION NOTES

1. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE DISTRIBUTION SYSTEM FOR IRRIGATION MUST NOT BE CONNECTED TO COUNTY OR MUNICIPAL WATER SOURCES, UNLESS IT CAN BE DEMONSTRATED THAT THESE SOURCES ARE NOT AVAILABLE.
2. IRRIGATION SYSTEMS MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT OVERSPRAY AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVERSPRAY LOW NEED AREAS.
3. HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS, OR MULCHED AREAS WITH TREES. IN NO CASE, SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIBB.
4. AUTOMATIC IRRIGATION SYSTEMS MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS; CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
5. AUTOMATIC IRRIGATION SYSTEMS MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED
6. FOR THE NEWFLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED AT A MINIMUM DISTANCE OF ONE FOOT AWAY FROM ALL STRUCTURES.
7. THE IRRIGATION CONTRACTOR SHALL PROVIDE AN UNDERGROUND IRRIGATION SYSTEM TO COVER 100% OF ALL ON SITE PLANTING AREA. THIS SYSTEM SHALL CONTAIN BUT NOT LIMITED TO THE FOLLOWING:
 1. UNDERGROUND PIPING, SHALL BE PVC SCHEDULE 40 OR BETTER.
 2. SEVEN (7) DAY PROGRAMMABLE TIME CLOCK TO ACTIVATE ZONES.
 3. SPRINKLER HEADS COMPATIBLE WITH THE TYPE OF PLANTING.
 4. ELECTRIC VALVES.
 5. GAUGE 14 UF COPPER WIRE.
 6. FIBERGLASS OR PLASTIC ZONE VALVE BOXES.
8. WHERE PIPING IS UNDER DRIVEWAY AND CONCRETE WALKS, THE PIPES SHALL BE INSTALLED IN SCHEDULE 40 SLEEVES 18" BELOW GRADE.
9. MATERIALS SUPPLIED SHALL BE EQUAL TO THOSE MANUFACTURED BY RAIN BIRD CO. OR APPROVED EQUAL.
10. THE CONTRACTOR SHALL SUBMIT A SYSTEM LAY-OUT ALONG WITH CATALOG SHEETS OF ALL COMPONENTS IN THE SYSTEM TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.
11. THE ENTIRE SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE ARCHITECT/ENGINEER.
12. ANY AND ALL USE OF HOSE BIBBS IN ASSOCIATION WITH NON-POTABLE WATER SUPPLIES SHALL BE IN FULL COMPLIANCE WITH SBCCI STANDARD PLUMBING CODE, CHAPTER VI CRITERIA REFERENCE COLOR CODING OF ABOVE GRADE RISER PIPING AND LABEL/TAGGING OF OUTLETS AS NON-POTABLE WATER SUPPLY.
13. ANY BUILDING TO BE DEMOLISHED IS SUBJECT TO NOTIFICATION TO THE AIR TOXICS SECTION OF THE COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY DEMOLITION OF BUILDINGS.

NOTE:
THE HEALTHY SURVIVAL OF ALL REQUIRED LANDSCAPE MATERIAL IS THE CONTINUING RESPONSIBILITY OF THE PROPERTY OWNER.

TREE & SHRUB PLANTING DETAILS

1. THE ROOT MASS FORM OF EACH TREE PROPOSED FOR INSTALLATION SHALL BE BALLED OR BURLAPPED, BARE ROOT TREES ARE NOT ACCEPTABLE. ALL NONBIODEGRADABLE WRAPPINGS WILL BE REMOVED AND BURLAP WILL BE FOLDED DOWN TO ENHANCE WATER ABSORPTION. IF WIRE BASKETS ARE USED IN CONJUNCTION WITH BALLED AND BURLAPPED TREES, THE FIRST FEW ROWS OF EACH BASKET WILL BE REMOVED AT THE TIME OF INSTALLATION.
2. SUPPORTING APPARATUS SHALL BE REMOVED AFTER 1 COMPLETE GROWING SEASON. ALSO THE FLEXIBLE ATTACHMENTS SHALL BE USED WHERE SUPPORT WIRES ARE WRAPPED AROUND TREE TRUNKS/STEMS TO PREVENT CAMBIAL DAMAGE.
3. PLANTING HOLES ASSOCIATED WITH PROPOSED TREES MUST SLOPE (NOT COMPACTED) AND A MINIMUM OF 18-24 INCHES WIDER THAN THE DIAMETER OF THE ROOT BALL. TREES SHALL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE. TREES SHOULD BE INSTALLED 3 - 5 INCHES ABOVE GRADE ON SITES CONTAINING CLAY. A 3 INCH LAYER OF ORGANIC MULCH MUST ALSO BE PLACED OVER THE ENTIRE SURFACE OF EACH PLANTING HOLE. TO PREVENT FUNGAL INFECTION MULCH SHOULD BE PULLED BACK A FEW INCHES FROM THE BASE OF EACH TREE.
4. IF ON SITE SOIL CONDITIONS ARE SUCH THAT SOIL AMENDMENTS WILL BE NECESSARY, THE PLANTING MUST INCLUDE SOIL MIXTURE THROUGHOUT THE ENTIRE SECTION OF EACH PLANTER AREA TO A DEPTH CONSISTENT WITH THE ROOT DEVELOPMENT OF PROPOSED PLANT MATERIAL.
5. PLANTERS ADJACENT TO OR WITHIN VEHICULAR USE AREAS MUST BE CONSTRUCTED SUCH THAT LIMEROCK, ASPHALT, CONCRETE OR ANY OTHER OBSTRUCTIONS DO NOT EXTEND UNDER THE SURFACE INTO THE PLANTING AREAS.
6. THE PRACTICE OF TREE TRUNK WRAPPING AND THE APPLICATION OF PAINTS/TAR ONTO PRUNED TREE BRANCHES IS NOT RECOMMENDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL.

Donald B. Fairbairn, P.E. #44971
COPIES OF THESE PLANS ARE NOT VALID UNLESS
EMPOWERED WITH THE SIGNING ENGINEER'S SEAL

Project # 2022
Issue Date: 08/19/20

Revisions:		
No.	Date	Description
Δ	08/03/21	RESP. TO COM.
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-111-Kapaniris-876 W Bayshore Dr**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.



CITY OF
TARPON SPRINGS
 FLORIDA

TEL: (727) 942-5611
 EMAIL: planning@ctsfl.us

www.ctsfl.us

This application **MUST** be completed **IN FULL** and submitted with all applicable documents listed below in order to be scheduled for a Board or Committee.

All fees **MUST** be paid in full prior to Public Hearing.

- Completed** original application form and digital copy
- Application fee:
 - Variance Request - \$250.00 each, or
 - Appeal of Administrative Decision - \$250.00 each, and
 - Newspaper Ad - \$150.00 each
 - Postcards (500 foot radius) - \$0.77 each, and
 - Placard - \$ 16.00

(Call for fee calculation assistance if needed)

- Property survey, signed and sealed by a professional land surveyor
- Site Plan with documentation of variance request (to scale with measurements called out)
- Photographs of site if relevant to request.
- Digital copies of all application materials (including completed application and plans)
- Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- Other supporting information, as necessary

1. Property Owner(s)

Name Drossos + Nicole Kapaniris		Email dka@goldenbrushpaint.com	
Address 876 W. Bayshore Dr			
City Tarpon Springs		State FL	Zip 34689
Phone 727-234-5376	Fax		Cell 727-234-5376

2. Applicant (if different than owner)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cell

3. Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cell

4. General Information

Property Location or Address 876 W. Bayshore Dr Tarpon Springs, FL 34689		
Legal Description (attach additional sheets as necessary) Lot 20 Block 4 Bayshore Heights		
Tax Parcel Number(s) 11-2715-04878-004-0200	Land Use Category	Zoning District

Variance Requested:

I am requesting a variance from Land Development Code (LDC) Section(s) 36.02.

Please describe the project and how it varies from the Code (attach additional sheets as necessary). (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing a building addition)

Construction of a swimming Pod. Requesting a 6' setback to left side lot line. Also requesting to install pool decking all the way to left side lot line.

To view the LDC standards and section references, follow the link below:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO

Board of Adjustment Review Standards:

Per LDC Section 215.02(B) (link provided below), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards (attach additional sheets as necessary).**

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ART_XIIADEN_S215.02VA

(1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. (Do you have a physical hardship that prevents you from meeting the requirements of the code?) (Provide photographs if possible)

- (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. (If there are protected or native trees on your property, they could be considered a physical hardship if their preservation results in the need for the variance.)
- (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within that District before any variance may be granted. (If the need for the variance is in response to the property being located in the Historic District, it could be considered a physical hardship.)

Due to the lot being Nonconforming, it does not allow us adequate space to build the pool in the backyard. We were recently denied LDC1 or to be vacated, so at this time we're requesting for a variance to meet our needs.

(2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. (Did you create the situation that requires a variance (e.g. you put in a pool at the minimum setback, but now want a pool screen enclosure that is too close to the property line as a result of the chosen pool location)?)

No

- (3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Would the approval of the variance allow for the reasonable use of the property and its structures? If the variance is denied, would you still have reasonable use of the property?)*

If approved, yes.
Not approved, No

- (4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance result in a special privilege that other properties within the same zoning district do not have (e.g. allowing a building to exceed the maximum height just to add another story to the building)?)*

No

- (5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

No

Helpful Links:

The following links may be used to assist you in completing this application, as well as, providing supporting documentation.

- Tarpon Springs Zoning Application - <https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>
- Tarpon Springs Land Development Code - https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO
- Pinellas County Property Appraiser – <http://www.pcpao.org/>
- Pinellas County Clerk, Official Records – <https://ccmspa.pinellascounty.org/PublicAccess/default.aspx>

Applicant's Signature:

The information included in and with this application is true and correct to the best of my knowledge.

8/2/2021

Applicant's Signature

Date

Agent's Signature: (I represent the applicant/owner)

The information contained in and with this application is true and correct to the best of my knowledge.

Agent's Signature

Date

Owner's Signature:

I authorize the agent named above on this form to provide subject matter on the application contained herein for the purposes of discussion with City Staff, and to attend public hearings on my behalf. In addition, I authorize the filing of this application and certify ownership of the property described in this application as myself. Within this application, I have included all parties to an existing contract for sale. I further assent to the City's Comprehensive Plan as it applies to the property and it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

8/2/2021

Owner's Signature

Date

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 2 day of Aug, A.D., 2021
by Drossos Kapaniris, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

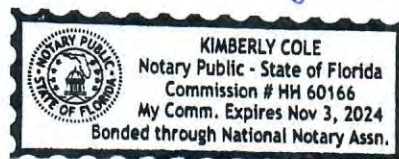
Name:

Kimberly Cole

Signature:

Kimberly Cole

Stamp:



General Warranty Deed

Made this December 7, 2017 A.D. By **SHERRI HINES**, a single woman, 220 Belleview Blvd. #710, Clearwater, Florida 33756, hereinafter called the grantor, to **DROSSO KAPANIRIS and NICOLE KAPANIRIS**, husband and wife, whose post office address is: 503 Spring Lake Circle, Tarpon Springs, Florida 34688, 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 Sixty Two Thousand Five Hundred dollars & no cents, (\$62,500.00) 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:

Lot 20, Block 4, BAYSHORE HEIGHTS SUBDIVISION, according to the plat thereof recorded at Plat Book 50, Page 61, in the 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: 11-27-15-04878-004-0200

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, 2018.

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:

Karl Reinhardt

Witness Printed Name

Karl Reinhardt

Sherris Hines

(Seal)

SHERRI HINES

Address: 220 Belleview Blvd. #710, Clearwater, Florida 33756

Tiffany Holt

Witness Printed Name

TIFFANY HOLT

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 7th day of December, 2017, by SHERRI HINES, who is personally known to me or who has produced drivers license as identification.



Notary Public

Print Name:

Tiffany Holt

TIFFANY HOLT

My Commission Expires:

October 1, 2019

Property Appraiser General Information

2009	No	\$47,285	\$47,285	\$47,285	\$47,285	\$47,285
2008	No	\$44,600	\$44,600	\$44,600	\$44,600	\$44,600
2007	No	\$45,600	\$45,600	\$45,600	N/A	\$45,600
2006	No	\$50,600	\$50,600	\$50,600	N/A	\$50,600
2005	No	\$21,200	\$21,200	\$21,200	N/A	\$21,200
2004	No	\$20,500	\$20,500	\$20,500	N/A	\$20,500
2003	No	\$20,300	\$20,300	\$20,300	N/A	\$20,300
2002	No	\$18,100	\$18,100	\$18,100	N/A	\$18,100
2001	No	\$16,500	\$16,500	\$16,500	N/A	\$16,500
2000	No	\$19,400	\$19,400	\$19,400	N/A	\$19,400
1999	No	\$14,000	\$14,000	\$14,000	N/A	\$14,000
1998	No	\$14,600	\$14,600	\$14,600	N/A	\$14,600
1997	No	\$14,100	\$14,100	\$14,100	N/A	\$14,100
1996	No	\$13,900	\$13,900	\$13,900	N/A	\$13,900

2017 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
<u>2017 Tax Bill</u>	Tax District: <u>TS</u>	<u>Sale Date</u>	<u>Book/Page</u>	<u>Price</u>	<u>Q/U</u>	<u>VI</u>
2017 Final Millage Rate	20.6800	07 Dec 2017	19879 / 1831	\$62,500	Q	V
<p>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 <u>Tax Estimator</u> to estimate taxes under new ownership.</p> <p>Amendment 1 - Will you Benefit? Check Estimated 3rd Homestead Exemption Benefit</p>		15 Mar 2005	14177 / 1630	\$50,000	Q	V
		29 Mar 1995	08949 / 1148	\$3,000	U	V

2017 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Vacant (00)	86x107	700.00	86.0000	0.8482	\$51,062	FF

[click here to hide] 2018 Extra Features					
<u>Description</u>	<u>Value/Unit</u>	<u>Units</u>	<u>Total Value as New</u>	<u>Depreciated Value</u>	<u>Year</u>
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.

<u>Permit Number</u>	<u>Description</u>	<u>Issue Date</u>	<u>Estimated Value</u>
No Permit Data Found			

[Interactive Map of this parcel](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

WM

11-27-15-04878-004-0200

Compact Property Record Card

[Tax Estimator](#)

Updated April 21, 2018 [Email](#) [Print](#) [Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
KAPANIRIS, DROSSO KAPANIRIS, NICOLE 503 SPRING LAKE CIR TARPON SPRINGS FL 34688-4970	LUCILLE DR TARPON SPRINGS



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Living Units:

[click here to hide] **Legal Description**

BAYSHORE HEIGHTS BLK 4, LOT 20

Mortgage Letter	<input checked="" type="checkbox"/> File for Homestead Exemption	2018 Parcel Use			
		<table border="1"> <tr> <td>Homestead Use Percentage: 0.00%</td> </tr> <tr> <td>Non-Homestead Use Percentage: 100.00%</td> </tr> <tr> <td>Classified Agricultural: No</td> </tr> </table>	Homestead Use Percentage: 0.00%	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: 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 (NOT the same as a FEMA Flood Zone)	Plat Book/Page
19879/1831	\$52,200	121030275014	B	50/61

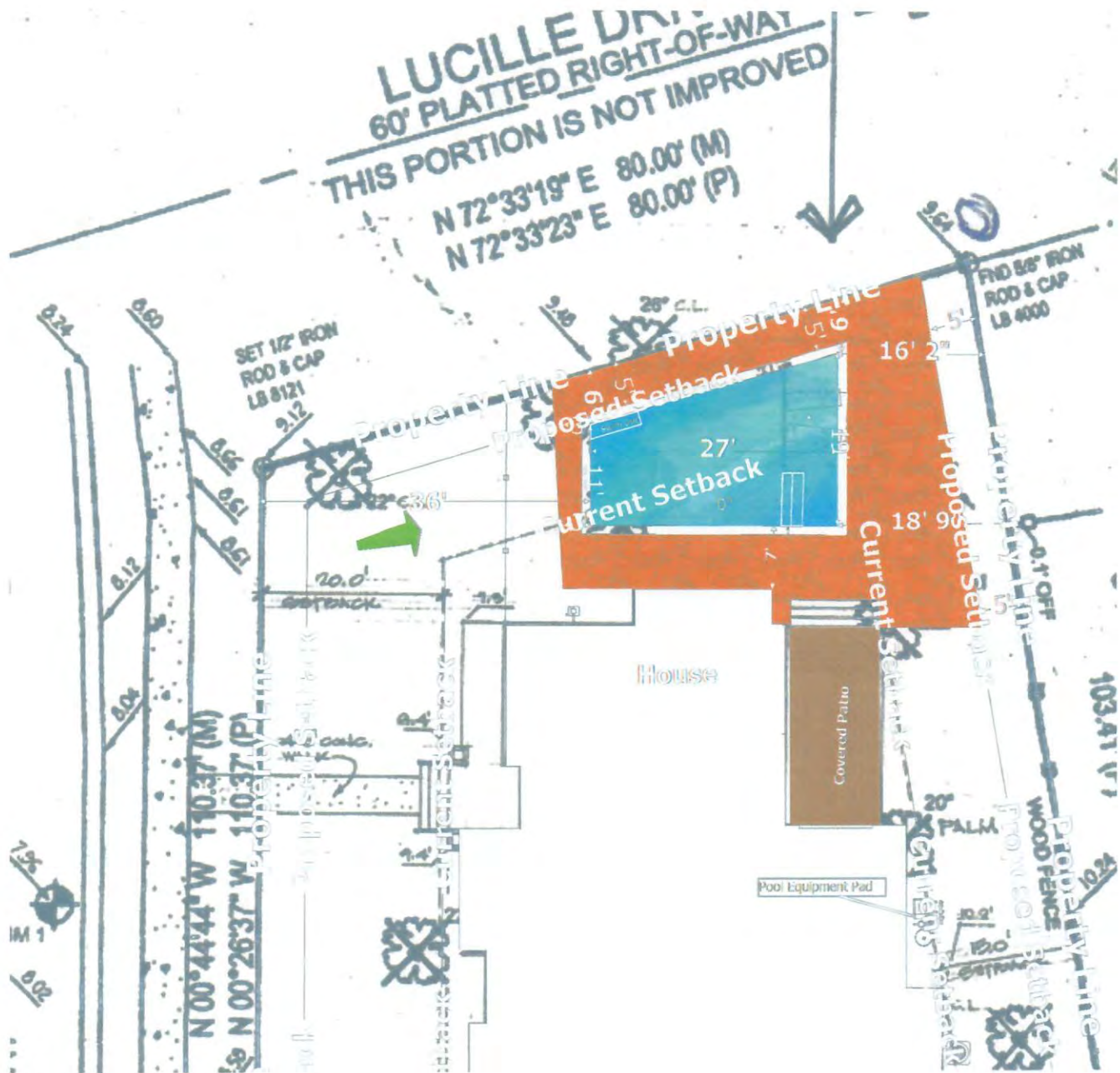
2017 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$43,892	\$40,164	\$40,164	\$43,892	\$40,164

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$43,892	\$40,164	\$40,164	\$43,892	\$40,164
2016	No	\$38,678	\$36,513	\$36,513	\$38,678	\$36,513
2015	No	\$38,850	\$33,194	\$33,194	\$38,850	\$33,194
2014	No	\$42,118	\$30,176	\$30,176	\$42,118	\$30,176
2013	No	\$27,433	\$27,433	\$27,433	\$27,433	\$27,433
2012	No	\$34,346	\$34,346	\$34,346	\$34,346	\$34,346
2011	No	\$38,568	\$37,699	\$37,699	\$38,568	\$37,699
2010	No	\$34,272	\$34,272	\$34,272	\$34,272	\$34,272

From: jreinheimer@ppas.com
Subject: Premier Pool Proposed Changes
Date: Aug 3, 2021 at 3:26:34 PM
To: Drosso dk@goldenbrushpaint.com

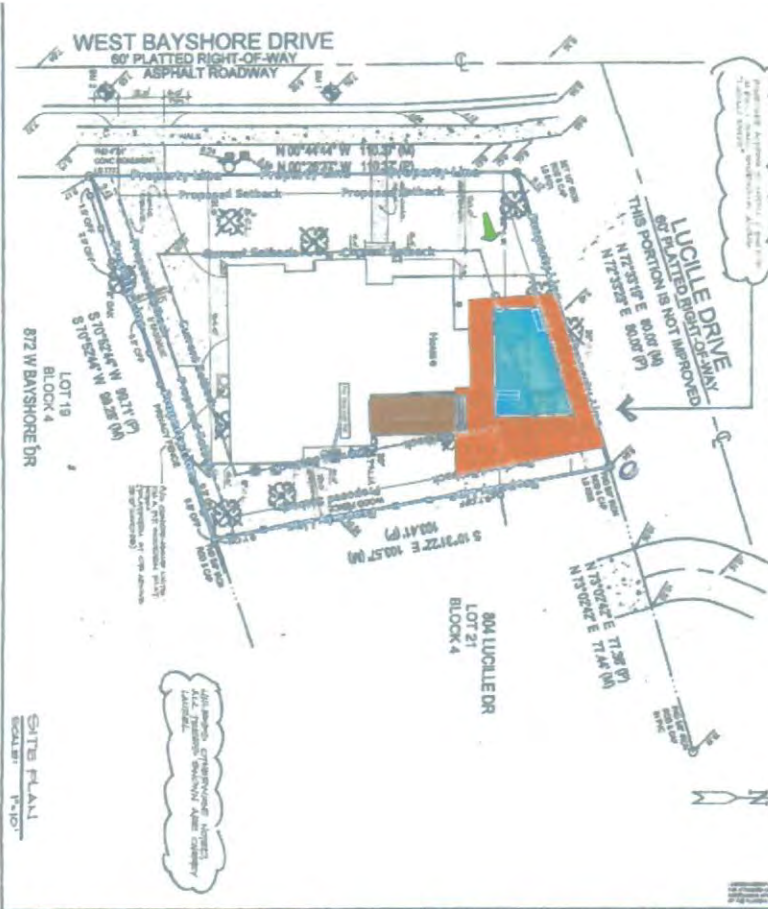


Jim Reinheimer
Sales - Tampa, FL
p: (727) 510-7443
w: www.ppas.com
e: jreinheimer@ppas.com



INDARY, TOPOGRAPHIC
 TREE SURVEY OF
 NUMBER 11-27-15-4878-004-0200

LEGAL DESCRIPTION:
 LOT 20, BLOCK 4, BAYSHORE HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT
 THEREOF, RECORDED IN PLAT BOOK 80, PAGE 81, OF THE PUBLIC RECORDS OF
 PINELLAS COUNTY, FLORIDA



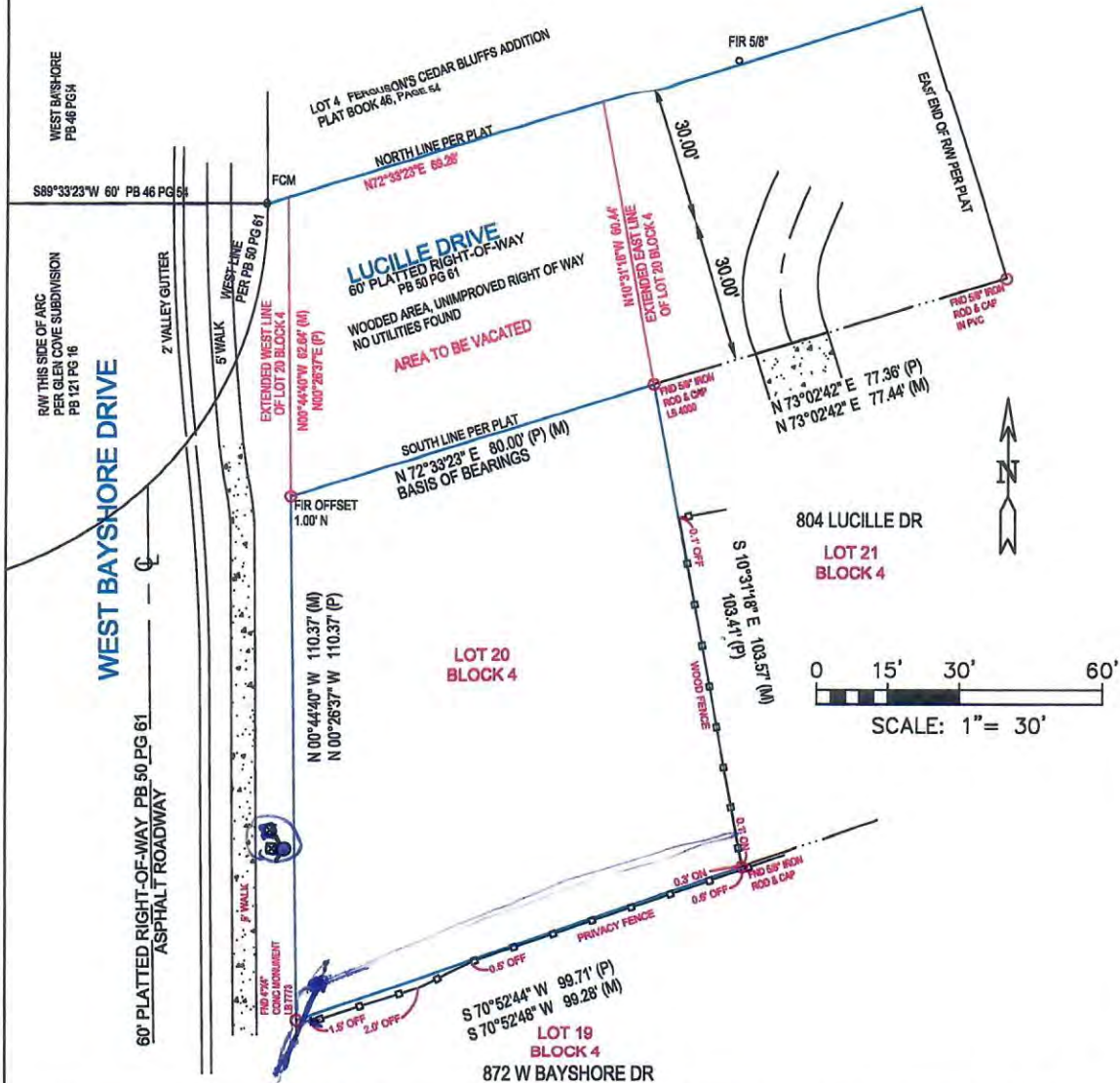
SITE PLAN
 SCALE: 1"=10'

ALL IMPROVEMENTS, EXCEPT
 EXISTING UTILITIES, SHALL BE
 INSTALLED AT THE OWNER'S
 EXPENSE.

<p>DATE: 11/27/15 DRAWN BY: [Signature] CHECKED BY: [Signature]</p>	<p>SMALL FAMILY HOME KATHIK'S DES. TYPICAL</p>	<p>STEVE HENRY DESIGN INC. 80 S. BAYSHORE BLVD. TAMPA, FLORIDA 33606 (813) 888-8800 www.stevhenrydesign.com</p>	<p>PETE ALFONSO JR. ARCHITECT LIC. #18 80 S. BAYSHORE BLVD. TAMPA, FLORIDA 33606</p>
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SURVEY OF
 AREA TO BE VACATED
 ID NUMBER 11-27-15-04878-004-0200

BEING THE AOO OF LUCILLE DRIVE, LYING WEST OF THE NORTHERLY EXTENDED EAST LINE OF LOT 20, BLOCK 4, AND LYING EAST OF THE NORTHERLY EXTENDED WEST LINE OF LOT 20, BLOCK 4, BAYSHORE HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



NOTE: 1-PROPERTY LINES AND/OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY; 2-MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C); 3-COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C); 4-ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'; 5-PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE; 6-IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

UNLESS STATED OTHERWISE, THIS SURVEY IS AN AS-BUILT SURVEY SHOWING ON SITE VISIBLE ABOVE GROUND IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND, SAID MARKERS ARE NOTED ON SURVEY DRAWING.

(C) 2018

NOTES: (1) IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX.) (3) NO EXCAVATION OR MAPPING OF UNDERGROUND IMPROVEMENTS HAS BEEN PERFORMED. (4) CORNER MARKERS ARE 1/2" DIAMETER UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER, CB = CABLE BOX, LP = LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB = ELECTRIC BOX, EDW = EDGE OF WATER, E/P = EDGE OF PAVEMENT, (F) = FIELD, F/C = FENCE CORNER, FCIR = FIR CAPPED, FXC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL & DISK GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, NCF = NO MARKER FOUND, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, P/E = POOL EQUIP. PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD LB 6912, SND = SET NAIL AND DISK LB 6912, TNF = TRANSFORMER, TOB = TOP OF BANK, TP = PHONE PEDESTAL, UE = UTILITY EASEMENT, WM = WATER METER, WDF = WOOD FENCE

Know It Now, Inc.

Florida Business Certificate Of LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
 Authorization Number LB 6912 VOICE 727-415-8305 FAX 727-736-2455

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

Drosso Kataniris



BILL HYATT

DATE OF FIELD WORK: 11/15/17
 DATE SIGNED: 11/16/17
 ADDED LUCILLE R/W INFORMATION 05-10-18
 FLORIDASURVEYOR@AOL.COM

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-120-Mastrovasilis-0 Live Oak St**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

**CITY OF TARPON SPRINGS, FLORIDA
Board of Adjustment 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 TARPON SPANES BUILDING CO LLC.		Email MASTROS1973@gmail.com	
Address 321 E. TARPON AVE.			
City TARPON SPRINGS		State FLA	Zip 34689
Phone 727-798-3993	Fax	Cellular 727-798-3993	

Applicant

Name Same as ABOVE		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

Agent (if applicable)

Name Pantelis MASTROVASIUS		Email MASTROS1973@gmail.com	
Address 58 W CENTER ST			
City TARPON SPRINGS		State FLA	Zip 34689
Phone 727-798-3993	Fax	Cellular	

General Information

Property Location or Address 0 LIVE OAK ST. TARPON SPRINGS FLA 34689		
Legal Description (attach additional sheets as necessary)		
Tax Parcel Number(s) 12-27-15-89982-006-0101	Land Use Category	Zoning District

Requested Action: [please check all that apply]

- Setback variance
 Fence height variance
 Sidewalk waiver
 Other _____
 Parking variance
 FAR variance
 Appeal or re-hearing

Describe Request and how it varies from the code: (attach additional sheets as necessary)

Requesting 5.5 FT SIDE SETBACKS

Required LDC Regulation(s): [list all that apply]

Variance Requested:

I am requesting a variance from Land Development Code (LDC) Section(s) _____.

Please describe the project and how it varies from the Code (attach additional sheets as necessary). (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing a building addition)

A SIDE SETBACK VARIANCE REDUCTION FROM REQUIRED 7.5 FT TO 5.5 FT IS NEEDED TO BUILD AN FUNCTIONAL SINGLE FAMILY HOME.

To view the LDC standards and section references, follow the link below:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO

Board of Adjustment Review Standards:

Per LDC Section 215.02(B) (link provided below), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards (attach additional sheets as necessary).**

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ART_XIIADEN_S215.02VA

- (1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. (Do you have a physical hardship that prevents you from meeting the requirements of the code?) (Provide photographs if possible)
 - (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. (If there are protected or native trees on your property, they could be considered a physical hardship if their preservation results in the need for the variance.)
 - (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within that District before any variance may be granted. (If the need for the variance is in response to the property being located in the Historic District, it could be considered a physical hardship.)

LOT OF ROAD IS NARROW, SETBACK TO 5.5 WILL ALLOW A HOME TO BE BUILT THAT WILL BE FUNCTIONAL FOR A FAMILY.

- (2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. (Did you create the situation that requires a variance (e.g. you put in a pool at the minimum setback, but now want a pool screen enclosure that is too close to the property line as a result of the chosen pool location)?)

NO, I DID NOT CREATE THE HARDSHIP.

- (3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. (Would the approval of the variance allow for the reasonable use of the property and its structures? If the variance is denied, would you still have reasonable use of the property?)

YES the VARIANCE IS NEEDED TO BUILD A SINGLE FAMILY HOME. IF VARIANCE IS DENIED YOU CANT BUILD A SINGLE FAMILY HOME.

- (4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. (Would approval of the variance result in a special privilege that other properties within the same zoning district do not have (e.g. allowing a building to exceed the maximum height just to add another story to the building)?)

NO SPECIAL PRIVILEGE. THE VARIANCE WILL ALLOW FOR USE OF THE LAWN THAT WILL COMPLEMENT THE AREA.

- (5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance. (Would approval of this request have an adverse effect on surrounding properties?)

NO ADVERSE EFFECT.
Approval would have A positive effect on surrounding Area.

Helpful Links:

The following links may be used to assist you in completing this application, as well as, providing supporting documentation.

- Tarpon Springs Zoning Application - <https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>
- Tarpon Springs Land Development Code - https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO
- Pinellas County Property Appraiser – <http://www.pcpao.org/>
- Pinellas County Clerk, Official Records – <https://ccmspa.pinellascounty.org/PublicAccess/default.aspx>

CITY OF TARPON SPRINGS, FLORIDA
Board of Adjustment 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 Pantelis MASTROVASILIS
AGENT is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

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

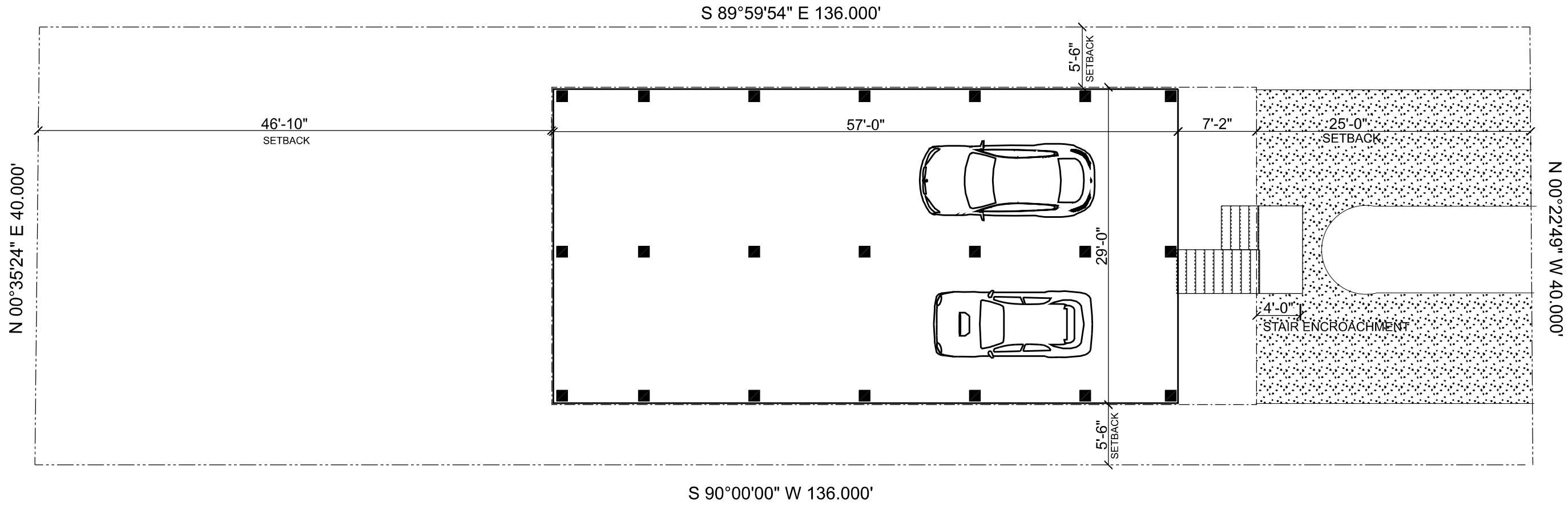
Date: <u>Aug 15-21</u>	Title Holder/Property Owner: <u>Pantelis MASTROVASILIS - TARPON SPRING BULKY CO. CC.</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 15 day of August, A.D., 2021 by Pantelis Mastovasilis, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: MARIA VAZANELLI
Signature: _____
Stamp: _____





SITE PLAN



TARPON SPRINGS
BUILDING CO.
0 LIVE OAK AVE.
TARPON SPRINGS FL. 34689

CARAWAN DESIGNS LLC.
165 E TAPRON AVE
TARPON SPRINGS, FL 34689
T2T - 226 - 5103

SCALE:
DATE: 8/15/21
REVISED:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. COPYRIGHT 2016. NOT PUBLISHED. THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS AND FOUND TO BE IN COMPLIANCE WITH CHAPTER 16 OF 2018, 6TH EDITION FLORIDA BUILDING CODE AND APPLICABLE SUPPLMENTS

RICHARD G MARCEAU P.E. # 64466
COPIES OF THESE PLANS ARE NOT VALID UNLESS EMBOSSED WITH THE SIGNING ENGINEER'S SEAL

LEGEND

- FIR = FOUND IRON ROD
- P.Pipe = PINCHED PIPE
- FOEP = FOUND OPEN END PIPE
- FCM = FOUND CONC. MONUMENT
- CONC. = CONCRETE
- SCIR = SET 1/2" IRON ROD #5545
- FCIR = FOUND CAPPED IRON ROD
- A = ARC
- C.B. = CHORD BEARING
- R = RADIUS
- CH = CHORD
- P.Pole = POWER POLE
- U.Pole = UTILITY POLE
- L.Pole = LIGHT POLE
- P.B. = PLAT BOOK
- PG. = PAGE
- HYD. = FIRE HYDRANT
- x-x-x- = FENCE LINE
- | -| -| - = FENCE LINE
- (M & P) = MEASURED & PLAT
- L.L.F.E.L. = LOWEST LIVING FLOOR ELEV.
- A/C = AIR CONDITIONER PAD
- 12x4 = EXISTING ELEVATION
- 12.4 = PROPOSED ELEVATION
- C.L.F. = CHAIN LINK FENCE
- GAR. EL. = GARAGE ELEVATION
- P.O.B. = POINT OF BEGINNING
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY

BOUNDARY SURVEY



NOTES:

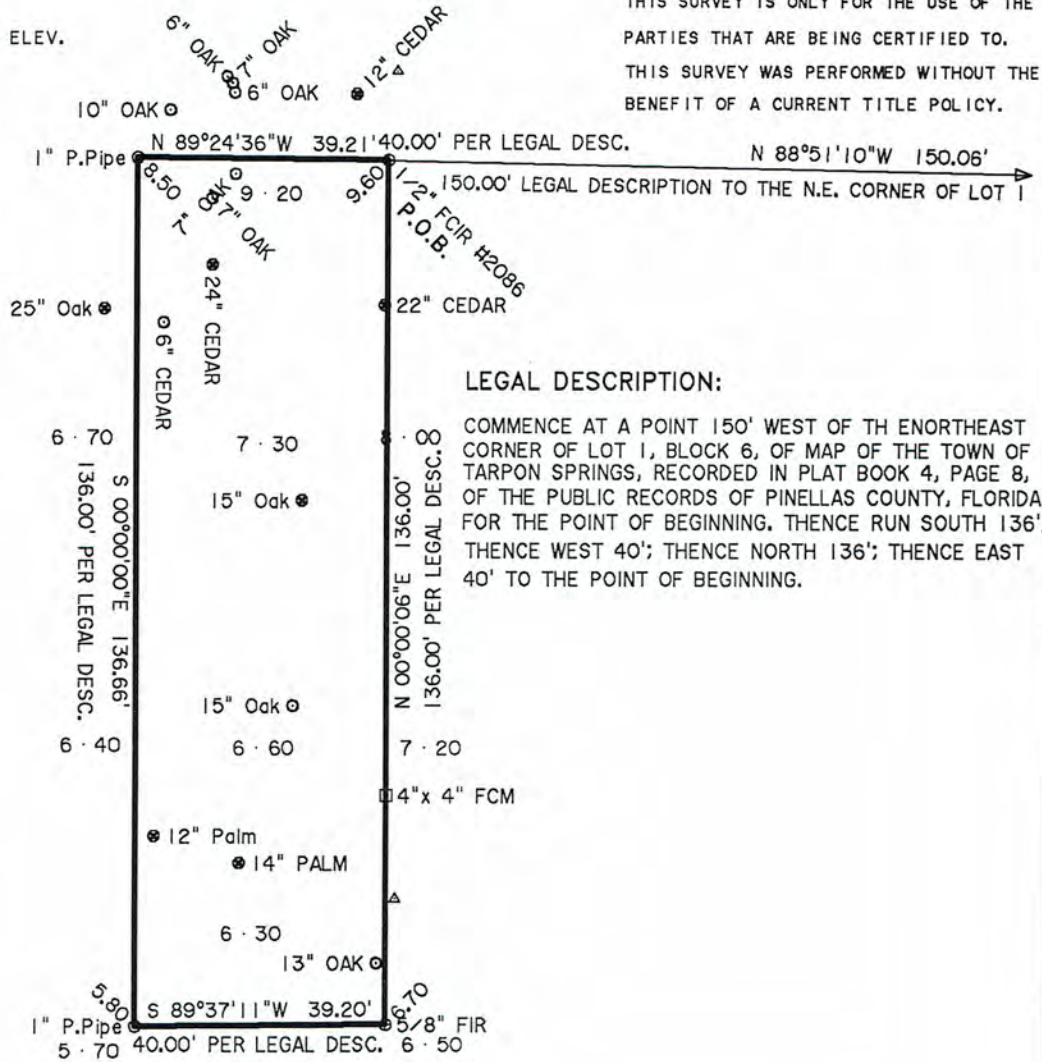
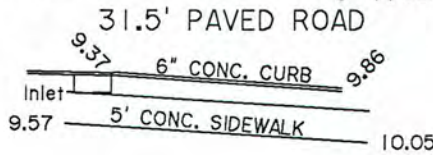
- ALL ELEVATIONS SHOWN HERE ARE BASED ON N. A. V. D. 1988 UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HERE ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
- UNDERGROUND STRUCTURES OR UTILITIES ARE NOT LOCATED ON THIS SURVEY.
- THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY.

LIVE OAK STREET

VARIABLE WIDTH R/W

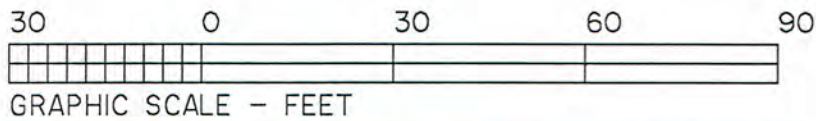
CENTERLINE ROAD 9 · 26

9 · 71 CENTERLINE ROAD



LEGAL DESCRIPTION:

COMMENCE AT A POINT 150' WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 6, OF MAP OF THE TOWN OF TARPON SPRINGS, RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE POINT OF BEGINNING. THENCE RUN SOUTH 136', THENCE WEST 40'; THENCE NORTH 136'; THENCE EAST 40' TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION:

SEC. 12 TWP. 27 S RNG. 15 E

" SEE ABOVE "

MOHAMMAD B. FAR

8131 MEADOWVIEW PLACE
TRINITY, FL 34655
(727) 375-1740 . FAX(727) 375-1741
e-mail: MOHAMMADBFAR@AOL.COM

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

FLOOD PLANE CERTIFICATION ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0038/G DATED: 09/03/03 . THIS PROPERTY APPEARS TO BE IN FLOOD ZONE " X & AE " AND THE BASE 100 YEAR FLOOD ELEVATION IS 9' MEAN SEA LEVEL

CERTIFIED TO: TARPON SPRINGS BUILDING CO., LLC

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C., pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown hereon.

DRAWN BY: MBF
CHECKED BY: ARON
SCALE: 1" = 30'

FIELD WORK DATE: 05/06/21
FIELD BOOK NO.: 1537
PAGE NO.: 14
JOB NUMBER: 210506

REV. NO. 1
REV. NO. 2
REV. NO. 3
REV. NO. 4

05/06/21
DATE

STATE OF FLORIDA
MOHAMMAD B. FAR, P.E.S. #5545
SURVEYOR

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-115-American Legion-1254 S Pinellas Ave**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

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 1254 S. Pinellas LLC		Email Dino@dinoeliadis.com	
Address 117 N. Florida Ave			
City Tarpon Springs		State FL	Zip 34689
Phone 727-421-5579	Fax		Cellular

Applicant

Name American Legion Post 46		Email post46.secretary@gmail.com	
Address 1254 S. Pinellas Ave			
City Tarpon Springs		State FL	Zip 34689
Phone 727-487-5402	Fax		Cellular

Agent (if applicable)

Name Edward Bard		Email post46.cmdr@gmail	
Address 1254 S. Pinellas Ave			
City Tarpon Springs		State FL	Zip 34689
Phone 727-487-5402	Fax		Cellular

General Information

Property Location or Address 1254 S. Pinellas Ave, Tarpon Springs, FL 34689		
Legal Description (attach additional sheets as necessary) Tarpon Bend Professional Center Lot 3		
Tax Parcel Number(s) 13-27-15-89780-000-0030		
Current Use of Property Vacant		
Conditional Use Requested NB (12) Private Club		
Present City of Tarpon Springs Designations	Land Use Category Commercial	Zoning District NB

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

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 Edward Bard 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: 7/27/21
Date: _____
Date: _____
Date: _____

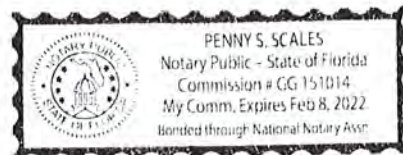
Title Holder/Property Owner: Dino Eliadis
Title Holder/Property Owner: _____
Title Holder/Property Owner: _____
Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 27 day of July, A.D., 2021
by Dino Eliadis, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Penny S. Scales
Signature: [Signature]
Stamp: _____



Conditional Use Application
Tarpon Bend Professional Center Lot 3
American Legion Post 46, Inc.
Proposed Use

American Legion Post 46 proposes to use the property for a private club. Some the uses the Post proposes are regular monthly meetings for the members, fund raising activities, support group meetings for veterans and other community engagement activities. The Post also provides meeting space for the Tarpon Springs Flotilla of the Coast Guard Auxiliary.

The American Legion is a Federally Chartered corporation whose purposes are:

- (1) to uphold and defend the Constitution of the United States;
- (2) to promote peace and good will among the peoples of the United States and all the nations of the Earth;
- (3) to preserve the memories and incidents of the 2 World Wars and the other great hostilities fought to uphold democracy;
- (4) to cement the ties and comradeship born of service; and
- (5) to consecrate the efforts of its members to mutual helpfulness and service to their country.

The Mission Statement of the American Legion is “To enhance the well-being of America's veterans, their families, our military, and our communities by our devotion to mutual helpfulness.”

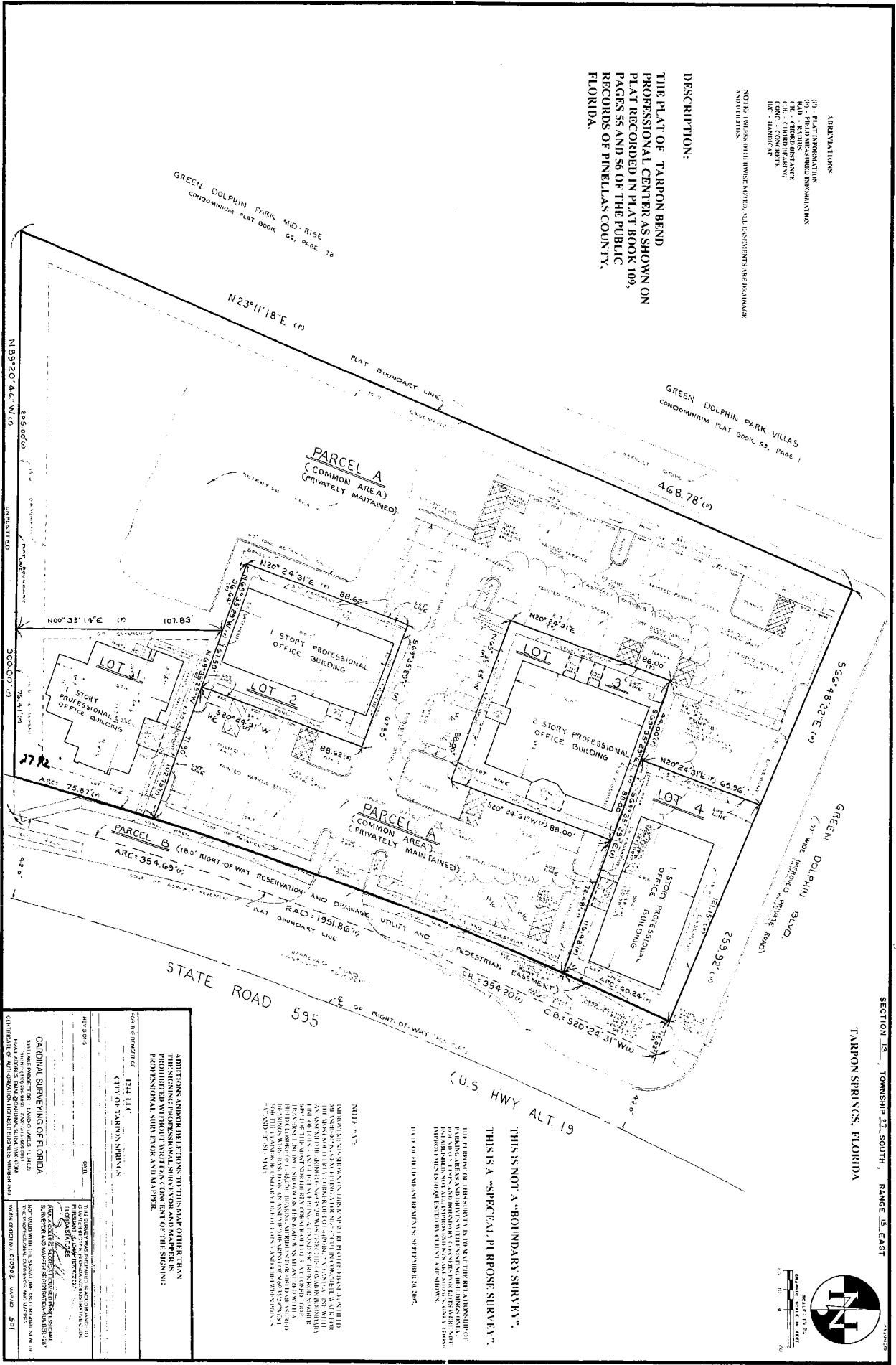
ABBREVIATIONS:

- PI - PLAT INFORMATION
- PI - FIELD MEASURED INFORMATION
- CEL - CLOUD ON PLANE
- CH - CLOUD BEARING
- HT - HAZARD AT

NOTE: INDICES ON THIS NOTE, ALL DIMENSIONS ARE MINIMUMS AND FIELDERS.

DESCRIPTION:

THE PLAT OF TARPON BEND PROFESSIONAL CENTER AS SHOWN ON PLAT RECORDED IN PLAT BOOK 109, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



SECTION 13, TOWNSHIP 22 SOUTH, RANGE 15 EAST

TARPON SPRINGS, FLORIDA



THIS IS NOT A "BOUNDARY SURVEY".

THIS IS A "SPECIAL PURPOSE SURVEY".

THE PURPOSE OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE PROFESSIONAL CENTER AS SHOWN ON PLAT RECORDED IN PLAT BOOK 109, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS SURVEY WAS CONDUCTED FOR THE CITY OF TARPON SPRINGS, FLORIDA. THE SURVEY WAS CONDUCTED ON 08/27/2021. THE SURVEY WAS CONDUCTED BY JAMES M. WILSON, SURVEYOR. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 401, F.S. AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 12C, F.A.C.

DATED AND FIELDED BY JAMES M. WILSON, SURVEYOR, ON 08/27/2021.

NOTICE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE PROFESSIONAL CENTER AS SHOWN ON PLAT RECORDED IN PLAT BOOK 109, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS SURVEY WAS CONDUCTED FOR THE CITY OF TARPON SPRINGS, FLORIDA. THE SURVEY WAS CONDUCTED ON 08/27/2021. THE SURVEY WAS CONDUCTED BY JAMES M. WILSON, SURVEYOR. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 401, F.S. AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 12C, F.A.C.

ADDITIONS AND/OR DELETIONS TO THIS MAP OR OTHER INFORMATION PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR: PROFESSIONAL SURVEYOR AND MAPPER.

FOR THE BENEFIT OF:
1344 LLC
CITY OF TARPON SPRINGS,

CARDINAL SURVEYING OF FLORIDA

3000 LAKE WINDSOR DRIVE, TAMPA, FLORIDA 33610
PHONE: (813) 973-1111
WWW.CARDINALSURVEYING.COM

Prepared By and Return to:
Trish Stopfel an employee of:
Republic Land and Title, Inc.
4175 Woodlands Parkway
Palm Harbor, FL 34685
File Number: 20-0703 OR

\$660,000.00

Warranty Deed

Made this October 21st, 2020 A.D. By **1254 LLC**, a Florida Limited Liability Company, whose address is: PO BOX 725, Crystal Beach, Florida 34681, hereinafter called the grantor, to **1254 S PINELLAS AVENUE, LLC**, a Florida Limited Liability Company, whose address is: 117 N Florida Ave, Tarpon Springs, Florida 34689, 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 Ten Dollars, (\$10.00) 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:

Lot 3, TARPON BEND PROFESSIONAL CENTER, according to the plat thereof recorded in Plat Book 109, Pages 55 and 56, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 13-27-15-89780-000-0030

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.

Prepared By and Return to:
Trish Stophel an employee of:
Republic Land and Title, Inc.
4175 Woodlands Parkway
Palm Harbor, FL 34685
File Number: 20-0703 OR

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:

1254 LLC, a Florida Limited Liability Company

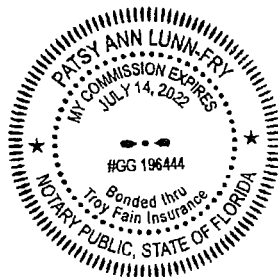
Patsy Ann Lunn-Fry (Seal)
Witness Printed Name *Patsy Ann Lunn-Fry*
LIZA B. NAUMANN, Its MANAGER
Address: PO BOX 725
Crystal Beach, Florida 34681

[Signature]
Witness Printed Name *Patricia Ann Stophel*

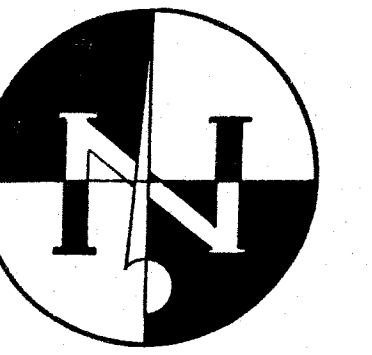
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of [] physical presence or [x] online notarization, this October 21, 2020, by LIZA B. NAUMANN, MANAGER of 1254 LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced *[Signature]* as identification.

Seal



Patsy Ann Lunn-Fry
Notary Public
Print Name: *Patsy Ann Lunn-Fry*
My Commission Expires: *July 14, 2022*



SCALE: 1" = 20'
GRAPHIC SCALE IN FEET

ABBREVIATIONS

- (P) - PLAT INFORMATION
- (F) - FIELD MEASURED INFORMATION
- RAD. - RADIUS
- CH. - CHORD DISTANCE
- C.B. - CHORD BEARING
- CONC. - CONCRETE
- H/C - HANDICAP

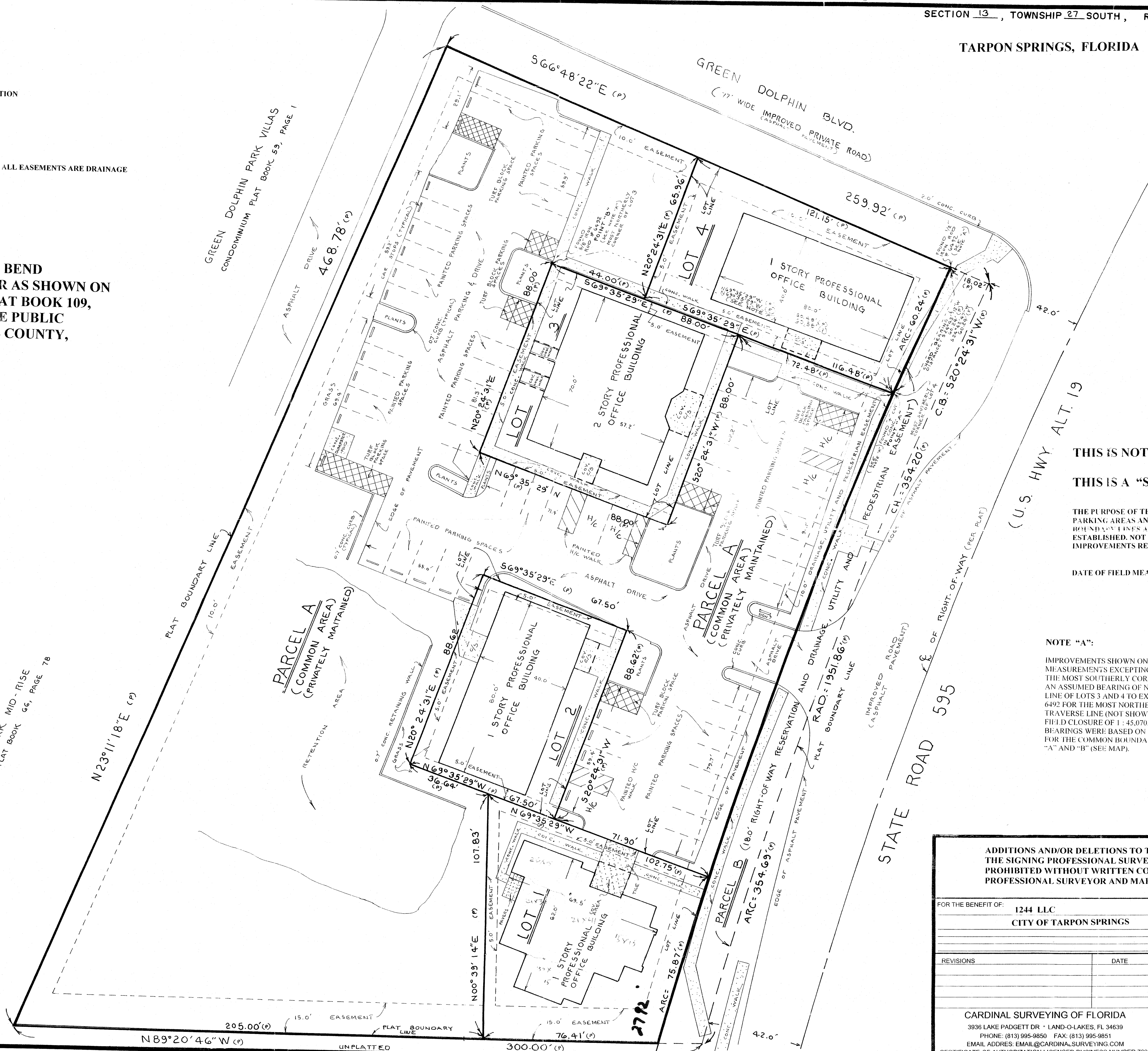
NOTE: UNLESS OTHERWISE NOTED, ALL EASEMENTS ARE DRAINAGE AND UTILITIES.

DESCRIPTION:

THE PLAT OF TARPON BEND PROFESSIONAL CENTER AS SHOWN ON PLAT RECORDED IN PLAT BOOK 109, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

GREEN DOLPHIN PARK MID-RISE CONDOMINIUM PLAT BOOK 66, PAGE 78

GREEN DOLPHIN PARK VILLAS CONDOMINIUM PLAT BOOK 59, PAGE 1



THIS IS NOT A "BOUNDARY SURVEY".
THIS IS A "SPECIAL PURPOSE SURVEY".

THE PURPOSE OF THIS SURVEY IS TO MAP THE RELATIONSHIP OF PARKING AREAS AND DRIVES WITH EXISTING BUILDINGS ONLY. BOUNDARY LINES AND BOUNDARY CORNERS FOR LOTS WERE NOT ESTABLISHED. NOT ALL IMPROVEMENTS ARE SHOWN. ONLY THOSE IMPROVEMENTS REQUESTED BY CLIENT ARE SHOWN.

DATE OF FIELD MEASUREMENTS: SEPTEMBER 20, 2007.

NOTE "A":

IMPROVEMENTS SHOWN ON THIS MAP WERE PLOTTED BASED ON FIELD MEASUREMENTS EXCEPTING A FOUND "X" CUT IN CONCRETE WALK FOR THE MOST SOUTHERLY CORNER OF LOT 4 (POINT "A") AND A LINE WITH AN ASSUMED BEARING OF N69°35'29"W FOR THE COMMON BOUNDARY LINE OF LOTS 3 AND 4 TO EXCEPTING A FOUND 5/8" IRON ROD NUMBER 6492 FOR THE MOST NORTHERLY CORNER OF LOT 3. A CLOSED LOOP TRAVERSE LINE (NOT SHOWN ON THIS MAP) WAS MEASURED WITH A FIELD CLOSURE OF 1 : 45,070. BEARING MERIDIAN FOR FIELD MEASURED BEARINGS WERE BASED ON AN ASSUMED BEARING OF N 69°35'29" WEST FOR THE COMMON BOUNDARY LINE OF LOTS 3 AND 4 BETWEEN POINTS "A" AND "B" (SEE MAP).

ADDITIONS AND/OR DELETIONS TO THIS MAP OTHER THAN THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER IS PROHIBITED WITHOUT WRITTEN CONCENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

FOR THE BENEFIT OF:		1244 LLC CITY OF TARPON SPRINGS
REVISIONS	DATE	THIS SURVEY WAS PREPARED IN ACCORDANCE TO CHAPTER 610.17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
		PAUL A. COLLINS, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 4287
		NOT VALID WITH THE SIGNATURE AND ORIGINAL SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
CARDINAL SURVEYING OF FLORIDA 3936 LAKE PADGETT DR. • LAND-O-LAKES, FL 34639 PHONE: (813) 995-8850 FAX: (813) 995-8851 EMAIL ADDRESS: EMAIL@CARDINALSURVEYING.COM CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS NUMBER 7603		WORK ORDER NO. 070202. MAP NO. 501

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-116-Stamm-369 Jeru Blvd**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

**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 MARTHA L STAMM		Email marthalpc@hotmail.com	
Address 452 BATH CLUB BLVD N			
City N Redington Beach		State FL	Zip 33708
Phone 813-453-4925	Fax	Cellular 813-453-4925	

Applicant

Name MARTHA L STAMM		Email marthalpc@hotmail.com	
Address 452 BATH CLUB BLVD N			
City N Redington Beach		State FL	Zip 33708
Phone 813-453-4925	Fax	Cellular 813-453-4925	

Agent (if applicable)

Name Jonathan Quintero		Email savalonapalacio@hotmail.com	
Address 540 Carrillon parkway 1111 Apt 2119.			
City St Petersburg		State FL	Zip 33716
Phone 727-644-1234	Fax	Cellular 727-644-1234	

General Information

Project Name CBP-21-01399		
Property Location or Address 369 Jeru Blvd, TARPON SPRINGS FL, 33689		
Legal Description (attach additional sheets as necessary) LOTE 4 BLOCK B, HIGHLAND GROVE MANOR		
Tax Parcel Number(s) 01-27-15-38772-002-0040	Site Acreage 0.18 ACRES	Percentage of City

Land Use & Zoning Information

Present Designations of Property (County)		Proposed Designations for Property (City)	
Land Use Category	Zoning District	Land Use Category	Zoning District
Land Use Plan Amendment Required? <input type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input 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
Application for Vacation and Abandonment of
Streets, Rights-of-Way, Easements, Plats or Other Property

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 Jonathan Quintero 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>7-27-21</u>	Title Holder/Property Owner: <u>Martha L Stamm</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 27 day of July, A.D., 2021
by Martha L Stamm, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
FLDL# 5350552-65-KKXO as identification and who did (did not) take an oath.



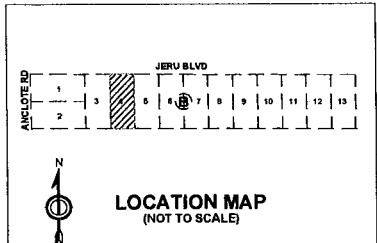
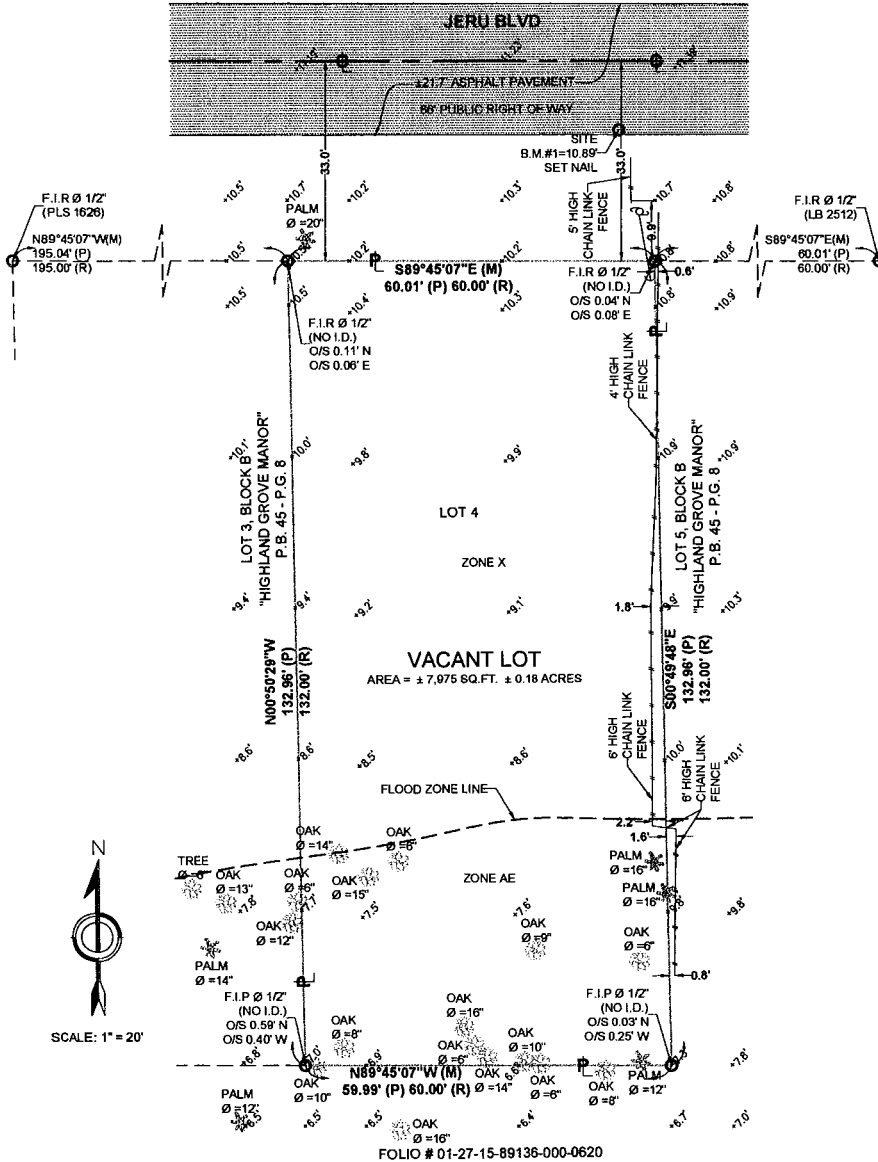
KIMBERLY A YOTHERS
Commission # GG 353000
Expires July 30, 2023
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Name: Kimberly Yothers
Signature: Kimberly Yothers
Stamp: _____

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 01, TOWNSHIP 27S, RANGE 15E. PINELLAS COUNTY



LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- PALM & TRUNK TREE
- CANOPY & TRUNK TREE
- PINE & TRUNK TREE
- MANHOLE (SANITARY SEWER)
- GROUND ELEVATION
- PAVEMENT ELEVATION
- POWER POLE WITH TRANSFORMER
- UTILITY POLE
- GUY WIRE
- OPTICAL FIBER (VERIZON)

ABBREVIATIONS

- BC=BLOCK CORNER
- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- (P)=PRORATED
- TYP.=TYPICAL
- P.B.=PLAT BOOK
- P.G.=PAGE
- F.I.R.=FOUND IRON ROD
- F.I.P.=FOUND IRON PIPE
- S.I.R.=SET IRON ROD
- I.D.=IDENTIFICATION
- F/C=FENCE CORNER
- B.M.=BENCHMARK

PROPERTY ADDRESS:
 XXXX JERU BLVD,
 TARPON SPRINGS, FL 33689
 (FOLIO NO. 01-27-15-38772-002-0040)

DESCRIPTION:
 LOT 4, BLOCK B, "HIGHLAND GROVE MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45 AT PAGE 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: PINELLAS COUNTY - 125139
 MAP/PANEL NO. 121030017G
 SUFFIX: G
 FIRM DATE: 09/03/2003
 FLOOD ZONE: X & AE + 10'

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS-NAIL ELEVATION: 10.89 FEET (NAVD88)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°45'07"E FOR THE SOUTH RIGHT OF WAY LINE OF JERU BLVD AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

STAMM, MARTHA L

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

GPS
 GLOBAL PROJECTS SURVEYING
 PROFESSIONAL SURVEYOR AND MAPPER
 PHONE: (813) 423-3483
 FAX: (813) 388-0111
 www.gpsflorida.net

ORIGINAL FIELD DATE: 12/29/2020
 REVISIONS:

JOB NO. 20-2651
 DRAWN: VJZ

SHEET 1/1

Digitally signed by Julio C Rodriguez
 DN: c=US, o=Unaffiliated,
 ou=A01410C0000175DDC09C300003
 D8B, cn=Julio C Rodriguez
 Date: 2021.07.14 14:52:08 -04'00

Prepared by:
Tammi N. Williamson
Albritton Title, Inc.
2130 Alt. 19, Suite A
Palm Harbor, Florida 34683

File Number: 20-10027

Sales Price: \$42,500.00

1052

General Warranty Deed

Made this December 2, 2020 A.D. By NIKITAS KAZOURIS, a single man, whose address is: 902 Gulf Road, Tarpon Springs, Florida 34689, hereinafter called the grantor, to MARTHA L. STAMM, a single woman, whose post office address is: 452 Bath Club Blvd N, Saint Petersburg, Florida 33708, 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 Ten Dollars, (\$10.00) 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:

Lots 4, Block B, Highland Grove Manor, according to the plat thereof, recorded in Plat Book 45, Page 8, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 01-27-15-38772-002-0040

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, 2020.

Prepared by:
Tammi N. Williamson
Albritton Title, Inc.
2130 Alt. 19, Suite A
Palm Harbor, Florida 34683

File Number: 20-10027

Sales Price: \$42,500.00

E-RECORDED simplifile®

ID: 2020363647
County: Pinellas
Date: 12/3/2020 Time: 12:06 PM

1022

General Warranty Deed

Made this **December 2, 2020** A.D. By **NIKITAS KAZOURIS, a single man**, whose address is: 902 Gulf Road, Tarpon Springs, Florida 34689, hereinafter called the grantor, to **MARTHA L. STAMM, a single woman**, whose post office address is: 452 Bath Club Blvd N., Saint Petersburg, Florida 33708, hereinafter called the grantee:

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Prepared by:
Tammi N. Williamson
Albritton Title, Inc.
2130 Alt. 19, Suite A
Palm Harbor, Florida 34683

File Number: 20-10027

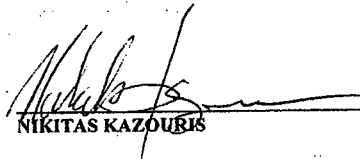
Sales Price: \$42,500.00

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

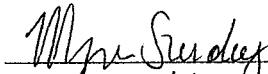
Signed, sealed and delivered in our presence:



Witness Printed Name: Tammi N. Williamson



NIKITAS KAZOURIS (Seal)

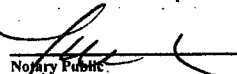


Witness Printed Name: Morgan Sunday

State of **Florida**
County of **Pinellas**

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this **2nd day of December, 2020**, by NIKITAS KAZOURIS, who is/are personally known to me or who has produced a **drivers license** as identification.

(Notary Seal)



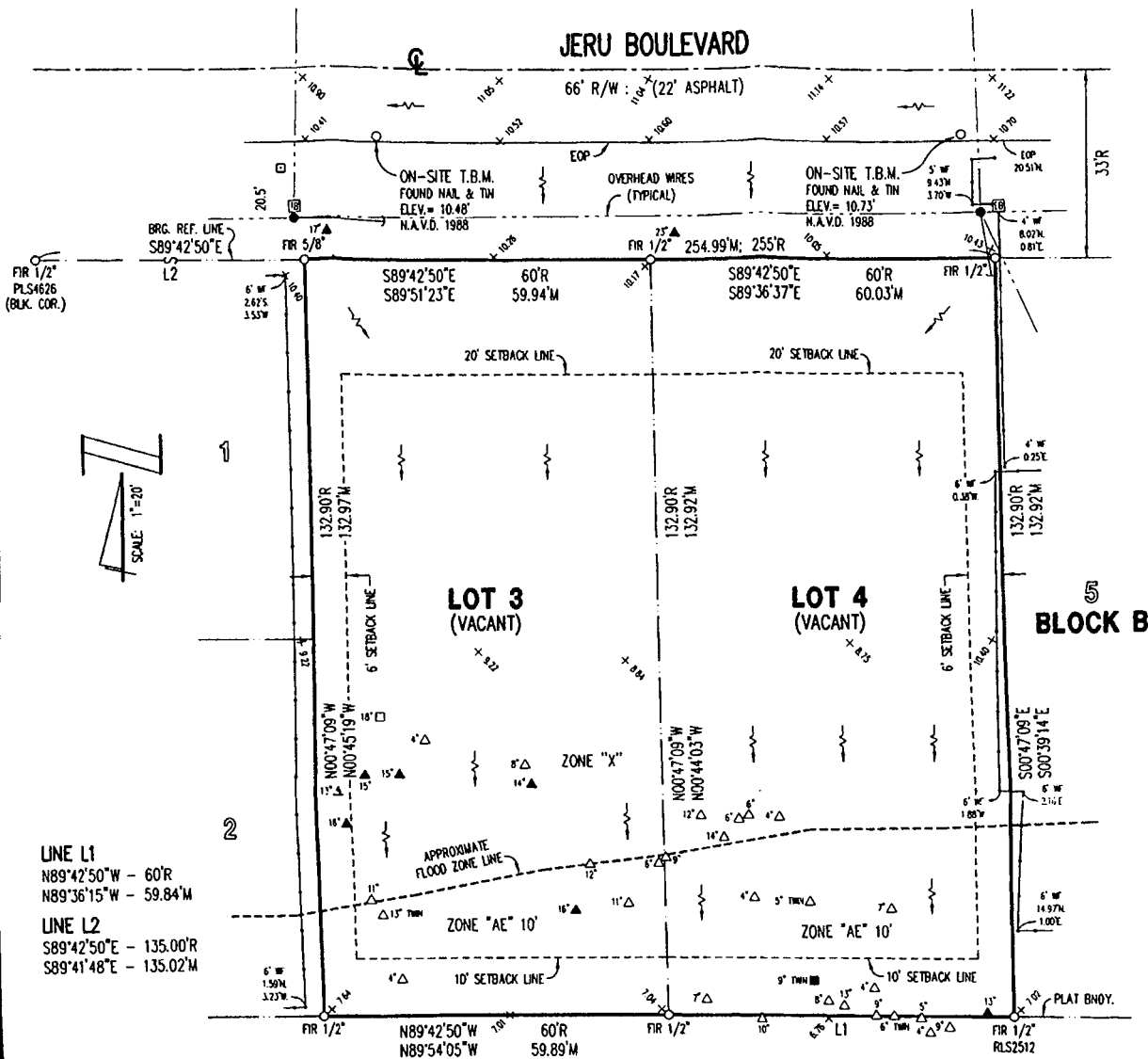
Notary Public
Print Name: Tammi N. Williamson
My Commission Expires: _____



TAMMI N. WILLIAMSON
Commission # GG 919834
Expires January 2, 2024
Bonded thru Budget Notary Services

DEED Individual Warranty Deed - Legal on Face

BOUNDARY SURVEY - SHEET 1 OF 2



62
TAMPA & TARPON SPRINGS LAND CO.
P.B. H1, PG. 116

SETBACK NOTES

BUILDING SETBACKS:
 FRONT: 20 FEET
 SIDES: 6 FEET
 REAR: 10 FEET

NOTE: THE ABOVE DATA WAS OBTAINED FROM PINELLAS COUNTY ZONING CONTACTED AT 464-8200.

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 ALL RIGHTS RESERVED
 George A. Shimp II & Associates, Inc.
 Any copying this document in any manner without the expressed consent of GEORGE A. SHIMP II & ASSOCIATES, INC. shall be prosecuted to the full extent of the law.
 DO NOT COPY OR REPRODUCE

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

George A. Shimp II
 GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512
 THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)

JOB NUMBER: 190177A DATE SURVEYED: 7-29-2020
 DRAWING FILE: 190177A.DWG DATE DRAWN: 7-30-2019
 LAST REVISION: N/A X REFERENCE: N/A



GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED
 LAND SURVEYORS LAND PLANNERS
 3301 DeSOTO BOULEVARD, SUITS D
 PALM HARBOR, FLORIDA 34689
 PHONE (727) 784-5496 FAX (727) 786-1256

S.O.
LB 1834

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-117-Stamm-379 Jeru Blvd**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
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 Comprehensive Plan Amendment ROW Utilization Permit Design Review
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THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

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

Return to:
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324 E. Pine Street
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(727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name MARTHA L STAMM		Email marthalpc@hotmail.com	
Address 452 BATH CLUB BLVD N			
City N REDINGTON BEACH		State FL	Zip 33708
Phone 813-453-4925	Fax		Cellular 813-453-4925

Applicant

Name MARTHA L STAMM		Email marthalpc@hotmail.com	
Address 452 BATH CLUB BLVD			
City N Redington Beach		State FL	Zip 33708
Phone 813-453-4925	Fax		Cellular 813-453-4925

Agent (if applicable)

Name Gregg A Stamm		Email stammgeez@hotmail.com	
Address 1760 Clearwater Largo Rd. APT 7103			
City Clearwater		State FL	Zip 33756
Phone 813-420-6249	Fax		Cellular 813-420-6249

General Information

Project Name CBP-21-01400. GREG'S HOUSE		
Property Location or Address 379 Jeru Blvd, TARPON SPRINGS FL 33689		
Legal Description (attach additional sheets as necessary) LOT 3, BLOCK B, HIGHLAND GROVE MANOR		
Tax Parcel Number(s) 01-27-15-38772-002-0030	Site Acreage 0.18 ACRES	Percentage of City

Land Use & Zoning Information

Present Designations of Property (County)		Proposed Designations for Property (City)	
Land Use Category	Zoning District	Land Use Category	Zoning District
Land Use Plan Amendment Required? <input type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input 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
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CITY OF TARPON SPRINGS, FLORIDA
Application for Vacation and Abandonment of
Streets, Rights-of-Way, Easements, Plats or Other Property

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.

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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>7-27-21</u>	Title Holder/Property Owner: <u>Martha L Stamm</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 27 day of July, A.D., 2021
by Martha L Stamm, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
FLDL # S350-55265-XXX as identification and who did (did not) take an oath.



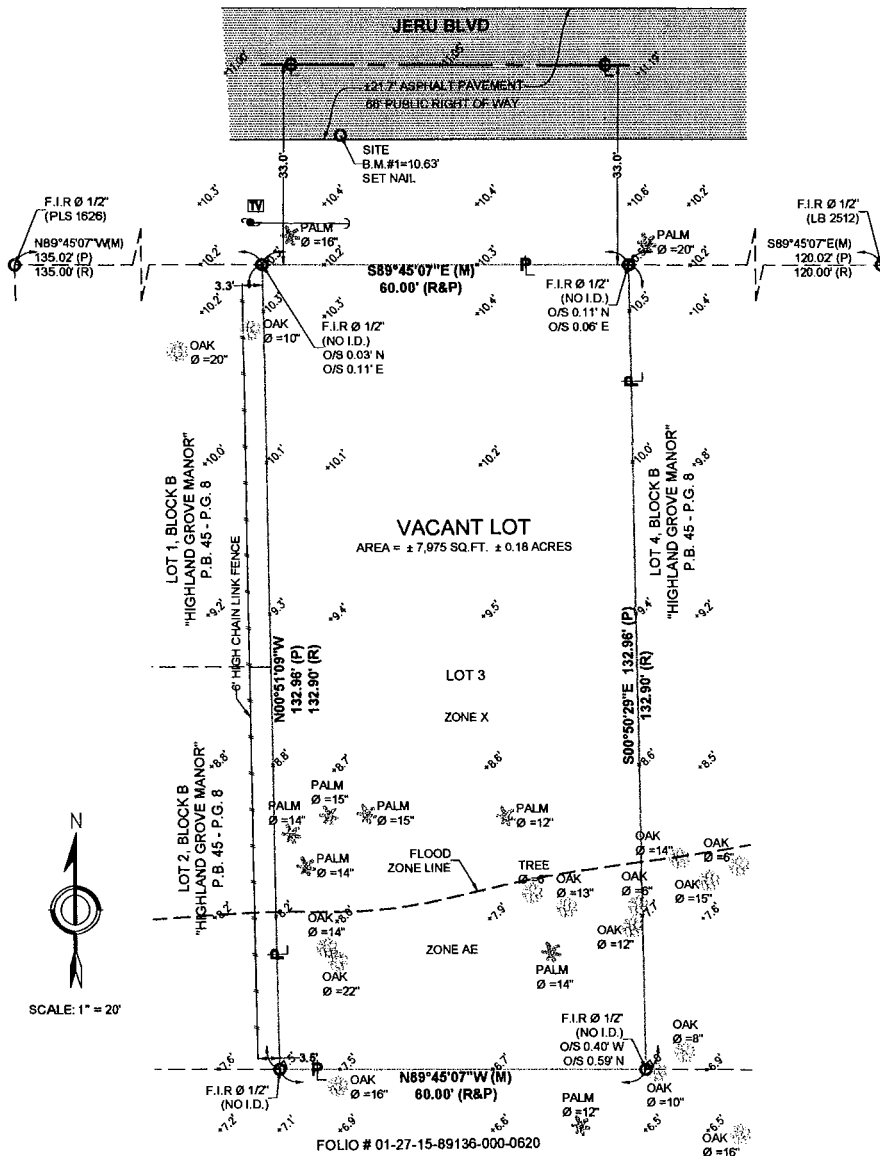
KIMBERLY A YOTHERS
Commission # GG 353000
Expires July 30, 2023
Bonded Thru Budget Notary Services

NOTARY PUBLIC

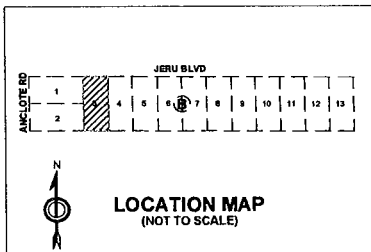
Name: Kimberly Yothers
Signature: Kimberly Yothers
Stamp: _____

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 01, TOWNSHIP 27S, RANGE 15E. PINELLAS COUNTY



SCALE: 1" = 20'



LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- PALM & TRUNK TREE
- CANOPY & TRUNK TREE
- PINE & TRUNK TREE
- MANHOLE (SANITARY SEWER)
- GROUND ELEVATION
- PAVEMENT ELEVATION
- POWER POLE WITH TRANSFORMER
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- S.I.R. = SET IRON ROD
- I.D. = IDENTIFICATION
- FC = FENCE CORNER
- B.M. = BENCHMARK

PROPERTY ADDRESS:
XXXX JERU BLVD,
TARPON SPRINGS, FL 33689
 (FOLIO NO. 01-27-15-38772-002-0030)

DESCRIPTION:
 LOT 3, BLOCK B, "HIGHLAND GROVE MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45 AT PAGE 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: PINELLAS COUNTY - 125139
 MAP/PANEL NO. 121030017G
 SUFFIX: G
 FIRM DATE: 08/03/2003
 FLOOD ZONE: X & AE + 10'

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THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS-NAIL ELEVATION: 10.63 FEET (NAVD88)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°45'07" FOR THE SOUTH RIGHT OF WAY LINE OF JERU BLVD AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

STAMM, MARTHA L

SURVEYOR'S CERTIFICATION:

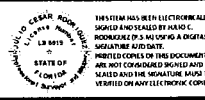
I HEREBY CERTIFY THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

GPS
 GLOBAL PROJECTS SURVEYING
 PROFESSIONAL SURVEYOR AND MAPPER
 PHONE: (813) 423-3483
 FAX: (813) 398-0111
 www.gpsflorida.net

ORIGINAL FIELD DATE	12/29/2020	JOB NO.	20-2650
REVISIONS:		DRAWN	VJZ

SHEET
1/1

Digitally signed by Julio C Rodriguez
 DN: c=US, o=Unaffiliated,
 ou=A01410C00000175DDC09C300003
 D88, cn=Julio C Rodriguez
 Date: 2021.07.14 14:51:42 -04'00



Prepared by:
Tammi N. Williamson
Albritton Title, Inc.
2130 Alt. 19, Suite A
Palm Harbor, Florida 34683

File Number: 20-10027

Sales Price: \$42,500.00



General Warranty Deed

Made this December 2, 2020 A.D. By NIKITAS KAZOURIS, a single man, whose address is: 902 Gulf Road, Tarpon Springs, Florida 34689, hereinafter called the grantor, to MARTHA L. STAMM, a single woman, whose post office address is: 452 Bath Club Blvd N., Saint Petersburg, Florida 33708, 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 Ten Dollars, (\$10.00) 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:

Lots 3, Block B, Highland Grove Manor, according to the plat thereof, recorded in Plat Book 45, Page 8, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 01-27-15-38772-002-0030

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, 2020.

Prepared by:
Tammi N. Williamson
Albritton Title, Inc.
2130 Alt. 19, Suite A
Palm Harbor, Florida 34683

File Number: 20-10027

Sales Price: \$42,500.00

2052

E-RECORDED simplifile

ID: 2020363648

County: Pinellas

Date: 12/3/2020 Time: 12:06 PM

General Warranty Deed

Made this **December 2, 2020** A.D. By **NIKITAS KAZOURIS**, a single man, whose address is: 902 Gulf Road, Tarpon Springs, Florida 34689, hereinafter called the grantor, to **MARTHA L. STAMM**, a single woman, whose post office address is: 452 Bath Club Blvd N., Saint Petersburg, Florida 33708, 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 Ten Dollars, (\$10.00) 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:

Lots 3, Block B, Highland Grove Manor, according to the plat thereof, recorded in Plat Book 45, Page 8, of the Public Records of Pinellas County, Florida.

Parcel ID Number: **01-27-15-38772-002-0030**

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, 2020.

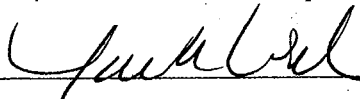
Prepared by:
Tammi N. Williamson
Albritton Title, Inc.
2130 Alt. 19, Suite A
Palm Harbor, Florida 34683

File Number: 20-10027


Sales Price: \$42,500.00

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

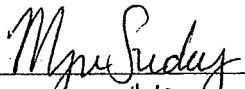
Signed, sealed and delivered in our presence:



Witness Printed Name: Tammi N. Williamson



NIKITAS KAZOURIS (Seal)

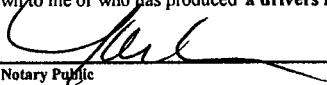


Witness Printed Name: Morgan Sunday

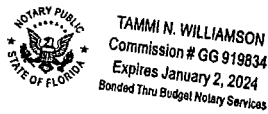
State of **Florida**
County of **Pinellas**

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this **2nd day of December, 2020**, by NIKITAS KAZOURIS, who is/are personally known to me or who has produced a drivers license as identification.

(Notary Seal)

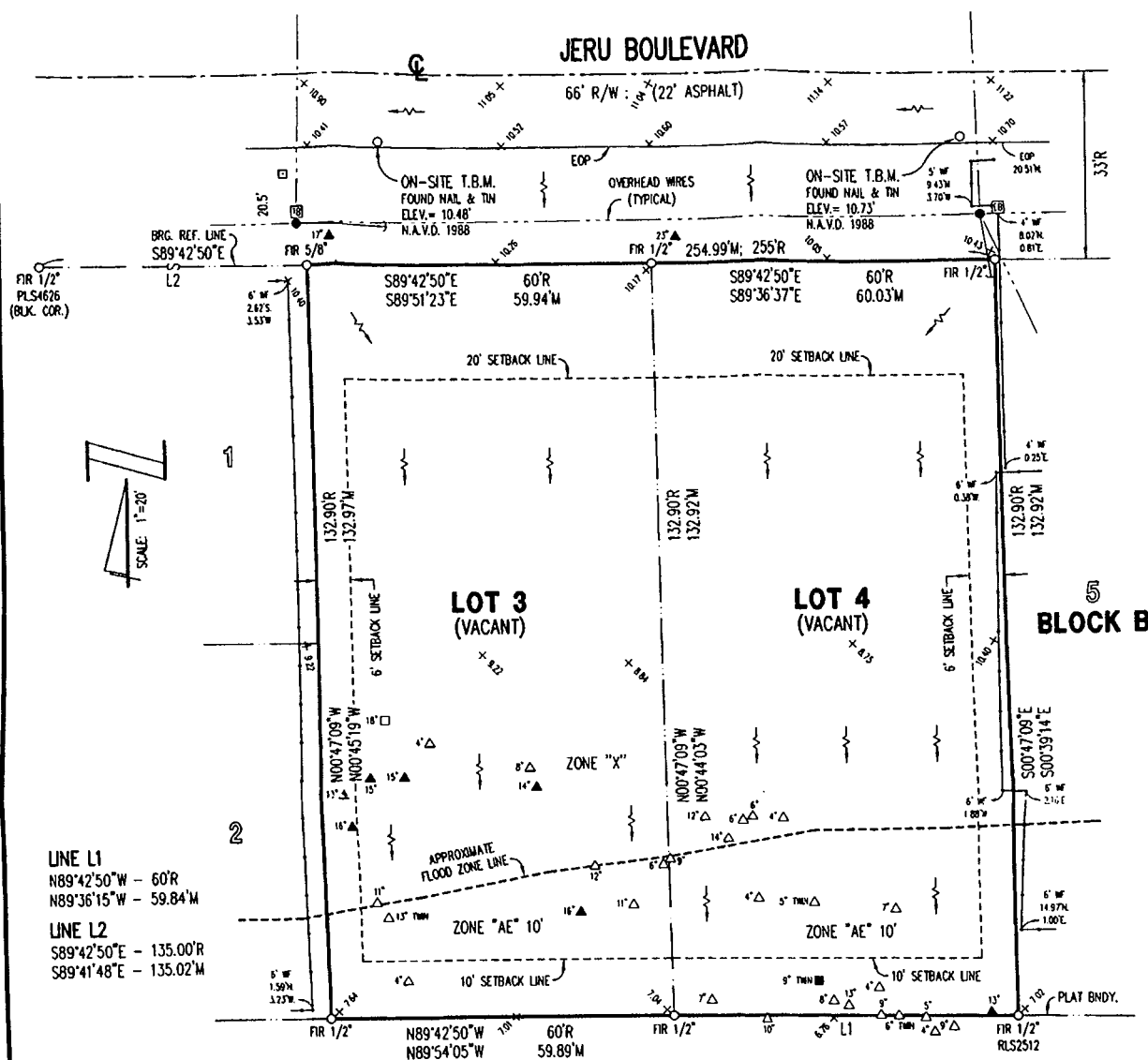


Notary Public
Print Name: Tammi N. Williamson
My Commission Expires: _____



DEED Individual Warranty Deed - Legal on Face

BOUNDARY SURVEY - SHEET 1 OF 2



LINE L1
 N89°42'50"W - 60'R
 N89°36'15"W - 59.84'M

LINE L2
 S89°42'50"E - 135.00'R
 S89°41'48"E - 135.02'M

62
TAMPA & TARPON SPRINGS LAND CO.
P.B. H1, PG. 116

SETBACK NOTES

BUILDING SETBACKS:

FRONT: 20 FEET
SIDES: 6 FEET
REAR: 10 FEET

NOTE: THE ABOVE DATA WAS OBTAINED FROM PINELLAS COUNTY ZONING CONTACTED AT 464-8200.

LEGEND

- ⊠ - ELECTRIC BOX
- + 10.0 - ELEVATION
- - FLOW ARROW
- - POWER POLE
- - SIGN
- ⊠ - TELCOM BOX
- - GUY WIRE
- 00' Δ - OAK
- 00' ▲ - PALM
- 00' □ - PINE
- 00' ■ - UNKNOWN

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK B, HIGHLAND GROVE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 8, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0017-G), MAP DATED SEPTEMBER 3, 2003.

PREPARED FOR

NIKITAS KAZOURIS

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 George A. Shimp II & Associates, Inc.
 Anyone copying this document in any manner without the expressed consent of GEORGE A. SHIMP II & ASSOCIATES, INC. shall be prosecuted to the full extent of the law.
 -DO NOT COPY OR REPRODUCE-

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-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.

George A. Shimp II
 GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512
 THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)

JOB NUMBER: 190177A

DRAWING FILE: 190177A.DWG

LAST REVISION: N/A

DATE SURVEYED: 7-29-2020

DATE DRAWN: 7-30-2019

X REFERENCE: N/A



GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED

LAND SURVEYORS LAND PLANNERS
 3301 DeSOTO BOULEVARD, SUITE D
 PALM HARBOR, FLORIDA 34683
 PHONE (727) 784-5496 FAX (727) 786-1256

S.O.
 LB 1834

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-118-Natures Emporium Café-459 Athens St**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

CITY OF TARPON SPRINGS, FLORIDA
Application for Sidewalk Café

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 <u>Plaka Enterprises, LLC</u>		Email	
Address <u>2110 Drew St.</u>			
City <u>Clearwater</u>	State <u>FL</u>	Zip <u>33765</u>	
Phone <u>727-446-4500</u>	Fax	Cellular	

Applicant

Name <u>NATURE'S EMPORIUM Cafe + Lounge LLC</u>		Email <u>lmiak01@gmail.com</u>	
Address <u>459 Athens St</u>			
City <u>Tarpon Springs</u>	State <u>FL</u>	Zip <u>34689</u>	
Phone <u>516 633 3120</u>	Fax	Cellular <u>516 972 3590</u>	

Agent (if applicable)

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address <u>459 Athens St</u>	Restaurant/Café Name <u>Natures Emporium Cafe + Lounge LLC</u>		
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s)			
Present Pinellas County Designations		Alcoholic Beverage License Series	
Land Use Category	Zoning District	Existing	Proposed (if requesting change)

Sidewalk Café Information:

Number of Existing Seats: Indoor 126 Outdoor 0 Other _____

Number of Proposed Seats on the Public Right-of-Way: 24

Is Outdoor Entertainment Proposed? YES NO

If YES, please describe:

CITY OF TARPON SPRINGS, FLORIDA
Application for Sidewalk Café

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 Tammy Mink 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: 7/2/21 Title Holder/Property Owner: [Signature]
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 2 day of August, A.D., 20 21
by Peter Makris, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Helen Alred
Signature: [Signature]
Stamp:



HELEN-MARIA ALRED
Commission # HH 095931
Expires February 22, 2025
Bonded Thru Budget Notary Services

Prepared by and Return to:
Shirley Rondos
Anclote Title Services, Inc
38868 US Highway 19 North
Tarpon Springs, Florida 34689

File Number: 5-202

10/1

General Warranty Deed

Made this February 4, 2005 A.D. By LOUIS LIGNOS, a married man, whose address is: 6168 Castle Drive, North Royalton, OH 44133, hereinafter called the grantor, to FLAKA ENTERPRISES, LLC, whose post office address is: 2110 Drew St, Clearwater, FL 33765, 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 Ten Dollars, (\$10.00) 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:

Beginning at the NE corner of Lot 14, HOPE'S SUBDIVISION NO "4" BEING A PARTIAL OF LOT 3, BLOCK 54, TARPON SPRINGS, FLA, according to the map or plat thereof as recorded in Plat Book 3, Page 57, Public Records of Pinellas County, Florida, proceed thence Westerly along the North line of Lot 14, for a distance of 12.30 feet; thence South on a line parallel to the East line of Lot 14, a distance of 50.00 feet; thence Easterly on a line parallel to the North line of Lot 14, a distance of 12.30 feet; thence North along the East boundary of Lot 14, 50.00 feet to the P.O.B. TOGETHER WITH ALL of Lot 4, HOPE'S SUBDIVISION NO "4" BEING A PARTIAL OF LOT 3, BLOCK 54, TARPON SPRINGS, FLA, according to the map or plat thereof as recorded in Plat Book 3, Page 57, Public Recors of Pinellas County, Florida.

Parcel ID Number: 12/27/15/41220/000/0040 Subject property is not the homestead property of Grantor.

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, 2004.

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:

Sam Zizis
Witness Printed Name: Sam Zizis

Michael Lignos
Witness Printed Name: Michael Lignos

Louis Lignos (Seal)
LOUIS LIGNOS
Address: 6168 Castle Drive, North Royalton, OH 44133

Address: _____ (Seal)

State of OHIO
County of CUYAHOGA

The foregoing instrument was acknowledged before me this 4 day of February, 2005, by LOUIS LIGNOS, a married man, who is/are personally known to me or who has produced driver's license as identification.



Jim Voiklis
Notary Public
Print Name: Jim Voiklis
My Commission Expires: _____

JIM VOIKLIS
Notary Public, State of Ohio, Cuy. Co.
My commission expires Mar. 12, 2006

2.

Prepared by and Return to:
Julie T. Holt
Anclote Title Services, Inc
38868 US Highway 19 North
Tarpon Springs, Florida 34689

File Number: 8-103

General Warranty Deed

Made this January 11, 2008 A.D. By VICKIE M. PASTRIKOS a married woman, 14 Mill Street, Tarpon Springs, FL 34689, hereinafter called the grantor, to PLAKA ENTERPRISES LLC, a Florida Limited Liability Corporation whose post office address is: 2110 Drew St, Clearwater, FL 33765, 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 Ten Dollars, (\$10.00) 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:

Lot 3 HOPE'S SUBDIVISION NO "4" according to the map or plat thereof as recorded in Plat Book 3 Page 57, Public Records of Pinellas County, Florida.

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

Parcel ID Number: 12-27-15-41220-000-0030

Subject to that certain Mortgage in favor of Double Vision Enterprises dated 10/02/06 filed 10/20/06 as recorded in O.R. 15433 Page 1733 et seq. Public Records of Pinellas County Florida with a remaining principal balance of \$155,000.00

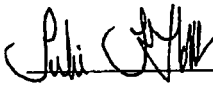
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2007.

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:



Witness Printed Name **JULIE T. HOLT**



VICKIE M. PASTRIKOS (Seal)
Address: 14 Mill Street, Tarpon Springs, FL 34689

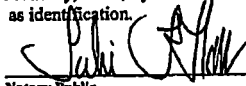


Witness Printed Name **DONNAT T. LONG**

(Seal)
Address:

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 11th day of January, 2008, by VICKIE M. PASTRIKOS a married woman, who is/are personally known to me or who has produced drivers license as identification.



Notary Public
Print Name:
My Commission Expires: _____



12-27-15-41220-000-0030

Compact Property Record Card

Tax Estimator

Updated August 6, 2021

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
PLAKA ENTERPRISES LLC 2110 DREW ST CLEARWATER FL 33765-3231	457 ATHENS ST TARPON SPRINGS Jump to building: (1) 457 ATHENS ST ▼



Property Use: 2125 (Restaurant, Cafeteria) Current Tax District: TARPON SPRINGS (TS) Total Heated SF: 2,918 Total Gross SF: 3,055

[click here to hide] Legal Description
HOPE'S NO. 4 LOTS 3 & 4 & NE 12.3FT OF NW 50FT OF LOT 14

<input type="checkbox"/> File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	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
16144/2025	Sales Query	121030275013	A	Compare Preliminary to Current FEMA Maps	3/57

2021 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$305,000	\$305,000	\$305,000	\$305,000	\$305,000

[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
2020	No	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
2019	No	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000
2018	No	\$306,000	\$300,384	\$300,384	\$306,000	\$300,384
2017	No	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000
2016	No	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
2015	No	\$108,400	\$108,400	\$108,400	\$108,400	\$108,400
2014	No	\$105,400	\$105,400	\$105,400	\$105,400	\$105,400
2013	No	\$98,000	\$98,000	\$98,000	\$98,000	\$98,000
2012	No	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000
2011	No	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000
2010	No	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000
2009	No	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
2008	No	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
2007	No	\$99,000	\$99,000	\$99,000	N/A	\$99,000
2006	No	\$95,000	\$95,000	\$95,000	N/A	\$95,000
2005	No	\$83,700	\$83,700	\$83,700	N/A	\$83,700
2004	No	\$48,000	\$48,000	\$48,000	N/A	\$48,000
2003	No	\$49,200	\$49,200	\$49,200	N/A	\$49,200
2002	No	\$47,700	\$47,700	\$47,700	N/A	\$47,700
2001	No	\$40,500	\$40,500	\$40,500	N/A	\$40,500
2000	No	\$35,400	\$35,400	\$35,400	N/A	\$35,400
1999	No	\$33,600	\$33,600	\$33,600	N/A	\$33,600
1998	No	\$33,100	\$33,100	\$33,100	N/A	\$33,100
1997	No	\$31,300	\$31,300	\$31,300	N/A	\$31,300
1996	No	\$31,500	\$31,500	\$31,500	N/A	\$31,500

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	V/I
07 Feb 2008	16144 / 2025	\$230,000	U	I
29 Nov 2004	13966 / 1612	\$81,500	Q	I
14 Feb 1990	07199 / 1060	\$65,000	Q	I
Mar 1982	05321 / 2011	\$41,000	Q	

2021 Land Information

Seawall: No
Land Use
 Restaurants/Cafe (21)

Land Size
 50x91.75

Unit Value
 47.00

Frontage:
Units
 4588.0000

Total Adjustments
 1.0000

View: None

Adjusted Value
 \$215,636
Method
 SF

[\[click here to hide\]](#) **2021 Building 1 Structural Elements** [Back to Top](#)

Site Address: 457 ATHENS ST, 459 ATHENS ST

Building Type: Restaurant / Lounge/Drive-In Rest.

Quality: Average

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Bar Joint/Rigid Frame

Roof Cover: Built Up/Composition

Stories: 1

Living units: 0

Floor Finish: Carpet Combination

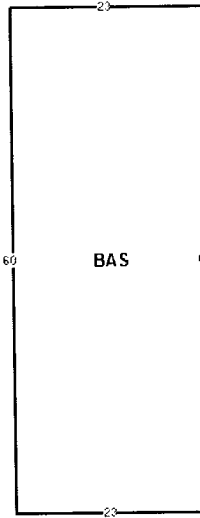
Interior Finish: Dry Wall

Fixtures: 4

Year Built: 1982

Effective Age: 32

Cooling: Heat & Cooling Pkg



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Base (BAS)	1,380	1,380
Total Building Heated SF: 1,380		Total Gross SF: 1,380

[Compact Property Record Card](#)

[\[click here to hide\]](#) **2021 Building 2 Structural Elements** [Back to Top](#)

Site Address:

Building Type: Restaurant / Lounge/Drive-In Rest.

Quality: Average

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Blk/Stucco

Roof Frame: Flat

Roof Cover: Built Up/Composition

Stories: 1

Living units: 0

Floor Finish: Hard Tile

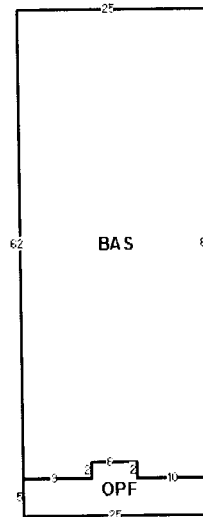
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1978

Effective Age: 32

Cooling: Heat & Cooling Pkg



[Open plot in New Window](#)

Building 2 Sub Area Information

Description	Building Heated SF	Gross Area SF
Base (BAS)	1,538	1,538
Open Porch (OPF)	0	137
Total Building Heated SF: 1,538		Total Gross SF: 1,675

[Compact Property Record Card](#)

[\[click here to hide\]](#) **2021 Extra Features**

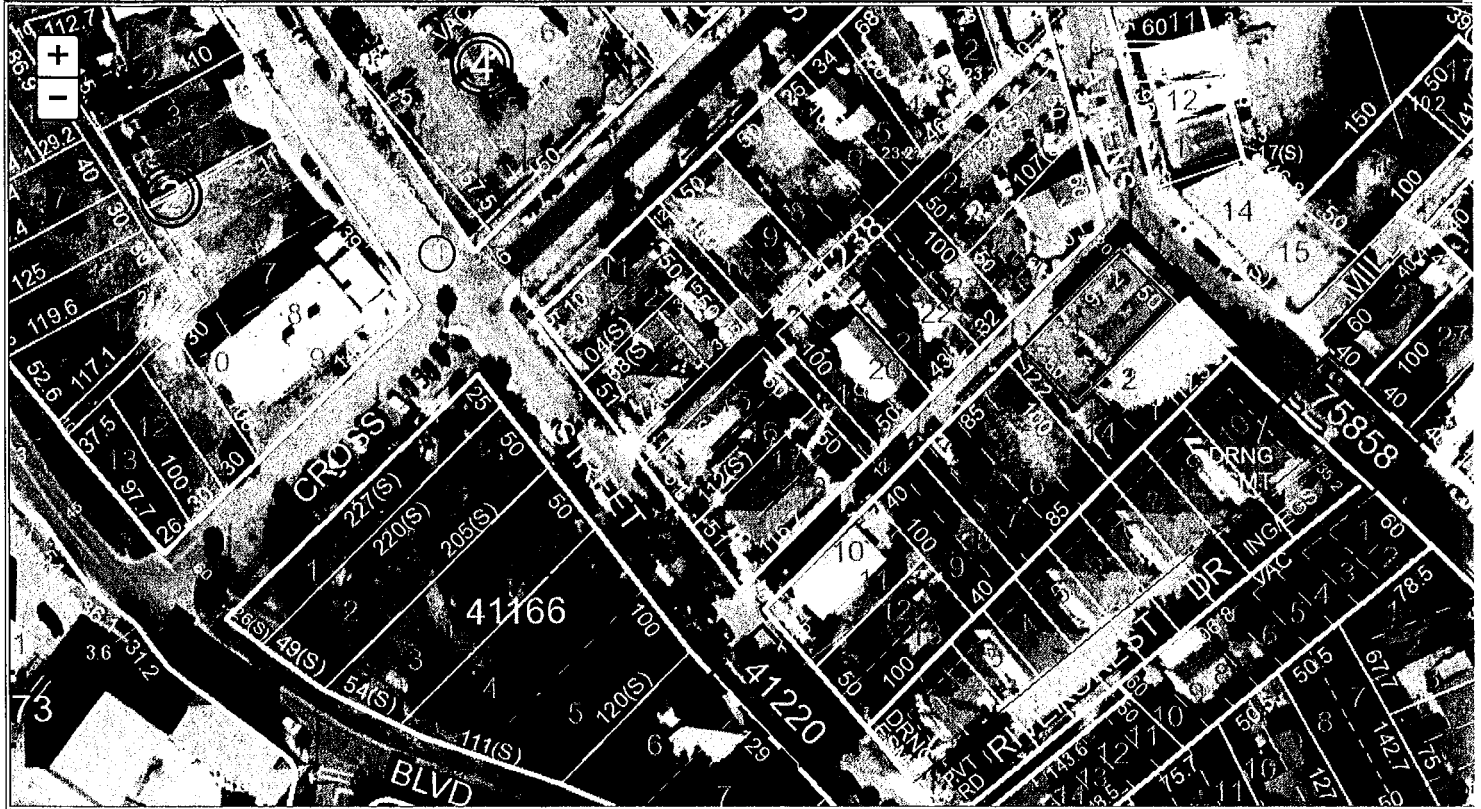
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$2.00	450.00	\$900.00	\$900.00	0
FENCE	\$15.00	90.00	\$1,350.00	\$1,242.00	2017
CONC PAVE	\$7.00	900.00	\$6,300.00	\$6,300.00	0

[\[click here to hide\]](#) **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
17-00001099	FENCE	01 Apr 2018	\$1,243
17-00000889	FENCE	27 Apr 2017	\$1,243
13-00001692	ROOF	06 Nov 2013	\$5,780
12-00001182	ADDITION/REMODEL/RENOVATION	23 Oct 2012	\$500
002133	FIRESPRINK	11 Dec 2000	\$1,400
002103	MISCELLANEOUS	11 Dec 2000	\$2,400



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close

[Interactive Map of this parcel](#)

[Map Legend](#)

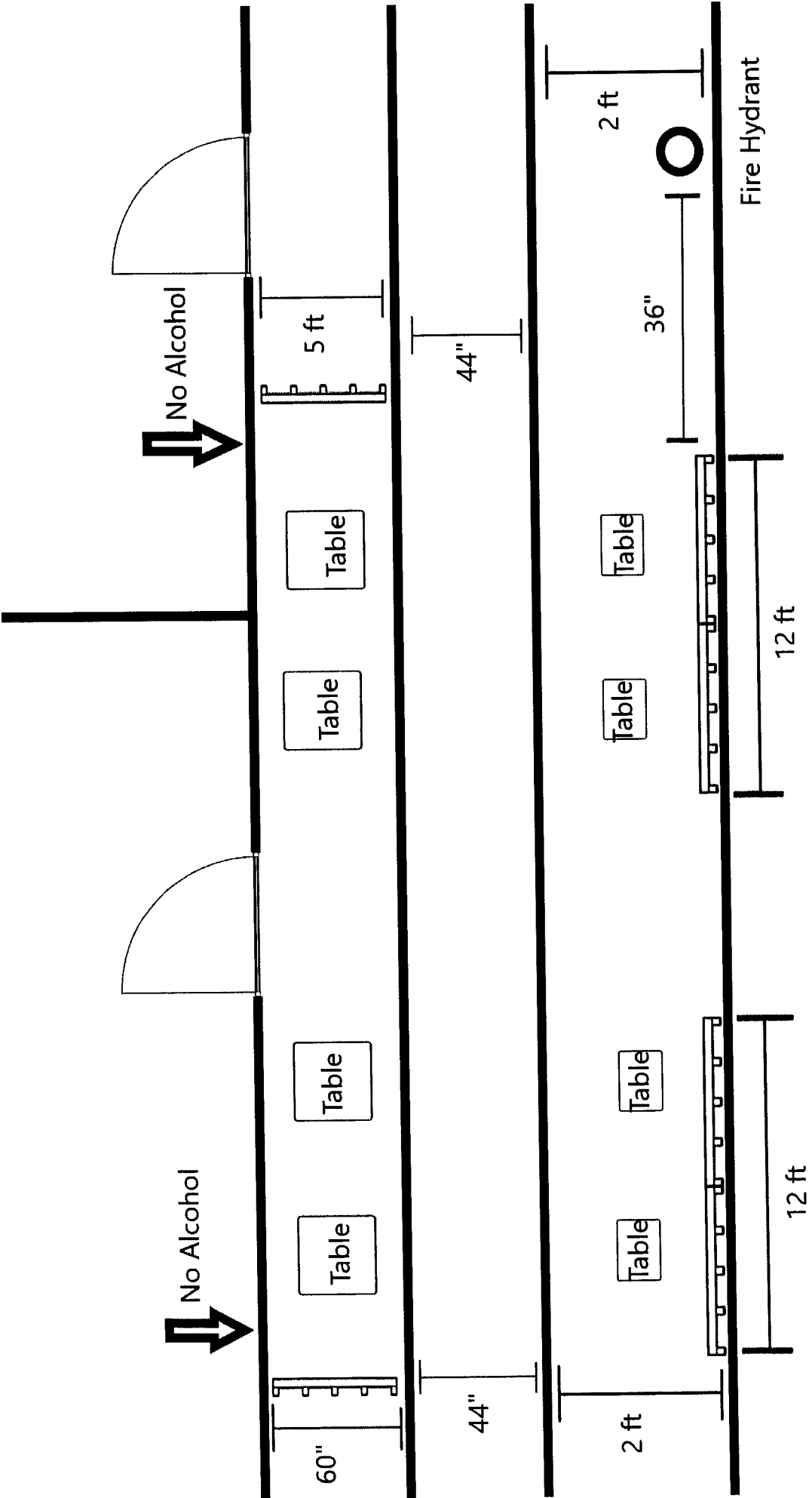
[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



Athens St

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-124-Ken's Tree Service-617 and 625 Live Oak St**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Minor Site Plan Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval 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 Kenneth Walters		Email kenw@kens-tree-service.com	
Address 1424 Poinsettia Ave			
City Tarpon Springs		State FL	Zip 34689
Phone (727) 205-7301	Fax		Cellular

Applicant

Name Kenneth Walters		Email kenw@kens-tree-service.com	
Address 1424 Poinsettia Ave			
City Tarpon Springs		State FL	Zip 34689
Phone (727) 205-7301	Fax		Cellular

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Project Name	
Property Location or Address 617 & 625 Live Oak St Tarpon Springs, FL	
Legal Description (attach additional sheets as necessary) Attached	
Tax Parcel Number(s) 711578	

Existing Land Use & Zoning Information

Present Designations of Property		Current Use of Property
Land Use Category 4000 - Industrial	Zoning District	Equipment, Mulch, & Log Storage

Site Acreage:

Upland 1.5 Wetland _____ Submerged _____ TOTAL 1.5

Flood Information: [please check all that apply]

Zone X Zone X Shaded Zone AE Zone VE

Base Flood Elevation (BFE): [please list all elevations] _____

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

Level of Service/Concurrency:

The following information shall be provided for new uses and/or development proposals altering the intensity of any existing use(s):

Service	Existing	Proposed	Net Change
Potable Water	GPD	GPD	GPD
Sanitary Sewer	GPD	GPD	GPD
Solid Waste	TPY	TPY	TPY
Transportation	TPD	TPD	TPD
Storm Drainage	Analysis / Review by Engineering Division		
Hurricane Shelter	Spaces	Spaces	Spaces

GPD = gallons per day
 TPD = trips per day

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

- Completed original application with digital copies of all application documents**
- Application fee (based on site acreage)
 - 0 – 5 acres; \$ 500.00
 - 5.01 – 10 acres; \$ 750.00
 - 10.01 – 15 acres; \$1,000.00
 - 15.01 – 20 acres; \$1,500.00
 - 20.01 acres or more; \$2,000.00
- Proof of ownership (warranty deed, title certification, etc.)
- Hurricane Shelter Space Impact Study, if required by Section 122.12, LDC
- Traffic Impact Study, if required by Section 122.11, LDC
- Endangered/Threatened Species Study, if required by Section 144.00, LDC
- Acknowledge compliance with the City's Public Art Ordinance (see criteria below)
- Demonstrate compliance with urban design requirements, if property is in the WDI zoning district (see criteria below)
- Five (5) complete sets of plans including all the following items.
 - A. All site plans shall be prepared under the direction of a Florida Registered Engineer and sealed by same.
 - B. All submittals for site plan approval shall include a completed application form with proof of ownership and designation of agent, if applicable, and provide the following information unless otherwise determined by the Director that the context of the application clearly requires less:
 1. All required information shall be submitted on standard sheets (24" x 36"). Site Plan submissions requiring more than one sheet shall include match lines and consecutive numbering.
 2. An accurate boundary survey sealed by a Registered Surveyor containing the complete legal description, plus easements, encroachments, existing structures, and rights-of-way affecting the property shall accompany the site plan. The survey shall also include the name, location and width of existing or platted streets and street rights-of-way within or contiguous to the site. Total site area is required (upland and submerged) with the limits of any jurisdictional wetlands and MHW levels clearly identified.
 3. Site plans shall be prepared at a scale of one inch equals sixty feet (1" = 60') or larger. As necessary, a smaller scale may be used for large projects. All drawings shall show the scale at which they are drawn, north arrow, vicinity map, the date they were drawn, and the date of all revisions.
 4. In addition to all proposed buildings and parking areas, the site plan must show all proposed utilities including sanitary sewer service, and potable water supply, including the location of proposed fire hydrants.

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

5. The location, size, and type of all storm water management facilities with calculations signed and sealed by an engineer.
6. The location, description, and terms of any proposed easements, reservations, or dedications, together with any necessary legal instruments.
7. A tree survey with overlay of proposed development indicating size, type, location of trees to remain.
8. Existing contours and proposed grades at one foot intervals.
9. Flood zone and required first floor elevation(s).
10. Complete screening details, including fences or walls and landscaping provided by size, type, spacing, location with the method of irrigation.
11. A table of land use showing total area plus a breakdown of all open space (permeable surface) areas, pavement, building, etc.
12. Lot dimensions including curve data.
13. Proposed setback dimensions.
14. Gross floor area by type for non-residential uses.
15. Gross density for residential uses and number and types of units.
16. The proposed architectural elevations and floor plans with accurate dimensions.
17. Proposed private and public streets with right-of-way dimensions.
18. Proposed phasing plan by anticipated commencement and completion date.
19. Dumpster location and screening.
20. Required parking calculations (parking provided and required).
21. Size and location of required loading zones.
22. Required (proposed) sidewalks and internal walkways.
23. Driveways and access improvements.
24. Location and type of site lighting including pole height and fixture type.
25. Description of the maintenance of common facilities for residential projects.
26. The location, type, height, and size of proposed signs.

The following is an excerpt from the City's Comprehensive Zoning and Land Development Code regarding the Public Art Program.

§ 296.00 ART DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT.

(A) All projects and developments consisting of new construction, or renovation related to commercial, industrial, mixed-use projects and developments, and residential projects and developments, with the specific exception of renovations to or development of individual Single Family Residential Lots which are hereby exempted from the requirements of this Ordinance, any of which equal or exceed an aggregate job value of \$1,000,000.00, which are submitted for building permits must allocate not less than one percent (1%) of the aggregate job value up to the sum of \$100,000.00 per project for the provision of public art. If renovations affect multiple structures on a project site, which may be permitted separately, the aggregate job value is based on the construction valuation of all permits for the site.

(B) When a project is subject to the requirement of a public art allocation, the developer shall have two options:

1. The developer may contract with a professional Artist to create a permanent public artwork as part of the development project. Artworks must be located in publicly accessible locations. If desired, support will be available from both City staff and the Public Art Committee to assist in the selection of an Artist. Before contracting with the Artist, the property owner will submit for approval by the Public Art Committee the Artist's qualifications, the Artist's proposal, a statement of how the project satisfies the parameters of the Public Art Program, and a budget reflecting that the allocation of funds required by the Program has been met.

Such artwork may include amenities such as streetscapes, paving treatments, architecturally integrated

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

water features as well as mosaics, murals, or sculpture, etc. The artwork must be completed or commissioned before a certificate of occupancy will be issued.

2. In lieu of an on-site project, a developer may contribute .75 percent of the aggregate job value to the City's Public Art Fund. This in lieu fee must be paid prior to the issuance of building permit.

(C) Excluded from this requirement shall be:

1. Projects with an aggregate job value under \$1,000,000.00.

2. Residential developments of new construction for affordable housing.

3. Eligible projects pending approval for a building permit that have submitted a complete application prior to the date of passage of this Ordinance provided that:

a. The application is approved within six months of the date of application.

b. Construction begins within six months of the issuance of such approval and is diligently pursued to completion.

APPLICANT'S AKNOWLEDGEMENT:

Type of Public Art Activity [please initial only one]

KW This project is exempt from the Public Art Program requirements.

Please state exemption: Project with an aggregate job value under \$1,000,000.00.

 I will contract with a professional artist to create a permanent, public artwork as part of the development.

 In lieu of an on-site project, I will contribute .75 percent of the aggregate job value* to the City's Public Art Fund. I understand this fee must be paid prior to the issuance of a building permit.

**Aggregate job value means the total of all construction costs associated with a particular site plan project regardless of the number of permits associated with the project, or whether it is a phased project. Construction costs include all labor, structural materials, plumbing, electrical, mechanical, infrastructure, and site work.*

The following is an excerpt from the City's Comprehensive Zoning and Land Development Code regarding the WDI zoning district urban design requirements.

Compatibility Review:

(A) All uses in the WDI District shall be evaluated for compatibility with surrounding uses and furthering the intent of the WDI District as it relates to promoting the tourist oriented economy.

(B) Uses under this Code Section (§ 25.14) are evaluated for compatibility factors such as scale, mass, intensity, location, size, height, style and aesthetics. This list of factors is considered to be non-exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use in order to be compatible shall be found to preserve the character of the adjacent neighborhoods.

(C) Design Requirements for all non-residential site plans.

1. Parking

a. Parking lots/spaces may not be located in any required front setback or within the required pedestrian promenade. Alternative parking surfaces may be utilized throughout the district. All other applicable standards of the Land Development Code for the construction of parking lots shall be required.

b. Actual parking to be provided shall not exceed 110% of the required parking after the provision of all applicable credits and reductions allowed elsewhere in this Code.

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

- c. Parking lots shall be masked from the street frontage and/or water frontage by a streetscreen as described in 6.b. below.
 - d. Where parking lot access can be provided from a side street or alley, direct access from Dodecanese Blvd. and Athens Street shall be prohibited.
 - e. Alternatives to the requirements of Section 127.03, Parking Lot Design and 134.05, Parking Lot Landscaping may be considered by the Board of Commissioners during site plan review when a superior alternative can be demonstrated that achieves the intent of buffering and screening off-street parking.
2. Sidewalks and private frontages (the area between the building and right- of-way)
- a. Pedestrian sidewalks and other pedestrian amenities may be located in any required setback or yard. Outdoor cafes, seating areas, terraces, canopies, arcades and other similar amenities that serve to integrate the public sidewalk with the fronting structure shall be allowed and encouraged within any required yard or setback. In addition to the standards of Section 132.00, public sidewalks shall be a minimum of 8'. Where insufficient right of way exists, a pedestrian easement shall be granted to provide the required 8' of sidewalk width. Awnings or galleries shall be required to provide shade for pedestrians along the primary and secondary frontages of the building.
3. Landscaping
- a. In addition to the landscaping requirements elsewhere in this Code, one street tree of at least 1.5" caliper or a cluster of three palm trees shall be planted for each 30' of frontage along the public right-of-way. Trees shall be of a species that, at maturity, the canopy shall not interfere with the building façade.
4. Elevation of buildings
- a. In order to preserve the urban streetscape, non-residential structures shall be constructed at or near street grade.
5. Pedestrian promenades on waterfront lots
- a. Waterfront lots shall provide a minimum 15' pedestrian promenade along the river frontage; arcades shall be allowed over the promenade with a minimum clearance of 10'; the pedestrian promenade shall form a continuous walkway along the river frontage. Pedestrian access from the street frontage to the promenade may be interior or exterior to the building. Where placement within the 15' setback is technically or economically impracticable, alternative placements of the pedestrian walkway may be considered by the Board of Commissioners during the site plan review process.
6. All site plans and building plans shall adhere to the additional building design requirements set out below;
- a. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
 - b. Streetscreens shall be between 3.5 feet and 8 feet in height and constructed of a material matching the adjacent building facade.
 - c. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated.
 - d. A building recess of 5-10 feet between the second and third story, along the primary frontage, shall be required. At least 50% of the recess shall be setback a minimum of 10 feet. The remainder shall not be less than 5 feet. A building recess or accent line that architecturally differentiates the 1st and 2nd story shall be required.
 - e. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

- f. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
- g. The facades on frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story. Two-way visibility shall be maintained and shall not be obstructed by the use of reflective films, coatings, glazings or window signage.
- h. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be no less than 2:12.
- i. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the TRC.
- j. Exterior finish materials on all facades shall be limited to stone, brick, wood, and/or stucco. Balconies, galleries and arcades shall be of similar materials as the primary structure or may be made of concrete, painted wood or metal.
- k. Buildings may have flat roofs enclosed by parapets or sloped roofs.

7. Requirements Specific to Hotels:

- a. Façade colors shall be of low reflectance, subtle, neutral, or earth tone colors, the use of high-intensity or metallic colors shall be prohibited.
- b. The use of neon tubing, strobe lights, moving lights, and other similar lighting mechanisms shall be prohibited.
- c. All facades visible from adjoining properties or public streets shall be designed to contribute to the overall scale of the building's features and encourage community integration by featuring characteristics similar to the front façade.
- d. Loading docks, trash collection, parking lots, and other outdoor storage and activity areas shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts are fully contained.
- e. Multiple connections shall be required between the structure and the public right-of-way.
- f. Walking routes (other than driveways and parking aisles) shall be provided as primary pedestrian access-ways between buildings, parking lots, and public sidewalks and shall be of a material that differentiates those routes from surrounding parking lots.

(D) Waivers

The Board of Commissioners may consider a waiver to the maximum front setback required in this Section when a superior alternative is presented and compatibility review requirements of this section have been met.

RETURN TO AND PREPARED BY:
ROLAND D. WALLER, ESQ.
WALLER, MITCHELL & BARNETT/cap
5332 MAIN STREET
NEW PORT RICHEY FL 34652
727/847-2288
File No. /30481.01/jek

WARRANTY DEED

THIS WARRANTY DEED, made this 30th day of APRIL, 2008 by **Thomas De Wan, a/k/a Thomas E. De Wan, a single man**, whose mailing address is 521 River View Lane, Tarpon Springs, FL 34689-4113, Tarpon Springs, FL 34689, the Grantor, and **Kenneth Walters and Carol Szilagyi, husband and wife**, whose mailing address is 1424 Poinsettia Avenue, Tarpon Springs, FL 34689, the Grantee.

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell and alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **Pinellas** County, Florida, to-wit:

A portion of Lot No. 1, Block 3, lying south of the Atlantic Coast Line Railroad Right of Way, Map of The Town of Tarpon Springs, according to the map or plat thereof as recorded in Plat Book 1, Page 143, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; more particularly described as follows:

Commence at the southeast corner of Lot 1, Block 3, Map of Town of Tarpon Springs and run thence N. 86°36'11" W., a distance of 10.00 feet; thence N. 00°22'55" E., 10 feet west of the platted west right-of-way line of Walton Avenue, a distance of 246.70 feet to the Point of Beginning; thence from said Point of Beginning, the following four (4) courses:
1) S. 77°45'49" W., a distance of 307.43 feet to the west line of Lot 1, Block 3; thence
2) along said west line of Lot 1, Block 3, N. 00°22'55" E., a distance of 20.50 feet to the south right-of-way line of the former Atlantic Coastline Railroad as monumented; thence
3) along said south right-of-way line as monumented, N. 77°45'49" E., a distance of 307.43 feet; thence
4) leaving said south right-of-way line, as monumented, S. 00°22'55" W., 10 feet west of the platted west right-of-way line of Walton Avenue, a distance of 20.50 feet; to the aforementioned Point of Beginning.

Parcel Identification Number: 07/27/16/00000/240/0100

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinance, and taxes for the current year and subsequent years.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every

easement 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 have 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 same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has set hereunto their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Rebecca B. Conkling
Rebecca B. Conkling

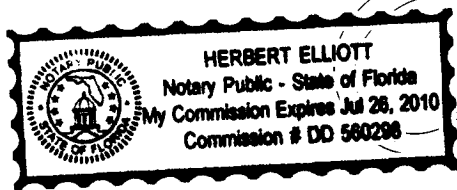
Thomas De Wan
Thomas De Wan

HERB ELLIOTT
HERB ELLIOTT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30 day of APRIL, 2008, by Thomas De Wan, who is personally known to me or who has produced _____ as identification.

HERB ELLIOTT
Notary Public - State of Florida



617 & 625 Live Oak Street

Legal Description

TARPON SPRINGS OFFICIAL MAP BLK 3, W 120FT OF LOT 1 LYING S OF ACL RR R/W LESS RD R/W ON S TOGETHER WITH THAT PT OF ACL RR R/W LYING S OF S'LY BNDRY OF PINELLAS TRAIL & N OF W 120FT OF SD LOT 1 PER OR'S 15303/2177 & 16252/2070 (MAP N07-27-16)

Site Plan 617 & 625 Live Oak St

This property consists of two lots. Both lots are solely owned by Kenneth Walters. The property is zoned industrial restricted.

617

The lot to the west is rented to Ken's Tree service, Inc. This company is owned by Kenneth Walters however, the company only rents the lot and does not share in ownership.

The activities of Ken's Tree service primarily consists of equipment storage as well as some mulch storage and a log storage.

Polygon 1 and 2 on the attached map shows the location of mulch and logs. Mulch and logs are removed on a regular basis and typically the mulch pile is under 1,000 cubic yards. The log pile usually is under 1,000 cubic yards as well.

Polygon 3 is where to 40 yd storage containers are located. These containers are used to store ropes and tools. There are no chemicals or gasoline stored in these containers.

Polygon 4 is where the employees park. There are four employees that show up at this location each day Monday through Friday. They park their cars in this area and then get in the trucks and head out for the day to do tree maintenance work. No customers come to this site.

Polygon 5 is where the equipment is parked. The equipment consists of

- 1 Freightliner chipper truck
- 1 brush bandit wood chipper
- 1 Ford f-550 dump truck
- 1 Yanmar front end loader
- 1 Avant mini loader
- 1 Trac Lift aerial lift
- 1 18-ft utility trailer

The entire property is fenced with a 6-ft board on board privacy fence. There is a 6-ft board on board privacy fence that separates the two lots.

There are two entrances from Live oak Street. Both entrances are concrete and were poured to spec.

625

A lot to the east is rented by RAM excavating. This tenant almost never has employees at the location. They definitely never have any customers at the location. Typically they do large municipal work and can have all of their equipment on a remote site for months or even a year at a time. They keep miscellaneous excavating equipment on this lot for storage.

617 Live Oak St

Renter - Ken's Tree Service

625 Live Oak St

Renter - RAM Excavating

- 1. Log Pile
- 2. Mulch Pile
- 3. Storage Containers
- 4. Employee Parking
- 5. Equipment Parking
- 6. Excavating Equipment Parking



**6' Privacy Fence
Entire Perimeter**

**6' Privacy Fence
Dividing Property**

Front Gate Entrances

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-121-Tarpon Shores MHP-Intersection of MLK Blvd and Northgate Dr**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER
INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE CLEARST INFORMATION POSSIBLE TO THE APPLICANT.

CITY OF TARPON SPRINGS, FLORIDA
Discussion Item/Meeting Request 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 Tarpon Shores Mobile Home Park		Email Michael Keddy SR@yahoo.com	
Address 89 Rachel Drive			
City Tarpon Springs	State Fl.	Zip 34689	
Phone 727-938-2600	Fax 727-485-8117	Cellular 207-441-8503	

Applicant

Name Tarpon Shores Mobile Home Park		Email	
Address 89 Rachel Drive			
City Tarpon Springs	State Fl	Zip 34689	
Phone 727-938-2600	Fax 727-485-8117	Cellular 207-441-8503	

Agent (if applicable)

Name Michael Keddy or Kirk Lewis		Email Michael Keddy SR@yahoo.com	
Address 135 Melody Lane / 164 Melody Lane			
City Tarpon Springs	State Fl	Zip 34689	
Phone 207-441-8503	Fax	Cellular 207-441-8503	

General Information

Project Name Tarpon Shores MLK Gate		
Property Location or Address Intersection MLK - Northgate		
Legal Description (attach additional sheets as necessary)		
Tax Parcel Number(s) 18/27/16/89929/000/0000	Site Acreage 40+	Percentage of City 7

Land Use & Zoning Information

Present Designations of Property (County)	
Land Use Category	Zoning District

- The following should be furnished with this application:
- Completed original application with digital copies of all application documents
 - Property survey including legal description
 - Written Description of proposal
 - Site Plan of proposed project if applicable
 - Proof of ownership (warranty deed, title certification, etc.)

CITY OF TARPON SPRINGS, FLORIDA
Discussion Item/Meeting Request 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 Michael Keddy 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: 8.23-2021 Title Holder/Property Owner: Secretary Board Michael Keddy
Date: 8-23-2021 Title Holder/Property Owner: Board Member Kirk Lewis
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 August, A.D., 2021 by Michael Keddy & Kirk Lewis, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

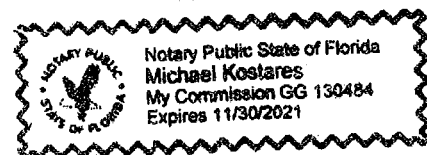
Name:

Michael Kostares

Signature:

[Handwritten Signature]

Stamp:



5' Ped gate located on side parallel to road. Owner to remove trees and provide new sidewalk.

5' Fence to cover sidewalk

24' Double Swing Gate
Bi Part one inswing one outswing

10' Total fence to meet up with existing fence

M L R



State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of TARPON SHORES RO ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on September 3, 1991, as shown by the records of this office.

The document number of this corporation is N44946.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 3rd day of September, 1991.

KARLETT L. DELOACH, CLERK
RECORDED VERIFIED BY: [Signature]

Jim Smith

Jim Smith
Secretary of State



CR2E022 (2-91)

FILED
SEP -3 11:13:45

ARTICLES OF INCORPORATION
OF
TARPON SHORES RO ASSOCIATION, INC.

The undersigned, desiring to form a corporation not for profit in accordance with the laws of the State of Florida, in compliance with the requirements of Chapters 617 and 719, Florida Statutes, does hereby certify the following:

ARTICLE I
NAME

The name of this corporation is TARPON SHORES RO ASSOCIATION, INC., a Florida corporation, hereafter called the "Association".

ARTICLE II
OFFICE

The initial principal office and mailing address of this Association, which office and/or mailing address may be changed from time to time by action of the Board of Directors, shall be located at:

40274 U.S. 19 North
Tarpon Springs, Florida 34689

23114024 806 09-26-91 15:18:17
01 -
PHOTO/CERTIFIED 4 \$39.00

TOTAL: \$39.00
CHECK AMT. TENDERED: \$44.00
CHANGE: \$0.00

ARTICLE III
REGISTERED OFFICE AND AGENT

The name of the Association's initial registered agent and street address of the office of the initial registered agent shall be:

Holger D. Gleim, Esq.
150 Second Avenue North, Suite 1700
St. Petersburg, Florida 33701

23113790 806 09-26-91 17:53:17
01 -
RECORDING 1 \$285.00

TOTAL: \$285.00
CHECK AMT. TENDERED: \$285.00
CHANGE: \$0.00

ARTICLE IV
PURPOSE AND POWERS

The general purpose for which the Association is organized is to engage in, conduct and carry on the business of operation of a mobile home owners association.

The Association has the power to negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners; to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith. Upon completing the purchase of a mobile home park, the Association shall convert the same to a condominium, cooperative or other type of ownership.

The Association shall have the power to transact any or all lawful business for which corporations may be incorporated under Chapters 607 and 617, Florida Statutes. In addition, the Association shall also have all the following powers:

1. Exercise all of the powers and privileges specified in Section 617.021, Florida Statutes;
2. Promote the health, safety and general welfare of the residents of the mobile home park;
3. Fix, levy, collect and enforce payment by any lawful means all charges or assessments, if any, relating to ownership of the mobile home park, and pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;
4. Acquire, either by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property in connection with the affairs of this Association;
5. Borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
6. Dedicate, sell or transfer in fee simple all or any part of this Association's property to any public bodies or governmental agencies or authorities or public or private utility companies;
7. Grant easements as to any Common Areas to public and private utility companies and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable or necessary in connection with the development of the property owned by the Association and the providing of utility, drainage and other services thereto;
8. Participate in mergers and consolidations with other non-profit corporations organized for similar purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the Members entitled to vote;
9. From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the property owned by the Association;
10. Contract for the maintenance and management of the property owned by the Association and authorize a management agent to assist the Association in carrying out its powers and duties and employ personnel necessary to fulfill the Association's duties;
11. Use the proceeds of assessments in the exercise of its powers and duties;
12. Maintain, repair, replace and operate the property owned by the Association;
13. Purchase insurance upon the property owned by the Association and insurance for the protection of the Association;
14. Reconstruct improvements after casualty and further improve the property owned by the Association.

ARTICLE V MEMBERSHIP

1. This corporation shall be organized on a nonstock basis and shall issue Membership Certificates instead of shares of stock. Two hundred seventy-seven (277) Membership Certificates are authorized to be issued.
2. Every person or entity who has entered into a proprietary lease with the Association for a lot in the mobile home park and who has purchased a Membership Certificate in the Association as specifically provided for in the Bylaws shall be a Member of this Association. The foregoing is not intended to include persons or entities who hold an interest in a Membership Certificate merely as security for the performance of an obligation. Ownership of a Membership Certificate and a proprietary leasehold, as referred to above, shall be the sole qualifications for membership. When any such proprietary lease is owned of record by two or more persons or other legal entity and such persons also own a Membership Certificate, all such persons or entities shall be Members. A proprietary lessee of more than one mobile home lot shall be entitled to one membership for each such lot leased by him. Membership shall be appurtenant to and may not be separated from the proprietary leasehold and Membership Certificate and may be transferred by the conveyance or other transfer of that lease and Membership Certificate pursuant to and as determined by the Bylaws of the Association.
3. Change of membership in the Association shall be established by the issuance of a Membership Certificate in the Association to such proprietary lease. The actual Membership Certificate is an essential instrument to a transfer. In order for a transfer to be valid, the transferring Member must produce the Membership Certificate (or post bond if the Membership Certificate is lost or destroyed) and have it transferred on the books of the Corporation. The owner of such Membership Certificate thus becomes a Member of the Association and the membership of the prior owner is terminated.
4. The interest of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his proprietary lease and Membership Certificate.
5. The owner of each Membership Certificate shall be entitled to one vote as a Member of the Association. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE VI BOARD OF DIRECTORS

1. The affairs of the Association will be managed by a Board consisting of the number of directors determined by the Bylaws, but not less than five (5) directors and in the absence of such determination shall consist of five (5) directors. All directors shall be members of the Association.
2. Directors of the Association, other than the initial directors, shall be elected at the annual meeting of the Members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.
3. The names and addresses of the Members of the first Board of Directors who shall hold office until their successors are elected and have qualified or until removed are as follows:

<u>NAME</u>	<u>ADDRESS</u>
HERBERT DAGGETT	175 Melody Lane Tarpon Springs, FL 34689
EUGENE FRITZ	17 Drury Lane Tarpon Springs, FL 34689
MICHAEL FERARACCIO	240 Harmony Tarpon Springs, FL 34689
CONNIE HARTON	48 Drury Lane Tarpon Springs, FL 34689
HARRY JENKINS	166 Melody Lane Tarpon Springs, FL 34689
JAMES RAIMO	117 Rachel Drive Tarpon Springs, FL 34689
OLIVE RICHIE	212 Seagull Drive Tarpon Springs, FL 34689

ARTICLE VII
OFFICERS

The affairs of the Association shall be administered by the officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors, unless they sooner die, resign or are removed, are as follows:

<u>NAME/OFFICE</u>	<u>ADDRESS</u>
HARRY JENKINS, President	166 Melody Lane Tarpon Springs, FL 34689
JAMES RAIMO, Vice President	117 Rachel Drive Tarpon Springs, FL 34689
CONNIE HARTON, Secretary and Treasurer	48 Drury Lane Tarpon Springs, FL 34689

**ARTICLE VIII
INCORPORATOR**

The name and address of the person signing these Articles of Incorporation is:

HOLGER D. GLEIM
150 Second Avenue North
17th Floor
St. Petersburg, Florida 33701

**ARTICLE IX
DISSOLUTION**

This Association may be dissolved with the assent of not less than two-thirds (2/3) of the votes of the Members entitled to vote. Upon dissolution of this Association, other than incident to a merger or consolidation, the assets of this Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, but in no event shall such assets inure to the benefit of any Member or other private individual.

**ARTICLE X
DURATION**

This Association shall have perpetual existence, effective upon filing these Articles of Incorporation.

**ARTICLE XI
BYLAWS**

The Bylaws of this Association shall be initially adopted by a majority of the Board of Directors. Thereafter, the Bylaws shall be altered amended or rescinded by a majority of all Members entitled to vote at any regular or special meeting of the membership duly called and convened.

**ARTICLE XII
AMENDMENT**

Any amendment to these Articles shall require the assent of a majority of all Members entitled to vote at any regular or special meeting of the membership duly called and convened. If there are no Members, any amendment to these Articles shall require the assent of a majority of the Board of Directors.

ARTICLE XIII
INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association to the fullest extent of the law against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed on him in connection with any proceeding or settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred; provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such director or officer may be entitled.

ARTICLE XIV
NON PROFIT STATUS

No part of the earnings of the Association shall inure to the benefit of any individual or Member. The Association shall not carry on propaganda or otherwise act to influence legislation.

ARTICLE XV
INFORMAL MEMBER ACTION

The holders of not less than a majority of the issued and outstanding Membership Certificates of the Association may act by written agreement without a meeting, as provided in Florida Statutes 617.0701 and the Bylaws.

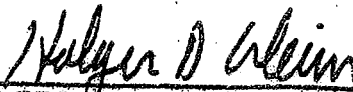
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the subscriber of the Association, have executed these Articles of Incorporation this 30th day of AUGUST, 1991.



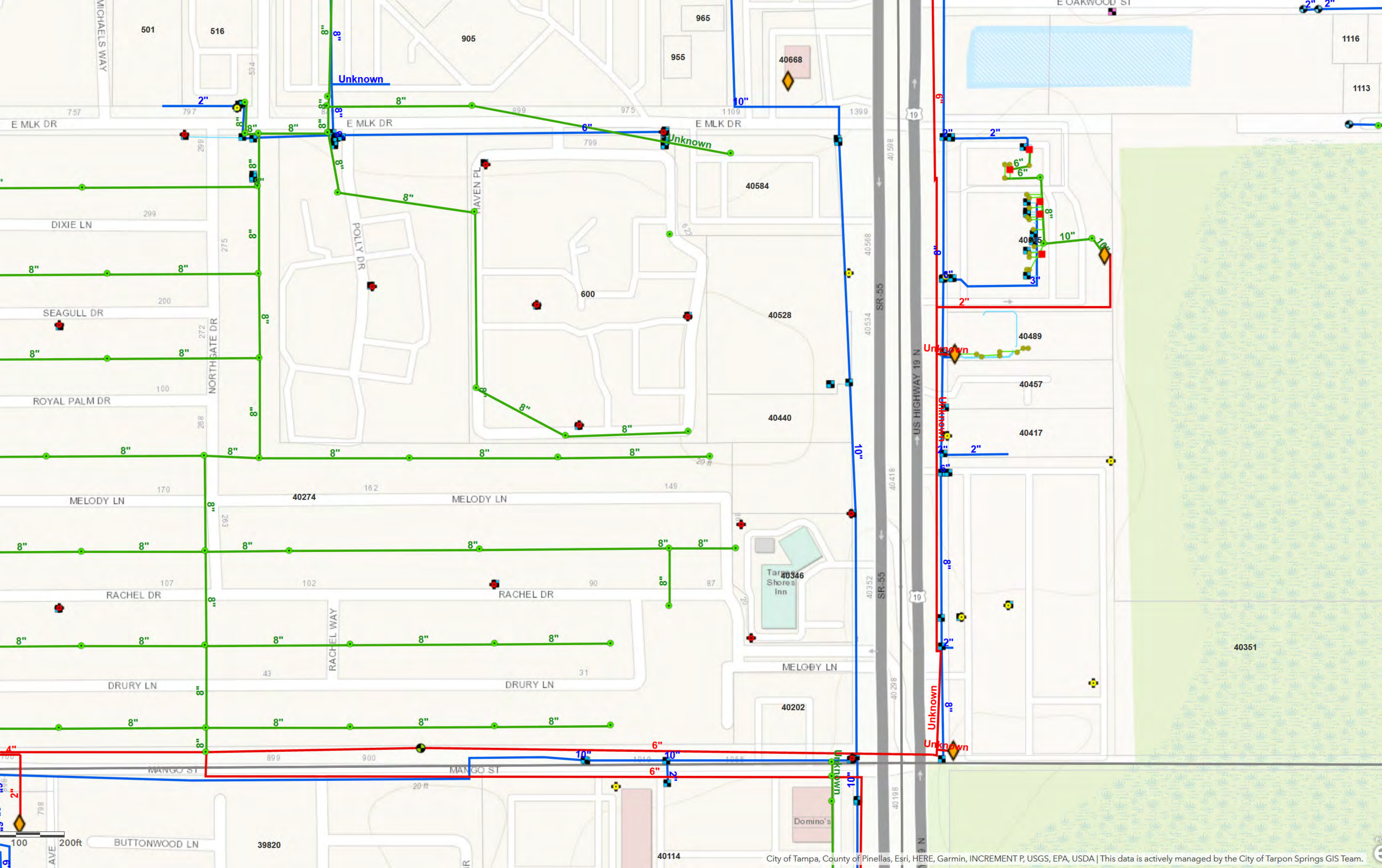
HOLGER D. GLEIM

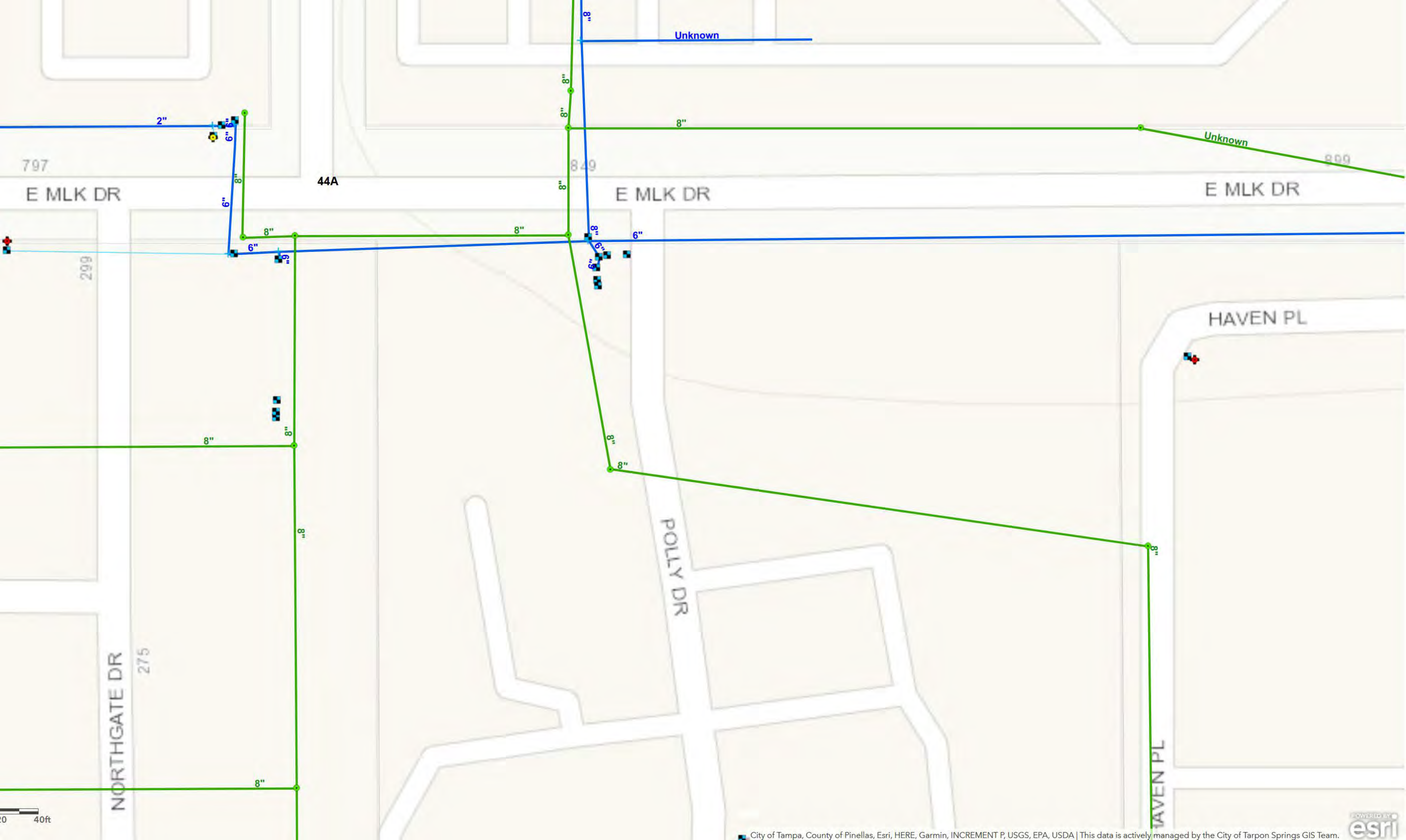
ACCEPTANCE AND ACKNOWLEDGMENT

Pursuant to Section 607.0501, Florida Statutes, I hereby accept to act as registered agent of Tarpon Shores RO Association, Inc. and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties and am familiar with and accept the obligations of Section 607.0505, Florida Statutes.



HOLGER D. GLEIM
Registered Agent





797

E MLK DR

299

NORTHGATE DR

275

44A

E MLK DR

POLLY DR

HAVEN PL

TAVEN PL

Unknown

Unknown

2"

6"

8"

6"

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8"

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8"

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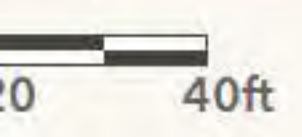
6"

8"

8"

"8

899



ACCURATE ELECTRONICS

9225 Ulmerton Road, Suite 410, Largo FL, 33771
 Pinellas 727-533-0295 Hillsborough 813-983-9131 Sarasota 941-952-1088
 Ft. Myers 239-332-8700 ORLANDO (407) 203-2620
 FAX 727-518-1995 AEAccess.com

June 7, 2021
 JP

Tarpon Shores Mobile Home Community
 89 Rachale Drive
 Tarpon Springs, FL 34689
 E-Mail: michael keddy sr <michaelkeddysr@yahoo.com>

RE: Swing Gate Access System for Back Gate. Resident Only:

QTY	Description	Cost	Disc Price
1	Fabricate and install (1) 24" double swing gate set to bi-part, add arch, (4) hinges, (2) 6"x6" posts, right side fence to include 10' and (2) posts, Left side to include 5' of fence (1) 5' walk gate, (2) Gate posts, (1) Kant Slam, Powdercoat and installation:		\$ 11,657.50
2	ACC-VIKING-F1 Commercial Swing Gate Operator, 24V DC 1/2 HP Motor, Rated for 1500lbs @ 12', 400 cycle Battery Backup:	\$ 6,960.22	\$ 5,800.18
2	5' Millers Edge Kits: Hardwired:	\$ 466.52	\$ 390.90
2	Armored Door Transfer Cables from steel door frame to j-box:	\$ 92.40	\$ 77.00
2	Operator Concrete Pads 24x24x24	\$ 1,200.00	\$ 700.00
1	CAT2C3K Controller:	\$ 1,915.30	\$ 1,316.75
1	Select Pass Receiver:	\$ 305.00	\$ 256.80
1	SES Network Interface	\$ 438.70	\$ 301.60
4	Vehicle Loops cut in asphalt:	\$ 2,184.00	\$ 1,965.60
4	Loop Detectors LV:	\$ 856.00	\$ 770.40
6	Lane Delineators, 48" Tall white reflective, includes butyl plate:	\$ 374.28	\$ 311.88
1	Shipping of operators:		\$ 200.00
1	Knox box and Keyswitch:		\$ 250.00
1	SOS Emergency ingress:		\$ 593.21
	Labor and Misc Material to Complete Job:		\$ 2,616.00
	Total job cost including all applicable tax:		\$ 27,207.82

Options:

- Add Top of The Line Surge Protection Includes: (2) 120 UL In Line operator surges, (1) LV Power, (1) LV Control, (3) Ground Rods, (4) Loop Surges:
 Add \$780.58 To Total Cost Listed Above.**

ACCEPT: _____ DECLINE: _____ · INITIAL: _____

- **Single Button Multi Pass Remotes to be billed separately:**

QTY: _____ ACC Multi Pass Remotes: \$30.00ea + tax & shipping (Minimum 10) Total = (This is a one time initial discount normal price \$50.00ea)

Notes:

Accept: _____

CONTRACT # 052621-TS-R1

1. Accurate one year guarantee on labor.
2. 5 Year limited manufactures warranty on Gate Operators.
3. 2 Year manufactures limited warranty on SES Access Control Panel.
4. Gate system is to be set up for resident only! All visitors must use main entrance. Free egress will allow for anyone to leave.
5. SURGE PROTECTION IS HIGHLY RECOMMENDED BUT IN NO WAY DOES THIS GUARANTEE THAT DAMAGE TO EQUIPMENT WILL NOT OCCUR.
6. ACCURATE ELECTRONICS SHALL ACCEPT NO RESPONSIBILITY FOR GATE CLOSURE ON PEDESTRIANS AND OR VEHICLES. PEDESTRIANS ARE TO USE DESIGNATED PEDESTRIAN ACCESS AREAS ONLY!!!
7. ACCURATE ELECTRONICS SHALL NOT BE HELD RESPONSIBLE IN THE EVENT THAT ANY EMERGENCY VEHICLE IS DELAYED OR DENIED ACCESS DUE TO A CLOSED GATE.
8. ALL CONDUIT, CABLE, PLUMBING LINES TO BE MARKED BY OWNER. Accurate is not responsible for damage to un-marked or otherwise unknown pipes, conduits, underground utilities, gas lines etc.
9. A onetime training session on system function is to be held on site on same day of completion of job. If additional or offsite training is needed then there will be an additional service charge at our normal service rates.
10. Programming of database is not included.
11. ESTIMATE DOES NOT INCLUDE; PERMITS, PERMIT FEES, INSPECTION FEES, BONDING, ENGINEERING, TREE BARRICADES, LAY-OUT OR GRADE STAKING (ACCEPT AS NOTED), TESTING, WELLPOINT DEWATERING, AS-BUILT PLAN OR SURVEY SIGNED AND SEALED BY A LICENSED OR REGISTERED SURVEYOR, IRRIGATION, LANDSCAPING, RELOCATE OR REPLACE TREES, BUSHES OR LANDSCAPING IN CONFLICT WITH PROPOSED CONSTRUCTION.
12. Local AHJ has final say for all emergency ingress devices. If any additional emergency ingress devices are required by AHJ than there will be a written change order above and beyond the cost listed above.
13. Owner to provide an active TCP/IP connection and panel location for programming.

To be Provided by Owner:

1. Removal of palm trees that are in path of ped gate and fencing.
2. New sidewalk per code on exit side from new ped gate location and wrap around to existing sidewalk.
3. All Electrical from panel to operator locations designated by Accurate.

SCOPE OF WORK:

1. Set post and install (2) 12'x6" tall ornamental vehicle gates with arch. Set gates to bi-part.
2. Install (2) Viking swing gate operators roughly 5' out from existing fence line to allow for swing path and ped gate location.
3. Install (4) vehicle loops for UL code compliance and free exit.
4. Install (2) Millers edge kits for bi-part design and hardwire to operators.
5. Install CAT2C3K access control panel with outdoor housing for resident access control. Install select pass receiver and wire to entry gate.
6. Install lane delineators to separate entry and exit lane.
7. Install ornamental fence to close off openings and meet up with existing fence line.
8. Install 5'x6' ped gate on exit side to meet pedestrian access requirement.

AE.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

TOTAL SUM: \$27207.82

TERMS: 50% DOWN AND BALANCE ON COMPLETION

TERMS ARE SUBJECT TO CREDIT APPROVAL.

(A 4% service fee will be added to any credit card transactions)

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: _____
FOR ACCURATE ELECTRONICS.
DATE: _____

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED.

I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE. THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____
FOR: Tarpon Shores Mobile Home Community
PRINT NAME: _____

DATE: _____

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-122-Clearwater Marine Aquarium-Fred Howard Park**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use Amendment to the LDC Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

LAND & SEA GROUP, INC.
ENGINEERS AND SCIENTISTS

August 27, 2021

City of Tarpon Springs
Technical Review Committee

Date of TRC Meeting: September 9, 2021 9:00 am

PROJECT: Clearwater Marine Aquarium (CMA) Fred Howard Park (FHP) Marine Mammal Stranding Station (MMSS)
Facility Retrofit and Expansion

Project Narrative:

BACKGROUND

In 2017/ 2018, CMA acquired, designed, permitted, and constructed the CMA-FHP MMSS.

The existing project site is located completely within Fred Howard Park, Tarpon Springs, Florida (within Pinellas County Section 10, Township 27, Range 15). Please see Attachment A- Site Location Map Sheet C1.2 from 2017 plan set

The intent of the facility is to have a private, nonpublic facility that is devoted solely to the rehabilitation of cetaceans, or marine mammals. The waters surrounding the site are Anclote Anchorage and Lake Avoca. These are within Pinellas County and are considered Outstanding Florida Waters. The phase of this project has been operation from August of 2018 and has primarily served to rehabilitate dolphins.

NEEDS STATEMENT

Recently, Florida Fish and Wildlife Commission (FWC) has been in contact with CMA to discuss the possibility of utilizing FHP MMSS to rehabilitate manatees. This year there has been an unprecedented number of stressed manatees due to lack of seagrasses, red tide and other aggravating circumstances. CMA is one of the very few FWC approved rehabilitation organizations. CMA wishes to retrofit the existing facility to provide ozonation and additional treatment for dolphins. Then, to assist FWC with the influx of manatees needing rehabilitation, design/construct additional tanks and equipment to accommodate as many manatees as possible.

ORIGINAL PERMITTED/ CONSTRUCTED SITE (2017)

The original issued permit from COTS (Application ID# 0117033109) included:

- one covered 40' diameter pool,
- one future covered 40' x 60' rectangular pool,
- one mobile laboratory parking pad and utility hook-ups (similar to RV site),
- life support system,
- future pavilion,
- driveway,
- wastewater pump station/ force main,
- Electrical service elevated panel and controls

- saltwater intake and discharge lines,
- Over excavate plan for unsuitable soils
- stormwater system and
- required parking area.

Please see Attachment A – Site Plan and Phasing Plan Sheet C2.2 from 2017 plan set.

The stormwater system pond was designed to accommodate all facilities shown on the Site and Phasing plan including all future phases of the site plan including additional equipment pads, buildings and 40'x60' tank area. The ponds were designed for quality treatment only and retains the first ½" of rainfall over the entire site. Since this is discharging into an infinite basin, not quantity retention is required. The site is divided into two basins directing runoff by sheet flow into each basin. Please see Attachment A- Grading and Drainage Basin Map Sheet 2.3 from the 2017 plan set and photographs of the current conditions. Please note that the stormwater pond configuration was changed during construction and recertified. As-built survey of the site is being conducted.



PROPOSED PROJECT

Existing 40' tank Retrofit

CMA wishes to add additional water storage for the Dolphin tank 5 overflow tanks at the south of the site and/or on the expanded equipment pad. These will be placed at the location of previously permitted equipment slab and the wash down slab. It is anticipated that we will require site work, concrete slab and life support piping work.

No changes will be needed for the stormwater system.

Please See Attachment B –
Conceptual site plan Scenario B,
Phase 1 Retrofit

REQUEST 1:

It is the desire of FWC and CMA to get the existing system retrofit before the end of the year.

CMA requests that we be allowed to prepare a permit modification showing the proposed changes in the sheets for electrical and concrete.



Proposed Expansion

To address capacity for additional manatees, CMA wishes to add:

- a 40' tank and two 20' diameter tank on a concrete spread footer, deck, canopy cover and hoist, within the footprint of the future 40'x60' tank area
- additional equipment pads where existing parking for additional filters, heaters, mobile ozonation system
- mobile refrigerator
- Move parking to the other side of the driveway, or with agreement from Pinellas County parks, use off-site parking
- Expanded life support system including: filters, chlorination,
- Possibly modifications for wastewater pump station
- Possible modification to stormwater system
- Possible overexcavation and suitable soil installation

REQUEST:

CMA requests that the expansion be permitted as a Second submittal, such that construction can be accomplish after the rehabilitation phase is completed.

CMA requests expedited permitting if possible.

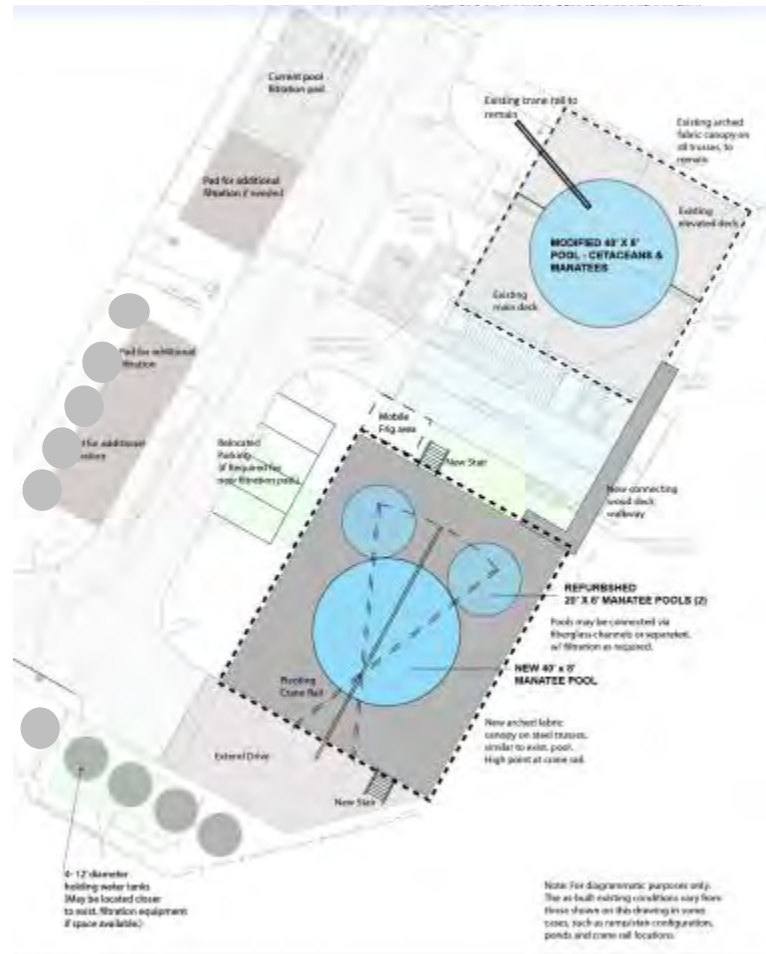
CMA requests that a variance be considered to remove 4 parking spot and use them for additional tanks if needed. With the approval by Pinellas County, we would park in the adjacent FHP lots.

Respectfully submitted,

LAND & SEA GROUP INC.



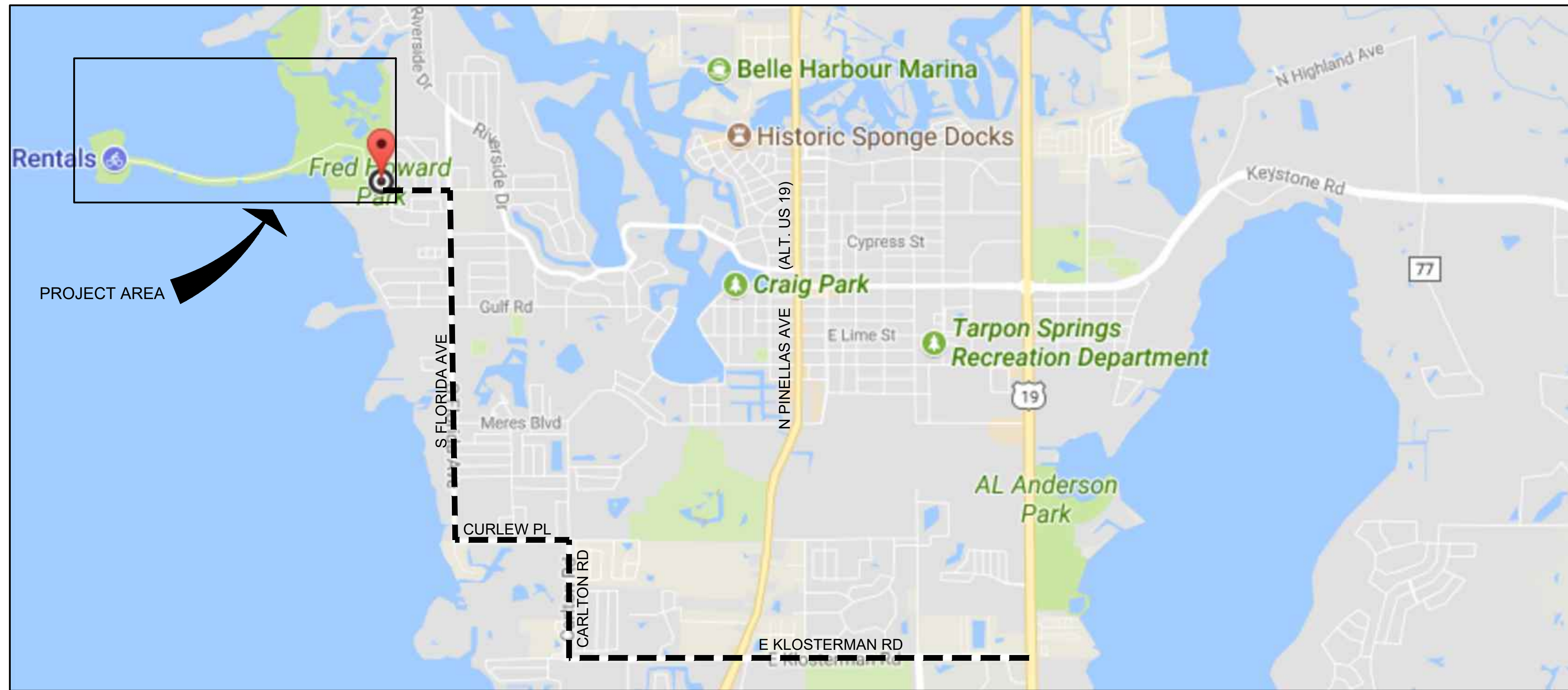
Janice Sands Ash, P.E.
President
Date: August 28, 2021



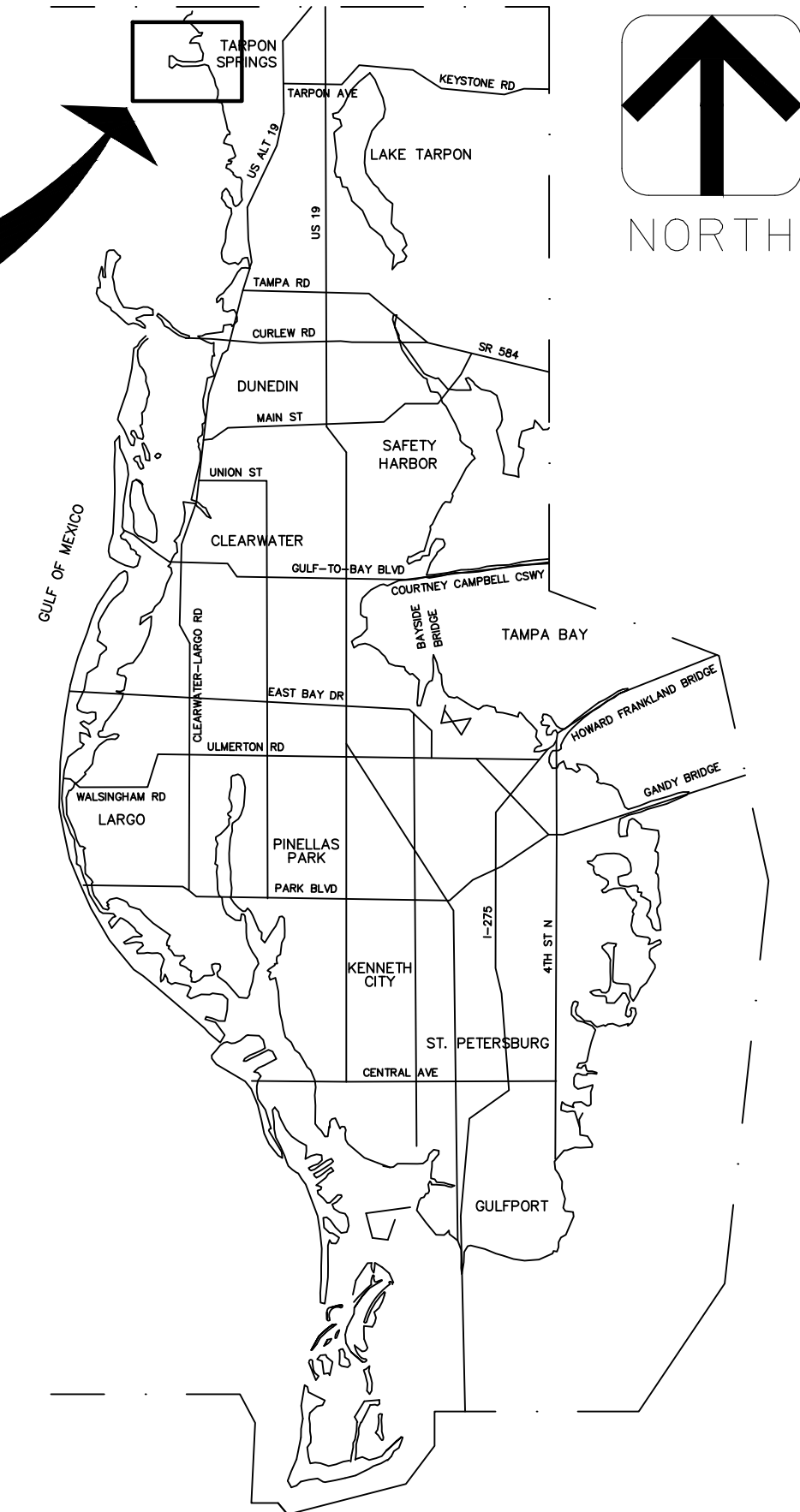
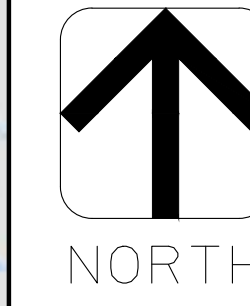
ATTACHMENT A

EXISTING SITE INFORMATION

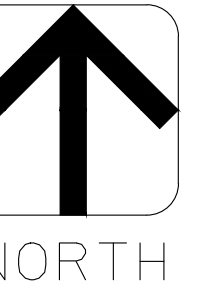
- 2017 construction plans Sheets C1.2, C2.2, and C2.3
 - Site photos



VICINITY MAP
NTS



PINELLAS COUNTY MAP
NTS



AERIAL MAP
NTS



Image courtesy of USGS Earthstar Geographics, STC © 2017 Microsoft Corporation © 2010 NAVTEQ © ANB

AA-Standard.sfb
3/23/2018
V:\65-0107-00 Clearwater Marine Aquarium PROJECT\65-0107-11 FHP Stranding Station\65-0107-11-Location Sheet.dwg, Layout: C1.2

DES BY	JSA	PROJ NO	65-0107.11		
DR BY	AD	DATE	MARCH 2018	NO	DATE
CHK BY	JSA	REVISION			

PROFESSIONAL OF RECORD:
JANICE S. ASH, P.E. #42730
AYRES ASSOCIATES
5802 BENJAMIN CENTER DR., #101
TAMPA, FL 33634 (813) 290-8899

FRED HOWARD PARK STRANDING STATION
TARPON SPRINGS, FL
CLEARWATER MARINE AQUARIUM



PROJECT LOCATION SHEET

SHEET NO.
C1.2

PROPERTY INFO:

PARCEL ID 10-27-15-89190-000-0130
 PROPERTY NAME FRED HOWARD PARK
 ADDRESS 1700 SUNSET DR. TARPON SPRINGS, FL 34689
 TOTAL PARK AREA 155 AC. M.O.L.
 PROPERTY USE 8612 (COUNTY GOV'T - NON-RESIDENTIAL (COMMERCIAL) ONLY)
 LAND USE CATEGORY RECREATION AND OPEN SPACE
 ZONING DISTRICT LAND CONSERVATION
 COUNTYWIDE LAND USE RECREATION AND OPEN SPACE
 COUNTY PINELLAS COUNTY
 POTABLE WATER & SEWER DISPOSAL BY: CITY OF TARPON SPRINGS
 FLOOD ZONE IS ZONE AE, PANEL NO. 12103C00186 & 12103C00166 DATED 9/03/2003,
 FLOOD ELEVATION 12.0 NAVD88
 MAXIMUM FAR = 0.25% (55,216 SF x 0.25 = 13,804 SF ALLOWABLE)
 PROPOSED FAR = 0
 FUTURE FAR = 1,885
 MAXIMUM ISR = 0.45% (55,216 SF x 0.45 = 24,847 SF ALLOWABLE)
 PROPOSED & FUTURE ISR = 21,293

PARKING REQUIREMENTS PER LDC 127.00(6)(f) INDUSTRIAL USES, RESEARCH AND DEVELOPMENT: 1 SPACE PER 500 SF OF GROSS FLOOR AREA; PLUS 1 SPACE PER COMPANY VEHICLE
 PROPOSED GROSS FLOOR AREA 0 SF.
 FUTURE GROSS FLOOR AREA 2,000 SF.
 (2,000/500 = 4) + 1 COMPANY VEHICLE = 5 PARKING SPACES REQUIRED (6 PARKING SPACES PROVIDED)
 (5 REGULAR SPACES 9'x18' AND 1 HANDICAP SPACE 12'x18')

LEGAL DESCRIPTION:

TAMPA & TARPON SPRINGS LAND CO LOTS 13,15,16 & 19, LOT 14 LESS THE EAST 30 FT FOR R/W AND SUBMERGED LAND

NOTES:

- SOLID WASTE: CLEARWATER MARINE AQUARIUM SHALL BE RESPONSIBLE FOR HAULING SOLID WASTE TO A DUMPSTER LOCATED IN FRED HOWARD PARK IN LIEU OF PROVIDING A DUMPSTER ON SITE.
- APPLICANT HAS APPLIED FOR A VARIANCE TO WAIVE LANDSCAPE BUFFER AND SCREENING REQUIREMENTS.
- CRUSHED SHELL DRIVE AISLE CROSS SECTION HAS BEEN DESIGNED TO ACCOMMODATE A 33 TON FIRE APPARATUS PER CITY OF TARPON SPRINGS REQUIREMENTS.

PHASE IA (COMPLETE CONSTRUCTION 2018)

- SITE IMPROVEMENTS AS SHOWN
- 40' DIAMETER POOL

PHASE II (COMPLETE CONSTRUCTION 2019)

- 40'x60' POOL & EQUIPMENT PAD
- WASH DOWN PAVILION

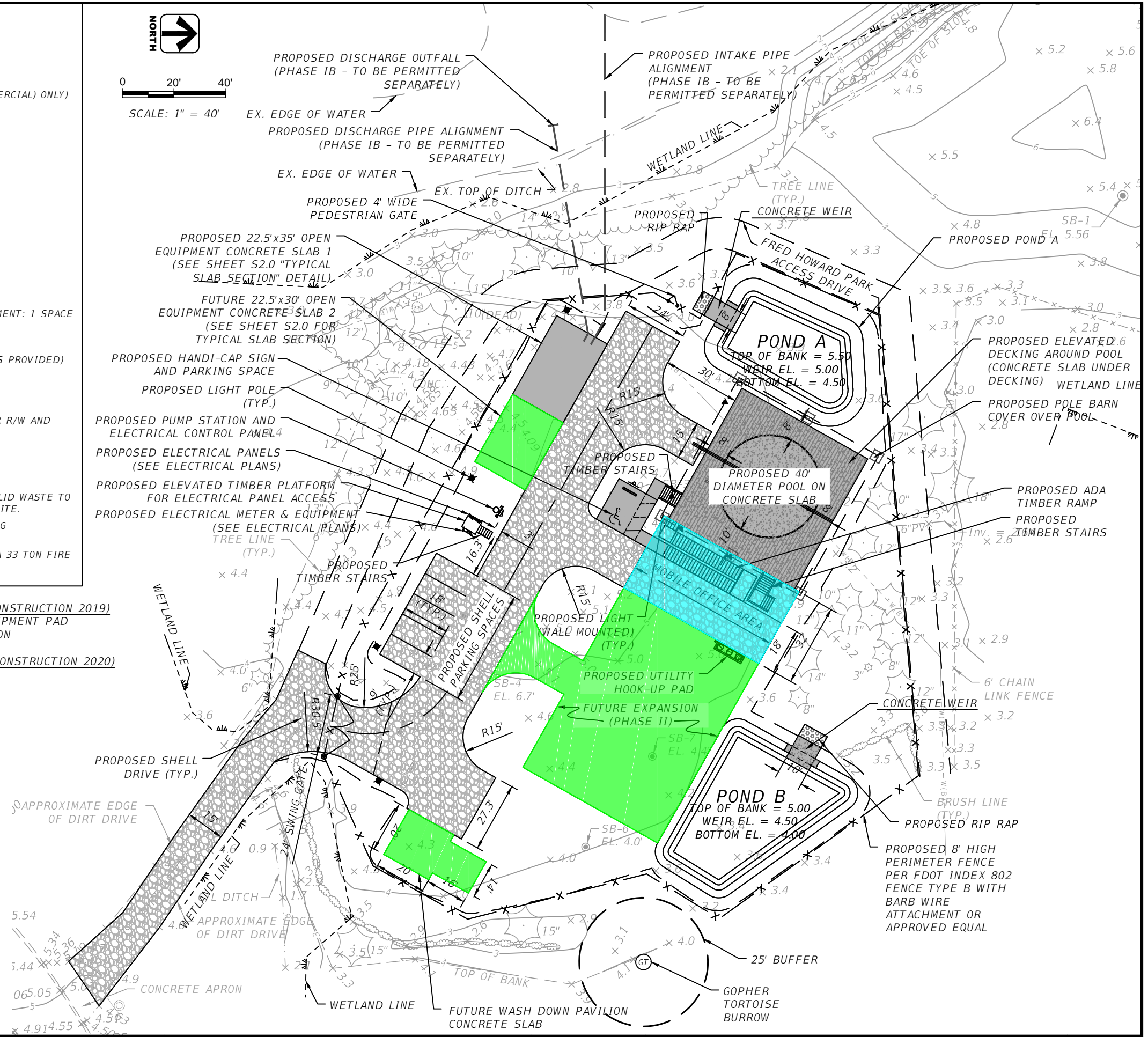
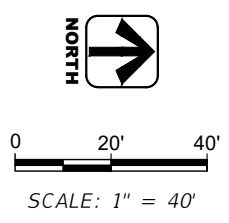
PHASE IB (COMPLETE CONSTRUCTION 2018)

- INTAKE & DISCHARGE PIPE

PHASE III (COMPLETE CONSTRUCTION 2020)

- R&D BUILDING

SITE INFO		
PROJECT AREA:	SF.	AC.
SILT FENCE	55,216	1.27
IMPERVIOUS:		
PHASE IA		
COVERED 40' POOL STRUCTURE (A)	3,865	
SHELL DRIVEWAY/PARKING SPACES (A) & (B)	7,970	
TIMBER RAMP/STAIRS (A)	32	
OPEN EQUIPMENT CONCRETE SLAB 1 (A)	787	
CONCRETE PARKING SPACE & SIDEWALK (A)	403	
PHASE II		
FUTURE EXPANSION (B)	5,317	
FUTURE OPEN EQUIPMENT CONCRETE SLAB 2 (A)	675	
FUTURE WASH DOWN PAVILION CONCRETE SLAB (B)	624	
PHASE III		
FUTURE BUILDING (A) & (B)	1,885	
GRAND TOTAL:	21,558	0.49
PONDS:		
POND A	1,542	0.04
POND B	2,457	0.06
PERVIOUS:		
GRASS (OPEN AREAS) (A) & (B)	33,659	0.77
(A) = DRAINAGE BASIN A	(B) = DRAINAGE BASIN B	



AA-Standard.sfb 12/20/2017 V:\12014-Clearwater Marine Aquarium\65-0107.11.FPH Stranding Station\65-0107.11.C2.2-Site Plan.dwg, Layout: C2.2

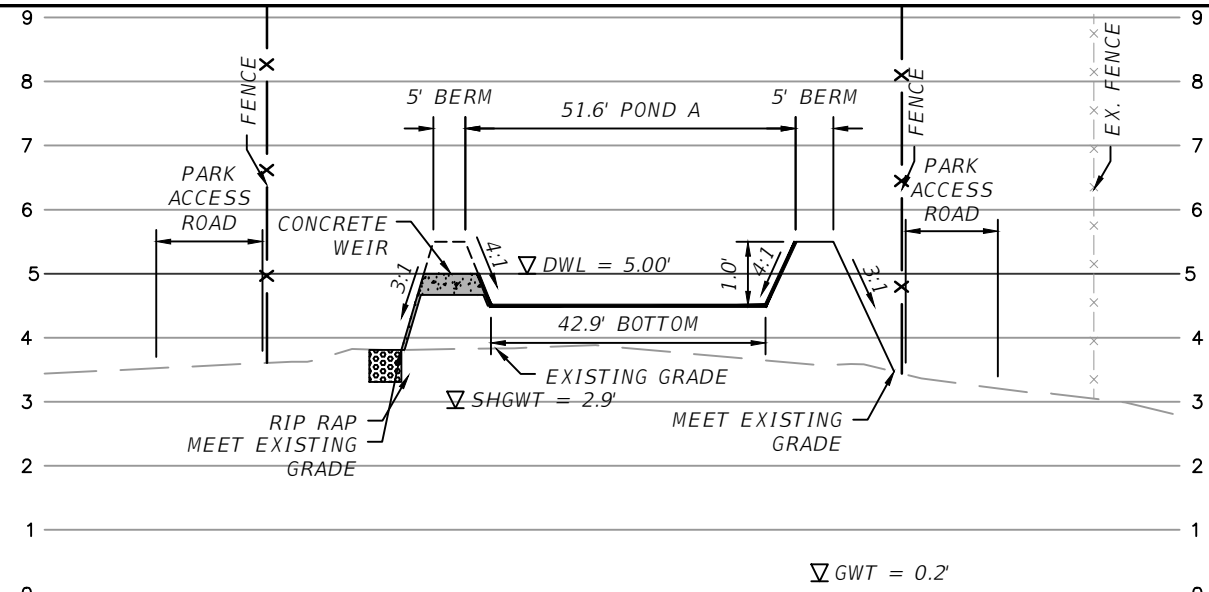
DES BY	JSA	PROJ NO	65-0107.11
DR BY	AD	DATE	NOV 2017
CHK BY	JSA	NO	DATE
		REVISION	

PROFESSIONAL OF RECORD:
 JANICE S. ASH, P.E. #42730
 AYRES ASSOCIATES
 5802 BENJAMIN CENTER DR., #101
 TAMPA, FL 33634 (813) 290-8899

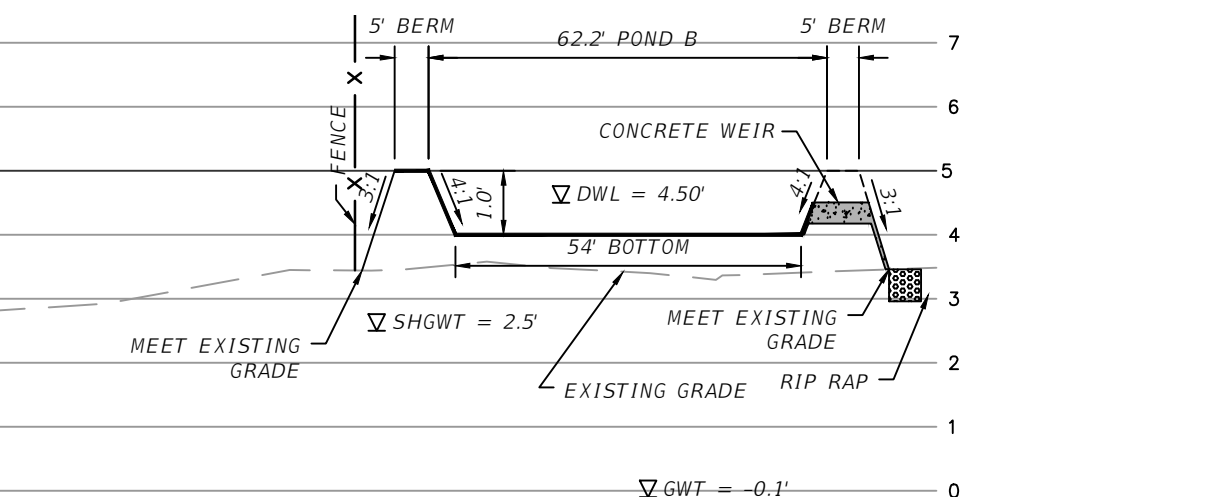
FRED HOWARD PARK STRANDING STATION
 TARPON SPRINGS, FL
 CLEARWATER MARINE AQUARIUM



SITE PLAN AND PHASING PLAN
 SHEET NO. C2.2



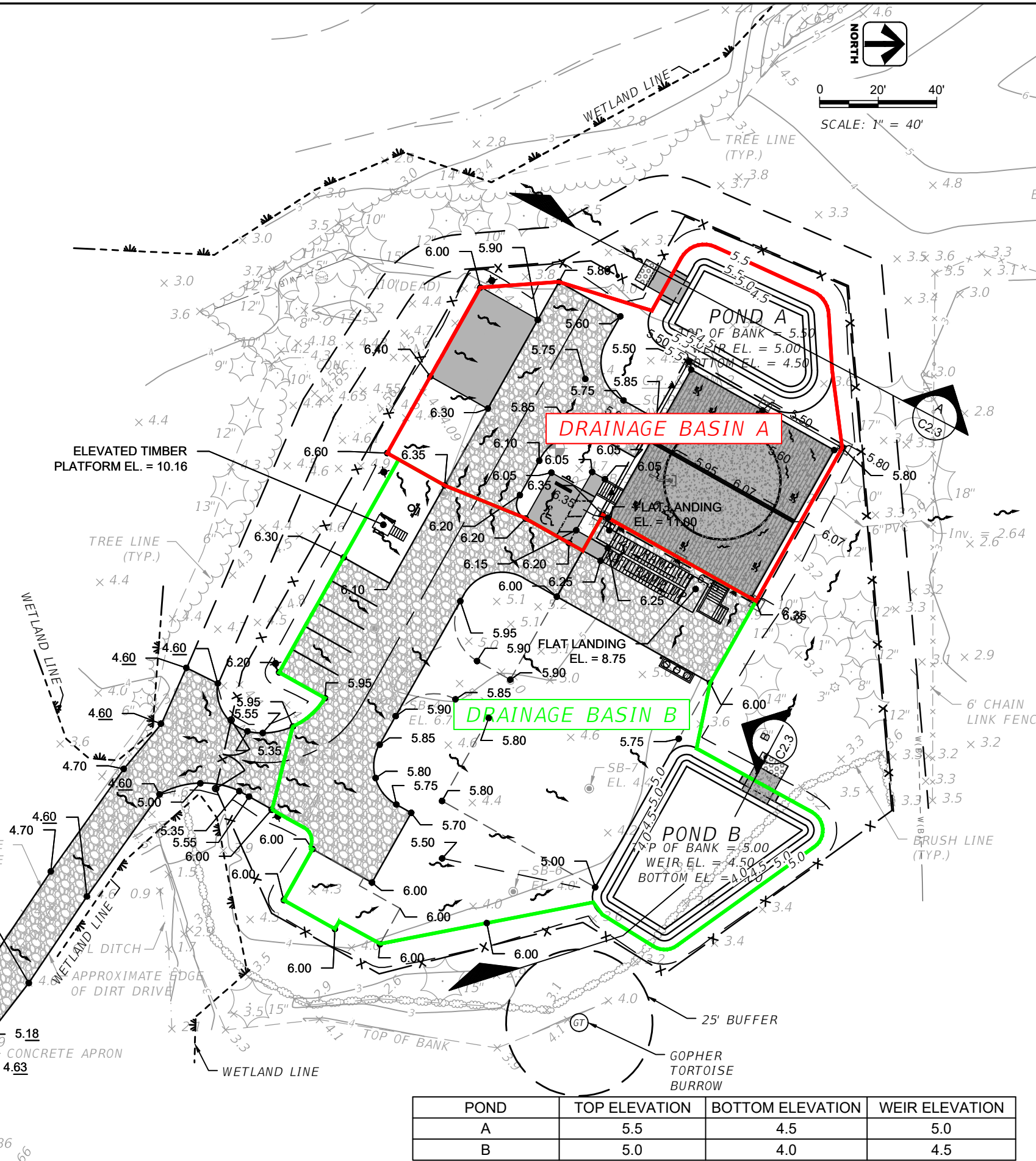
POND A - CROSS SECTION A
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.



POND B - CROSS SECTION B
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.

DRAINAGE BASIN INFO			
	UNITS		AC.
DRAINAGE BASIN A			
REQUIRED VOLUME	SF.	11,892	0.27
PROVIDED VOLUME	CF.	487	0.01
IMPERVIOUS AREA	SF.	7,863	0.18
PERVIOUS AREA	SF.	4,029	0.09
DRAINAGE BASIN B			
REQUIRED VOLUME	SF.	20,747	0.48
PROVIDED VOLUME	CF.	873	0.02
IMPERVIOUS AREA	SF.	12,955	0.30
PERVIOUS AREA	SF.	7,792	0.18

NOTE:
SEE DRAINAGE REPORT FOR ADDITIONAL INFORMATION.



POND	TOP ELEVATION	BOTTOM ELEVATION	WEIR ELEVATION
A	5.5	4.5	5.0
B	5.0	4.0	4.5

AA-Standard.snb
1/15/2018
V:\05-0107-00 Clearwater Marine Aquarium PROJECTS\05-0107-11 FHP Stranding Station\05-0107-11 C2.3-PGD.dwg, Layout: C2.3

DES BY	JSA	PROJ NO	
DR BY	AD	65-0107.11	
CHK BY	JSA	DATE	NOV 2017
		NO	DATE
		REVISION	

PROFESSIONAL OF RECORD:
JANICE S. ASH, P.E. #42730
AYRES ASSOCIATES
5802 BENJAMIN CENTER DR., #101
TAMPA, FL 33634 (813) 290-8899

FRED HOWARD PARK STRANDING STATION
TARPON SPRINGS, FL
CLEARWATER MARINE AQUARIUM



GRADING AND DRAINAGE BASIN MAP

SHEET NO.
C2.3

Photographs of Existing Site 8-28-2021

















ATTACHMENT B

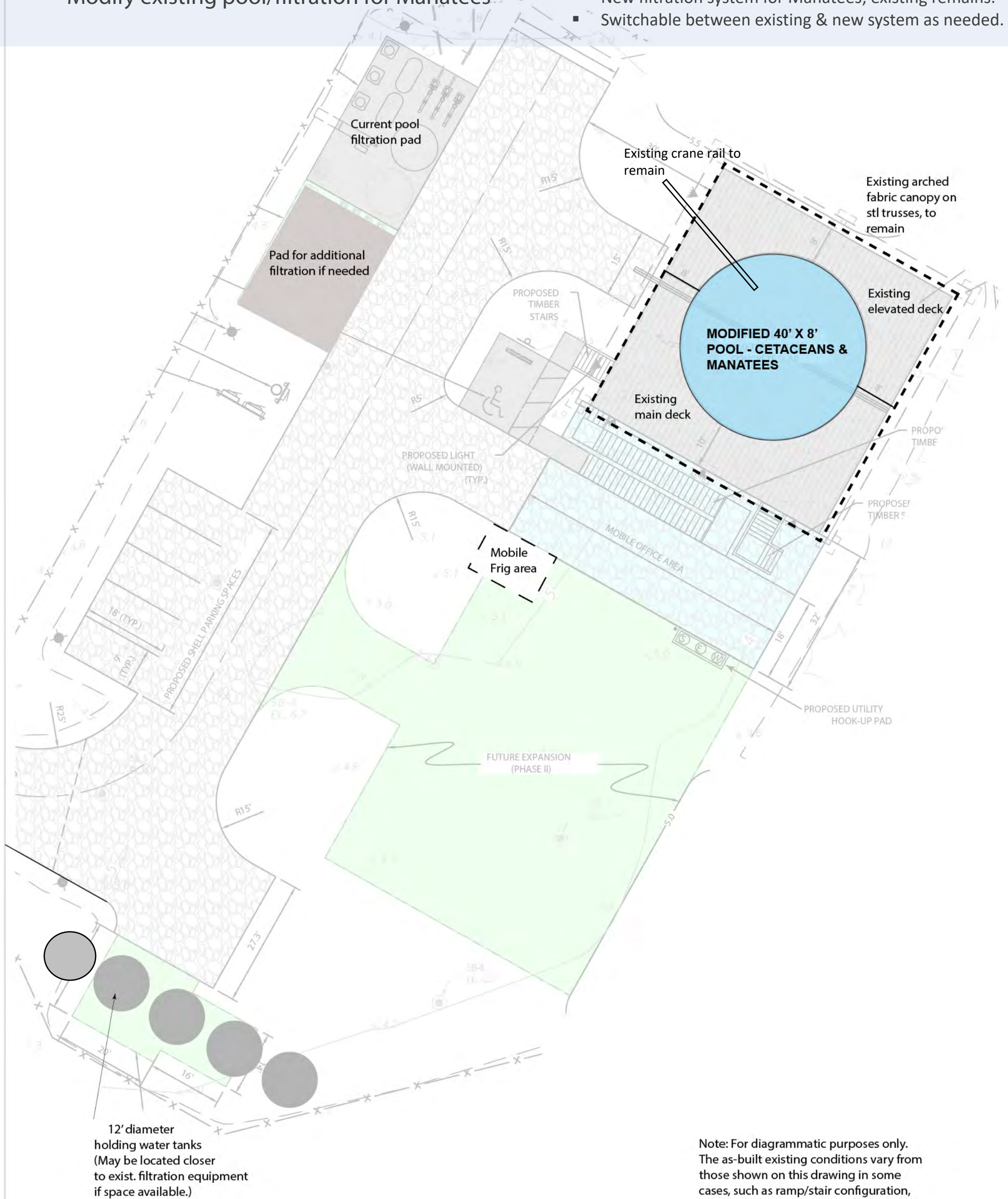
PROPOSED CONCEPT PLANS

Scenario B

Phase 1

Modify existing pool/filtration for Manatees

- Phase 1 is the same for all Scenarios
- Existing pool modified to allow for skimmer at 6'
- New filtration system for Manatees; existing remains.
- Switchable between existing & new system as needed.



12' diameter holding water tanks (May be located closer to exist. filtration equipment if space available.)

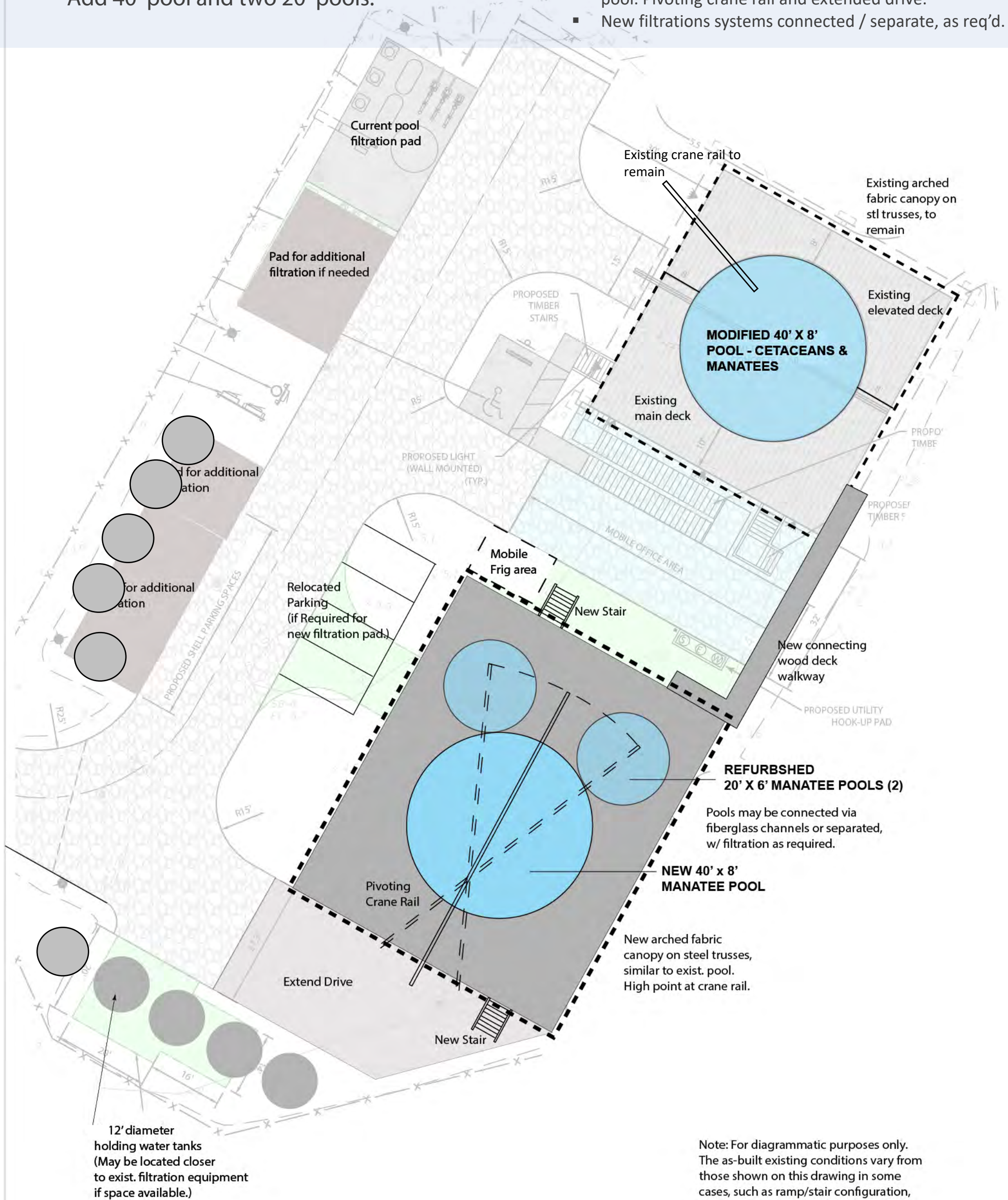
Note: For diagrammatic purposes only. The as-built existing conditions vary from those shown on this drawing in some cases, such as ramp/stair configuration, ponds and crane rail locations.

Scenario C

Phase 2

Add 40' pool and two 20' pools.

- New 40' pool and two refurb / reassembled 20' pools.
- New deck; canopy arch 'rotated' 90 deg. from existing pool. Pivoting crane rail and extended drive.
- New filtrations systems connected / separate, as req'd.



PLANNING DIAGRAMS
MANATEE POOLS

FRED HOWARD PARK
July 20th 2021



CITY OF TARPON SPRINGS, FLORIDA
Discussion Item/Meeting Request 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 Tarpon Turtle Annex, LLC		Email katie@tlhuntinc.com	
Address 13365 West Hillsborough Avenue			
City Tampa		State FL	Zip 33635
Phone 727-560-2909	Fax 813-920-3913		Cellular 727-560-2909

Applicant

Name SAME AS ABOVE		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Project Name		
Property Location or Address 16 Villa Street, Tarpon Springs, FL 34688		
Legal Description (attach additional sheets as necessary) LAKE VIEW TRACT MARKED 'RESERVED' TOGETHER WITH PART VAC RD R/W ADJ ON W PER O.R.'S 19853/1554 & 19853/1529		
Tax Parcel Number(s) 08-27-16-48870-000-0800	Site Acreage	Percentage of City

Land Use & Zoning Information

Present Designations of Property (County)	
Land Use Category Single Family	Zoning District R-100

The following should be furnished with this application:

- Completed original application with digital copies of all application documents
- Property survey including legal description
- Written Description of proposal
- Site Plan of proposed project if applicable
- Proof of ownership (warranty deed, title certification, etc.)

\$150,000⁰⁰
REC \$1850
DOC ST \$1,050⁰⁰

20F2

THIS INSTRUMENT PREPARED BY AND RETURN TO:

William J. Kimpton, Esq.
WILLIAM J. KIMPTON, P.A.
605 PALM BOULEVARD, SUITE B
DUNEDIN, FLORIDA 34698

Property Appraisers Parcel Identification (Folio) Numbers:
08-27-16-48870-000-0800

Space Above This Line For Recording Data
THIS WARRANTY DEED, made effective the 14th day of **May, 2018** by **MARY K. DEGROOT**, a single woman, herein called the grantor, to **TARPON TURTLE ANNEX, LLC**, a Florida limited liability company, whose post office address is **13365 W. HILLSBOROUGH AVENUE, TAMPA, FL 33635**, hereinafter called the Grantee:

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

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

A Tract marked "Reserved" on the Plat of Lake View Subdivision, according to the Plat thereof as recorded in Plat Book 3, Page 29, of the Public Records of Pinellas County, Florida, being described as follows: Beginning at the most Easterly corner of Lot 31, of Lake View Subdivision and running Northeasterly along the boundary of "Villa Street" as shown on the Plat 80.85 feet to the most Southerly corner of Lot 12, Northwesterly along the Southerly corner of Lot 12, Northwesterly along the Southwesterly boundary of Lots 12, 15 and 16 as shown on Plat, 250 feet to the most Westerly corner of Lot 16, and Southeasterly boundary of an alley, Southwesterly along alley 132 feet, Southerly in a straight line 12 feet to the Northwest corner of Lot 27, Southeasterly along Northeasterly boundary of Lots 27, 28, 29, 30 and 31 of Subdivision 250 feet to Point of Beginning.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS OF RECORD (NONE OF WHICH ARE RE-IMPOSED HEREBY) AND TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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, and hereby warrants the title to said land and will defend the same

Warranty Deed, page 2

against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

Judith A. D'Amico

Witness

JUDITH A. D'AMICO

Printed Name

Timothy A. Hall

Witness

TIMOTHY A. HALL

Printed Name

Mary K. DeGroot

MARY K. DEGROOT

P. O. BOX 0164, OTTER CREEK, FL 32683

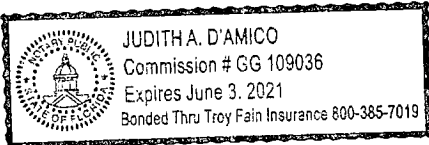
STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, that on this 14th day of May, 2018, personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, MARY K. DEGROOT, a single woman, () who is personally known to me or () has produced driver's license (s) as identification, who executed the foregoing instrument and acknowledged before me that the same was executed for the purposes therein expressed, and who did not take an oath.

Judith A. D'Amico

JUDITH A. D'AMICO Notary Signature

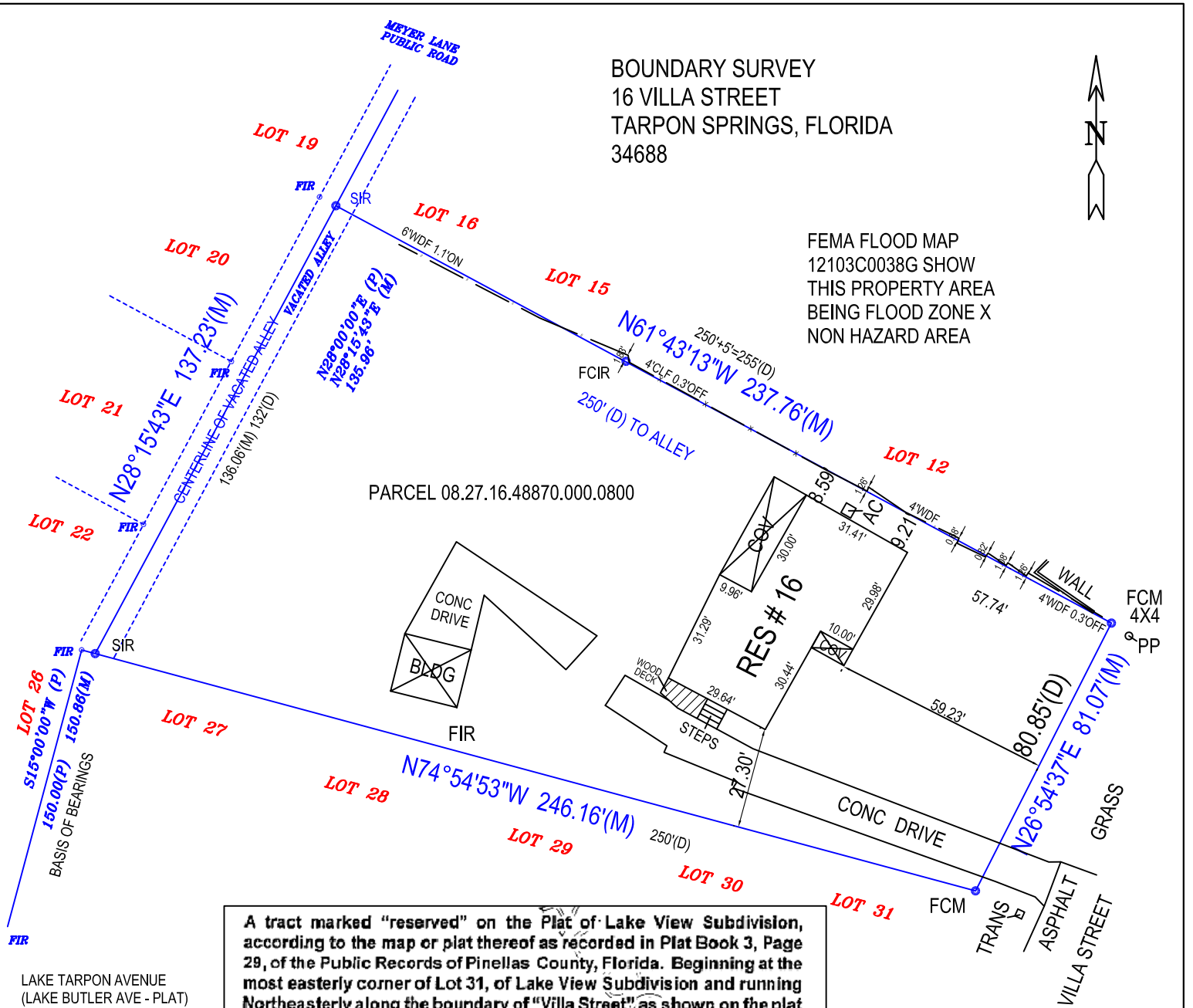
My Commission Expires:



BOUNDARY SURVEY
16 VILLA STREET
TARPON SPRINGS, FLORIDA
34688



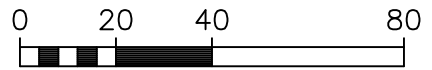
FEMA FLOOD MAP
 12103C0038G SHOW
 THIS PROPERTY AREA
 BEING FLOOD ZONE X
 NON HAZARD AREA



A tract marked "reserved" on the Plat of Lake View Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 29, of the Public Records of Pinellas County, Florida. Beginning at the most easterly corner of Lot 31, of Lake View Subdivision and running Northeasterly along the boundary of "Villa Street" as shown on the plat 80.85 feet to the most Southerly corner of Lot 12; Northwesterly along the Southerly corner of Lot 12, Northwesterly along the Southwesterly boundary of Lots 12, 15 and 16 as shown on Plat, 250 feet to the most Westerly corner of Lot 16, and Southeasterly boundary of an alley, Southwesterly along alley 132 feet Southerly in a straight line 12 feet to the Northwest corner of Lot 27, Southeasterly along Northeasterly boundary of Lots 27, 28, 29, 30 and 31 of Subdivision 250 feet to Point of Beginning.

NOTE: 1-PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY; 2-MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C); 3-COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C); 4- ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'; 5-PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE; 6-IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR OF THE FIELD DATE NOTED ON THIS SURVEY.



- (C) 2018
- COVERED ENTRANCE
 - SCREEN ENCLOSED AREA
 - SCREEN ENCLOSED WITH POOL
 - CHAIN LINK FENCE
 - WOOD FENCE

NOTES: (1) IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX.) (3) NO EXCAVATION OR MAPPING OF UNDERGROUND IMPROVEMENTS HAS BEEN PERFORMED. (4) CORNER MARKERS ARE 1/2" DIAMETER UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER, CB= CABLE BOX, LP= LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE, CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB= ELECTRIC BOX, EOW = EDGE OF WATER, E/P = EDGE OF PAVEMENT, (F) = FIELD, F/C = FENCE CORNER, FCIR = FIR CAPPED, FXC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL & DISK, GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, NCF = NO MARKER FOUND, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, P/E=POOL EQUIP. PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD, LB 6912, SND = SET NAIL AND DISK LB 6912, TNF= TRANSFORMER, TOB = TOP OF BANK, TP= PHONE PEDESTAL, UE = UTILITY EASEMENT, WM = WATER METER, WDF = WOOD FENCE

Know It Now, Inc.

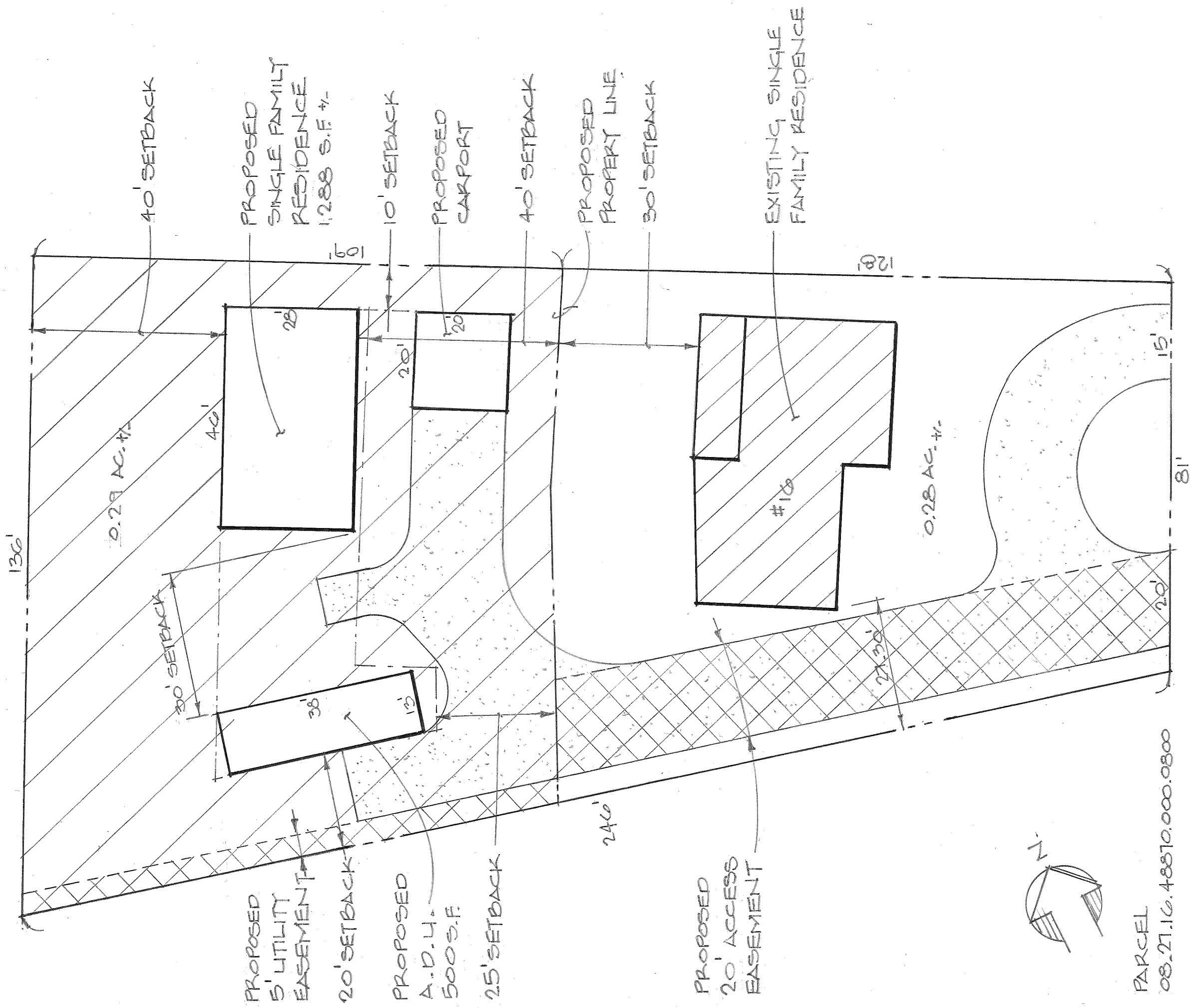
Florida Business Certificate Of LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
 Authorization Number LB 6912 VOICE 727-415-8305 FAX 727-736-2455

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636
 DATE OF FIELD WORK: 4-25-18

FLORIDASURVEYOR@AOL.COM **BILL HYATT**

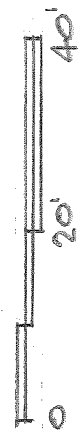


VILLA STREET

PARCEL
08.27.16.48870.000.0800

SITE PLAN

1" = 20.00'





1288 SF MODULAR HOME



600 SF ADU

**TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT SHEET**

PROJECT NAME: **21-114-City of Tarpon Springs-A-Frame Signs**

DATE: **9/9/2021**

- APPLICATION TYPE:** Site Plan Site Plan Amendment Re-zoning
 Future Land Use Amendment Conditional Use Vacation Subdivision Plat Variance
 Certificate of Approval (Historic District) Conceptual Planned Development
 Preliminary Planned Development Final Planned Development Annexation
 Development Agreement Temporary Use LDC Text Amendment Special Area Plan
 Planned Development Modification License to Encroach Sidewalk Café
 Non-Conforming Lot of Record Minor Subdivision CRA Façade Improvement Grant
 CRA Restaurant Recruitment Grant CRA Building Code Assistance Grant
 Comprehensive Plan Amendment ROW Utilization Permit Design Review
 Appeal of an Administrative Decision Discussion Item Sidewalk Waiver Other

THIS APPLICATION WILL BE SCHEDULED FOR THE FOLLOWING PUBLIC HEARING(S):

- PLANNING & ZONING BOARD (P&Z) HERITAGE PRESERVATION BOARD (HPB)
 BOARD OF ADJUSTMENT (BOA) BOARD OF COMMISSIONERS (BOC)
 TRC ONLY

REVIEW COMMENTS:

REVIEWER DEPARTMENT:

APPROVE DENY DEFER SEE BELOW NO COMMENTS _____ REVIEWER INITIALS

ALL COMMENTS SHOULD BE WRITTEN LEGIBLY AND ADDRESS A SPECIFIC CODE/REGULATION/STANDARD SO THAT WE MAY PROVIDE THE clearest INFORMATION POSSIBLE TO THE APPLICANT.

§ 191.09 A-Frame/Sandwich Board Signs.

- (A) The placement of sandwich board signs by the owners or lessees of properties may be allowed without a permit on any commercial property in commercially zoned districts along the frontage of any street with a posted speed limit of 40 miles per hour or less subject to the requirements of this section.
- (B) One sandwich board sign shall be allowed on each street frontage per retail or restaurant use.
- (C) Sandwich board signs shall be freestanding and moveable. They may be single-sided or double-sided. They shall be removed during inclement weather and high winds. They shall be taken inside at the end of each business day.
- (D) Sandwich board signs shall not exceed an overall height of 48 inches above ground level or an overall width of 32 inches.
- (E) Sandwich board sign frames shall be manufactured of a wood, ~~or~~ metal, or plastic frame material. Sign faces allowing for changeable copy shall be limited to chalk boards, dry-erase boards or changeable face inserts that are professionally printed and integrated into the original design/construction of the sign. Paper, poster-board, cardboard, cloth, plastic, string, or any other material(s) may not be fastened, taped, glued, or otherwise affixed to any part of the A-Frame sign structure or face insert. All A-frame signs shall comply with the standards of this paragraph by January 1, 2021.
- (F) All sandwich board signs placed upon public sidewalks shall be located directly in front of the business(es) for which it advertises and will provide for at least 44 inches of unobstructed travel area on the sidewalk but not less than the requirement under the Americans with Disabilities Act (ADA) and other federal and state statutes mandating certain free space for path of travel for disabled persons traveling on public sidewalks. Such signs shall not otherwise block ramps or curb access. The local government having jurisdiction over the public right-of-way may require removal of an A-Frame sign from the public right-of-way at any time without compensation and such sign shall not be considered a property right.
- (G) All such signs shall conform with required visibility triangles, as provided in Section 186.02.
- (H) No sandwich board sign may be lit either internally or externally.
- (I) Any sandwich board sign which encroaches upon pedestrian or vehicular movement or safety or interferes with the lawful use of the public right-of-way or violates the Florida Building Code or any state or local fire or security code shall be prohibited and removed or relocated.
- (J) Sandwich board signs shall be readable, properly maintained, and kept in good working condition.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-19, passed 7-15-97; Am. Ord. 97-44, passed 12-16-97; Am. Ord. 2020-06, passed 6-9-20)